

CHECK LIST FOR PHASED CONDOMINIUMS

(REGISTRY AND LAND TITLES)

(see page 7 for Amendments creating Phases)

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| <input type="checkbox"/> The declarant is the registered owner of the property (which includes the appurtenant interests) and the servient lands with an absolute title under the <i>Land Titles Act</i> or the declarant holds a certificate of title to the property (which includes the appurtenant interests) and the servient lands issued under the <i>Certification of Titles Act</i> within ten years before registration of the condominium. | O.Reg. 48/01 s.48(2)(a) & (b) |
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DECLARATION

BODY OF DECLARATION

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| <input type="checkbox"/> Statement of intention by the declarant that the land and interest appurtenant to the land in the description and Schedule A of the declaration be governed by the Act. Usually on 1 st page of declaration, if not ask client where it is.) | <i>Condo. Act, 1998</i> s.7(2)(a) |
| <input type="checkbox"/> The first page contains a statement that the declaration will create a Freehold Standard Condominium Corporation that is a Phased Condominium Corporation. | <i>Condo Act, 1998</i> s. 6(3) & (4) & 145(1)(a) & (c) & O.Reg. 48/01 s. 49(2) & Bulletin 2001-1 |
| <input type="checkbox"/> Address for service and mailing address for the corporation. Check that it exists. | <i>Condo. Act, 1998</i> s. 7(2)(e) |
| <input type="checkbox"/> Declaration is signed and dated by the declarant. | <i>Condo. Act, 1998</i> s. 4(1)(a) |

SCHEDULES

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| <input type="checkbox"/> Verify that the description in Schedule A is consistent with the PARCEL / PIN / CTA Certificate. | O.Reg. 48/01 s. 5(2)(a) |
| <input type="checkbox"/> If servient easements are created by the declaration, they are through the common elements and benefit other lands of the declarant. If appurtenant easements are created by the declaration, they are over lands owned by the declarant and benefit the condominium lands. | <i>Condo. Act, 1998</i> s. 20(2), O.Reg. 48/01 s. 5(2)(a) |
| <input type="checkbox"/> Easements may be created in the declaration if required as a condition of <i>Planning Act</i> approval. When such easements are included in Schedule A, a note identifying them as such must be included together with a reference to the location within the declaration where the statement of planning conditions is set out. | <i>Condo. Act, 1998</i> s. 7(2)(g) & Bulletin 2001-1 |

Note that all easements created in Schedule A to the declaration must be properly described. Acceptable descriptions are: 1) over all of the Common Elements; 2) parts on a reference plan; and 3) a description for part of the common elements, approved by the examiner of surveys, in accordance with s.45(5), O.Reg. 48/01.

- ☐ Any easements created in the declaration must be certified under the *Certification of Titles Act* or registered with absolute title under the *Land Titles Act*.
O.Reg. 48/01 s. 48(2)(a) & (b)
- ☐ Schedule **A** must be signed by a solicitor and it must certify that the legal description is correct, the easements will exist in law upon registration of the declaration and description, the declarant is the registered owner of the land and appurtenant easements and include the description of the servient lands and a statement that it is a legal description of the servient lands.
Condo. Act 1998 s. 145(1)(d) & O.Reg. 48/01 s. 5(2)(b) & 49(3)
- ☐ Consent in Schedule **B** being, Form 1, O.Reg. 48/01, of every person having a registered mortgage against the condominium lands or a registered mortgage against an interest appurtenant to the condominium lands or a registered mortgage against the servient lands. Verify that the consents have been obtained for mortgages on the condominium land and servient lands only.
Condo. Act, 1998 s.7(2)(b) & O.Reg. 48/01 s. 5(3) & 49(4)
- ☐ Statement in Schedule **C** to specify and describe the boundaries of each unit and to include a statement of an O.L.S. certifying that the description accurately corresponds with the diagrams shown on the plan of survey. It must be signed and dated.
O.Reg. 48/01 s. 5(4)(a)(b) & (c)
- ☐ Statement in Schedule **D** of the proportions of common interests and of the common expenses allocated to each unit expressed in percentages. Each must indicate a total of 100%. Confirm that common interests add up to 100%.
Condo. Act, 1998 s. 7(2)(c) & (d) & O.Reg. 48/01 s. 5(5)(a) & (b)
- ☐ Statement of common expenses in Schedule **E** (may be left blank but not omitted).
Condo. Act, 1998 s. 7(4)(a) & O.Reg. 48/01 s. 5(6)
- ☐ A specification in Schedule **F** of exclusive use areas assigned for the use of the owners of one or more units or stating there are none. Ensure that it exists. Do not review the statement of allocation.
Condo. Act, 1998 s. 7(2)(f) & O.Reg. 48/01 s. 5(7)
- ☐ A certificate(s) in Schedule **G** being in Form 2, O.Reg. 48/01 by an Architect, and/or one or more Engineers certifying that all buildings have been constructed in accordance with the Act.
O.Reg. 48/01 s. 5(8)

There may be several certificates. Ensure that together they certify all the matters set out in Form 2.

Note: A matter certified with respect to buildings applies to all buildings on the property.

DESCRIPTION

The Plans of Survey consisting of the perimeter plan sheets showing the Condominium Lands and the plan sheets defining the units, will be Part I. The plan sheets showing Exclusive Use areas will be Part II. Architectural drawings and/or Structural drawings will be Parts III and IV respectively.

Schedule A of the declaration must have been checked before proceeding.

The maximum size for all plan sheets is limited to 915mm x 1500mm.

PERIMETER PLAN SHEET SHOWING THE CONDOMINIUM LANDS

- ☐ No units shall be shown on the perimeter plan sheet. O.Reg. 49/01 s.5(2)(c)

1. MANDATORY FORMS AND NOTES

- ☐ Registration Certificate in Form 4, O.Reg. 48/01 in the upper right hand corner. The name of the condominium must include the type –Standard. O.Reg. 48/01 s.10(1) & O.Reg. 49/01 s.11(1)(a)
- ☐ Surveyor's Certificate in Form 5, O.Reg. 48/01 immediately below the registration certificate. O.Reg. 48/01 s.10(2) & O.Reg. 49/01 s.11(1)(c)
- ☐ The notation: "Declaration registered as Number _____" immediately below the surveyor's certificate. O.Reg. 49/01 s.11(1)(d)
- ☐ Notation required: Bulletin 2001-1
- This plan comprises of ...
- "All of Parcel/PIN/Certificate of Title" ... or
- "Part of Parcel/PIN/Certificate of Title" ... or
- "Remainder of Certificate of Title/All of PIN"
- ☐ All easements to which the condominium lands will be subject to upon registration of the declaration and description must be set out in the schedule of appurtenant and servient interests in Form 3, O.Reg. 48/01. Check for consistency with Schedule A of the Declaration. *Condo. Act, 1998 s. 8(1)(g),* O.Reg. 48/01 s. 9(5) & O.Reg. 49/01 s. 11(2)
- ☐ All easements that will be appurtenant to the condominium lands upon registration of the declaration and description must be set out in the schedule of appurtenant and servient interests in Form 3, O.Reg. 48/01. Check for consistency with Schedule A of the Declaration. *Condo. Act, 1998 s. 8(1)(g),* O.Reg. 48/01 s. 9(5) & O.Reg. 49/01 s. 11(2)
- ☐ If units are either subject to or together with any easements, the unit(s) must be identified in the "Notes" column of the schedule of appurtenant and servient interests or directly below the schedule with an appropriate notation in the "Notes" column of the schedule. O.Reg. 48/01 Form 3

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| <input type="checkbox"/> Plan part and sheet numbers to be contained in a Table of Sheets/Parts, adjacent to the registration certificate, with sufficient blank rows to accommodate future intended phases. | O.Reg. 49/01 s. 2(5)(6) & (7) |
| <input type="checkbox"/> Index of plan sheets. | O.Reg. 49/01 s. 2(2) & (3) |
| <input type="checkbox"/> Certificate of Declarant in Form 6, O.Reg. 48/01 endorsed by each owner with corporate seal or the binding statement, if required. | O.Reg. 48/01 s. 10(3) &
O.Reg. 49/01 s. 11(1)(e) |
| <input type="checkbox"/> Certificate of <i>Planning Act</i> approval or exemption. | <i>Condo. Act, 1998</i> , s. 9(3) |

2. FACE OF PLAN

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| <input type="checkbox"/> Geographic fabric, underlying plans, instrument/parcel numbers and PINS illustrated in broken outline. | O.Reg. 42/96 s. 17 under the <i>Surveyors Act</i> |
| <input type="checkbox"/> All easements affecting the condominium lands (servient and appurtenant*) must be illustrated on the plan in broken outline, and labelled. Check for consistency between the schedule of appurtenant and servient interests and the face of the plan.

*Appurtenant easements do not have to be illustrated if they are described in reference to whole lots/blocks/parts etc. on previously registered/deposited plans. | O.Reg. 49/01 s. 10 |
| <input type="checkbox"/> Line weight – boundaries of condominium lands must be significantly heavier than the underlying information. | O.Reg. 42/96 s. 18 under the <i>Surveyors Act</i> |
| <input type="checkbox"/> Perimeter of buildings on property illustrated. | <i>Condo. Act, 1998</i> s. 8(1)(a) |
| <input type="checkbox"/> Suitable tie to reference property to lot limits | O.Reg. 42/96 s. 17(1)(b) under the <i>Surveyors Act</i> |
| <input type="checkbox"/> Boundary confirmation under the <i>Boundaries Act</i> , if shown on PARCEL / PIN / CTA Certificate. | O.Reg. 42/96 s. 23 under the <i>Surveyors Act</i> |
| <input type="checkbox"/> By-law or other instrument if plan shows a street as closed | O.Reg. 42/96 s. 22 under the <i>Surveyors Act</i> |

3. TITLE BLOCK

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| <input type="checkbox"/> Geographic Fabric (Lot & Con/Lot & Plan) and Township (as applicable) | O.Reg. 42/96 s. 24(1)(a) & (c) under the <i>Surveyors Act</i> |
| <input type="checkbox"/> Municipality and County/District/Regional Municipality (as applicable) | O.Reg. 42/96 s. 24(1)(d) under the <i>Surveyors Act</i> |

PLAN SHEET(S) DEFINING THE UNIT BOUNDARIES

1. MANDATORY FORMS AND NOTES

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| <input type="checkbox"/> Registration Certificate in Form 4, O.Reg. 48/01 in the upper right hand corner. The name of the condominium must include the type –Standard. | O.Reg. 48/01 s. 10(1) &
O.Reg. 49/01 s. 11(1)(a) |
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| <input type="checkbox"/> Surveyor's Certificate in Form 5, O.Reg. 48/01 immediately below the registration certificate. | O.Reg. 48/01 s. 10(2) &
O.Reg. 49/01 s. 11(1)(c) |
| <input type="checkbox"/> The notation: "Declaration registered as Number _____" immediately below the surveyor's certificate. | O.Reg. 49/01 s. 11(1)(d) |
| <input type="checkbox"/> Plan part and sheet numbers to be contained in a Table of Sheets/Parts, adjacent to the registration certificate, with sufficient blank rows to accommodate future intended phases. | O.Reg. 49/01 s. 2(5)(6) & (7) |
| <input type="checkbox"/> Certificate of Declarant in Form 6, O.Reg. 48/01 endorsed by each owner with corporate seal or the binding statement, if required. | O.Reg. 48/01 s. 10(3) &
O.Reg. 49/01 s. 11(1)(e) |

2. UNIT LABELLING

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| <input type="checkbox"/> Units to be designated with prefix "UNIT" and numbered consecutively on each level beginning with number 1.

Note that no more than one unit to be designated with the same number on each level. | O.Reg. 49/01 s. 8(1) & (2) |
| <input type="checkbox"/> Levels to be numbered consecutively in ascending order, beginning with the number 1. If there are levels below Level 1, they shall be lettered in descending order in alphabetic sequence beginning with the letter A. | O.Reg. 49/01 s. 7(1) |
| <input type="checkbox"/> Each unit shown on the plan must also be listed in Schedule D and be allocated a common interest. | <i>Condo. Act, 1998</i> s. 7(2)(c)
& O.Reg. 48/01 s. 5(5)(a) |
| <input type="checkbox"/> Section or perspective drawings to portray the vertical relationship of all levels. | O.Reg. 49/01 s. 5(7) |

3. UNIT BOUNDARIES

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| <input type="checkbox"/> Line weight – boundaries of units must be significantly heavier than the underlying information. | O.Reg. 49/01 s. 8(5) |
| <input type="checkbox"/> Unit boundaries are to be illustrated in plan views and cross sections. | O.Reg. 49/01 s. 5(4) |
| <input type="checkbox"/> Plan sheets that designate units shall refer to Schedule C of the declaration. | O.Reg. 49/01 s. 5(3) |
| <input type="checkbox"/> Underlying easements must be illustrated and labelled unless they affect the entire property. Where an easement affects part of a unit, the part so affected will be illustrated and defined by measurements or described as a PART on a reference plan. | Bulletin 2001-1 |

PLAN SHEET(S) OF EXCLUSIVE USE PORTIONS

1. MANDATORY FORMS AND NOTES

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| <input type="checkbox"/> Plan part and sheet numbers to be contained in a Table of Sheets/Parts with sufficient blank rows to accommodate future intended phases. | O.Reg. 49/01 s. 2(6) & (7) |
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| <input type="checkbox"/> Identification of the Condominium Plan (Including type – Standard) | O.Reg. 49/01 s.11(3)(a) |
| <input type="checkbox"/> Certificate of Surveyor in Form 7, O.Reg. 48/01. | O.Reg. 48/01 s. 10(4) &
O.Reg. 49/01 s. 11(3)(b) |

2. FACE OF PLAN

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| <input type="checkbox"/> Exclusive use portions shall be designated by numbers or letters or by numbers and letters. | O.Reg. 49/01 s.8(3) & (4) |
| <input type="checkbox"/> Section or perspective drawings to portray the vertical relationship of all levels. | O.Reg. 49/01 s. 5(7) |
| <input type="checkbox"/> Underlying easements must be illustrated and labelled unless they affect the entire property. Where an easement affects part of an exclusive use portion, the part so affected will be illustrated and defined by measurements or described as a PART on a reference plan. | Bulletin 2001-1 |

ARCHITECTURAL/STRUCTURAL PLANS

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| <input type="checkbox"/> Architectural (or drawings sufficient to enable construction of the buildings if Architectural drawings are unavailable or not required by the <i>Building Code Act, 1992</i>) and/or Structural Plans of the Buildings(s) are required. | O.Reg. 49/01 s. 12, 13 & 14 |
| <input type="checkbox"/> Architectural Plans are to be Part III, Structural Plans are to be Part IV. | O.Reg. 49/01 s. 2(1) (c) & (d) |
| <input type="checkbox"/> All architectural and/or structural plans to have the following registration detail:
_____ Standard Condominium Plan No. _____
Part (III or IV), Sheet _____ of _____ Sheets | O.Reg. 49/01 s. 2(4),13(3) & 14(3) & Bulletin 2001-1 |
| <input type="checkbox"/> The number of sheets is consistent with the index on the perimeter plan sheet. | |
| <input type="checkbox"/> Architectural and/or Structural plan sheets shall contain no notes, words or symbols that restrict the right to make copies. | O.Reg. 49/01 s.15 |
| <input type="checkbox"/> Only white print (not mylar) copies of Architectural/Structural drawings required. | O.Reg. 49/01 s.17(1) (c) & (d) |

AMENDMENTS TO DECLARATIONS AND DESCRIPTIONS CREATING SUBSEQUENT PHASES

- ☐ The declarant is the registered owner of the property described in Schedule A to the amendment (which includes the appurtenant interests) and the remaining servient lands, if any, with an absolute title in Land Titles; or the declarant holds a certificate of title to the property described in Schedule A to the amendment (which includes the appurtenant interests) and the servient lands issued under the *Certification of Titles Act* within ten years before registration of the amendment creating the phase.

O.Reg. 48/01 s.48(2)(a) & (b)

DECLARATION

EXISTING DECLARATION

- ☐ The first page of the existing declaration contains a statement that the declaration will create a Freehold Standard Condominium Corporation that is a Phased Condominium Corporation.
- ☐ The lawyer's statement in Schedule A of the existing declaration includes a description of the servient lands which includes part or all of the lands in the current phase.

Condo Act, 1998 s. 6(3) & (4) & 145(1)(b)&(c) and O.Reg. 48/01 s. 49(2) & 51(a) & (b) & Bulletin 2001-1

Condo. Act, 1998 s. 145(1)(d) & O.Reg. 48/01 s. 51(c)

AMENDING DECLARATION

- ☐ The phase being created by the amendment contains at least one unit and the unit(s) and common elements of the phase are not part of an existing building that is part of the condominium being amended.
- ☐ Amendment registered no later than 10 years after original declaration and description.
- ☐ The amendment to the declaration is in Form 19, O.Reg. 48/01 and is signed and dated by the declarant.
- Schedule **A** in the existing condominium is replaced with a new Schedule A which contains:
- ☐ Identified as **FIRSTLY**, the description of the property that was included in Schedule A of the original declaration (taking into account any subsequent changes to the description) except the easements that will merge upon the registration of the amendment;
- ☐ Identified consecutively commencing with **SECONDLY**, the descriptions in order of their registration, of all phases that have already been created (taking into account any subsequent changes to the description) except the easements that will merge upon the registration of the amendment;

O.Reg. 48/01 s. 51(d)&(e)

O.Reg. 48/01 s. 51(h)

Condo. Act 1998 s. 146(3) & O.Reg. 48/01 s. 54(1)
O.Reg. 48/01 s.52(3)(a)

O.Reg. 48/01 s.52(3)(b)

- ☐ Identified with next consecutive number, the description of the land and easements included in the phase. Verify that this description is consistent with the PARCEL / PIN / CTA Certificate. O.Reg. 48/01 s.52(3)(c)
- ☐ Schedule **A** must be signed by the solicitor and certify that the legal description of the phased lands is correct, the easements in the description of the phase will exist in law upon registration of the amendment of the declaration and description creating the phase, the declarant is the registered owner of the land and appurtenant easements and will include a description of the servient lands, if any, and a statement that it is a legal description of the servient lands. O.Reg. 48/01 s.52(3)(d)
- ☐ If there are easements that will merge upon registration of the amendment of the declaration and description, there shall be a statement of the solicitor in Schedule **A** setting out a legal description of the easements and the most recent registered instrument number in which they are fully described. The statement shall also state that the easements will merge and no longer exist in law upon registration of the amendment to the declaration and description. O.Reg. 48/01 s.52(3)(e)
- ☐ If servient easements are created by the amendment to the declaration, they are through the common elements and benefit other lands of the declarant. If appurtenant easements are created by the amendment to the declaration, they are over lands owned by the declarant and benefit the condominium lands. *Condo. Act, 1998*
s. 20(2) & O.Reg. 48/01 s. 5(2)(a)
- ☐ Easements may be created in the declaration if required as a condition of *Planning Act* approval. When such easements are included in Schedule A, a note identifying them as such must be included together with a reference to Schedule K. *Condo. Act, 1998*
s. 7(2)(g); s. 20(2) & Bulletin 2001-1

Note that all easements created in Schedule A to the declaration must be properly described. Acceptable descriptions are: 1) over all of the Common Elements; 2) parts on a reference plan; and 3) a description for part of the common elements, approved by the examiner of surveys, in accordance with s.45(5), O.Reg. 49/01.
- ☐ Any easements created in the declaration must be certified under the *Certification of Titles Act* or registered with absolute title under the *Land Titles Act*. O.Reg. 48/01 s. 48(2)(a) & (b)
- ☐ Schedule **B** is amended to include the consents in Form 18, O.Reg. 48/01 of every person having a registered mortgage against the land included in the phase or against an interest appurtenant to the land. Verify that the consents have been obtained for mortgages on the lands included in the phase only. *Condo. Act, 1998* s. 146(4) & O.Reg. 48/01 s. 52(2)(f)

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| <input type="checkbox"/> Schedule C is amended to include the material identified as Amendments to Schedule C which specifies the boundaries of each unit in the phase by reference to the buildings or monuments and to fully describe the monuments and the relationship of the boundaries of the units to them and to include a certificate of an O.L.S. certifying that the description corresponds with the diagrams shown on the plan of survey. It must be signed and dated. | <i>Condo. Act, 1998 s. 146(4) & O.Reg. 48/01 s. 52(2)(g)</i> |
| <input type="checkbox"/> Schedule D in the existing condominium is replaced with a new Schedule D which specifies the proportions of common interests and common expenses allocated to every unit in the condominium, expressed in percentages. Each must indicate a total of 100%. Confirm that common interests add up to 100%. | <i>Condo. Act, 1998 s. 146(4) & O.Reg. 48/01 s. 52(2)(h)</i> |
| <input type="checkbox"/> Schedule E may be amended to include the material identified as Amendments to Schedule E which specifies common expenses, whether or not it was previously blank. | <i>O.Reg. 48/01 s. 52(9)</i> |
| <input type="checkbox"/> Schedule F is amended to include the material identified as Amendments to Schedule F which specifies exclusive use areas assigned for the use of the owners of one or more units in the phase or stating there are none. Do not review the statement of allocation. | <i>Condo. Act, 1998 s. 146(4) & O.Reg. 48/01 s. 52(2)(i),</i> |
| <input type="checkbox"/> Schedule G is amended to include the material identified as Amendments to Schedule G in Form 2, O.Reg. 48/01 being a certificate(s) of an Architect, and/or one or more Engineers certifying that all buildings in the phase have been constructed in accordance with the Act.

There may be several certificates. Ensure that together they certify all the matters set out in Form 2.

Note: A matter certified with respect to buildings applies to all buildings in the phase. | <i>O.Reg. 48/01 s. 52(2)(j) & (5)</i> |
| <input type="checkbox"/> The Amendments to Schedule G will contain a statement from the municipality or MMAH that all facilities and services have been installed or provided or a bond or other security has been provided to ensure the independent operation of the corporation if no subsequent phases are created. | <i>O.Reg. 48/01 s. 52(2)(j)&(5)</i> |
| <input type="checkbox"/> A statement in Schedule K of all the conditions required to be mentioned by the Planning Authority or a statement that there are none. | <i>Condo. Act, 1998 s. 146(4) & s. 52(8)</i> |

DESCRIPTION

The Plans of Survey consisting of the perimeter plan sheets showing the lands in the phase and the plan sheets defining the units, will be integrated with Part I. The plan sheets showing exclusive use areas will be integrated with Part II. Architectural drawings and/or Structural drawings will be the next available Part numbers.

Schedule A of the amendment to the declaration must have been checked before proceeding.

The maximum size for all plan sheets is limited to 915mm x 1500mm.

PERIMETER PLAN SHEET SHOWING THE LANDS IN THE PHASE

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| <input type="checkbox"/> No units shall be shown on the perimeter plan sheet. | O.Reg. 49/01 s. 19(2) |
| 1. MANDATORY FORMS AND NOTES | |
| <input type="checkbox"/> Registration Certificate in Form 20, O.Reg. 48/01 in the upper right hand corner. The name of the condominium must include the type – Standard. | O.Reg. 48/01 s. 54(3) &
O.Reg. 49/01 s.11(1)(a) |
| <input type="checkbox"/> Surveyor's Certificate in Form 5, O.Reg. 48/01 immediately below the registration certificate. | O.Reg. 48/01 s.10(2) &
O.Reg. 49/01 s.11(1)(c) |
| <input type="checkbox"/> The notation: "Declaration registered as Number _____" immediately below the surveyor's certificate. | O.Reg. 49/01 s.11(1)(d) |
| <input type="checkbox"/> Notation required:
This plan comprises of ...
"All of Parcel/PIN/Certificate of Title" ... or
"Part of Parcel/PIN/Certificate of Title" ... or
"Remainder of Certificate of Title/All of PIN" | Bulletin 2001-1 |
| <input type="checkbox"/> All easements to which the land in the phase will be subject to upon registration of the declaration and description must be set out in the schedule of appurtenant and servient interests in Form 3, O.Reg. 48/01. Check for consistency with Schedule A. Ensure the title of Form 3 includes the words "FOR THE PHASE". | Condo. Act, 1998 s. 8(1)(g),
O.Reg. 48/01 s. 53(4) &
O.Reg. 49/01 s. 21(3) |
| <input type="checkbox"/> All easements that will be appurtenant to the land in the phase upon registration of the declaration and description must be set out in the schedule of appurtenant and servient interests in Form 3, O.Reg. 48/01. Check for consistency with Schedule A. Ensure the title of Form 3 includes the words "FOR THE PHASE". | Condo. Act, 1998 s. 8(1)(g),
O.Reg. 48/01 s. 53(4) &
O.Reg. 49/01 s. 21(3) |
| <input type="checkbox"/> If units in the phase are either subject to or together with any easements, the unit(s) must be identified in the "Notes" column of the schedule of appurtenant and servient interests or directly below the schedule with an appropriate notation in the "Notes" column of the schedule. | O.Reg. 48/01 Form 3 |

- ☐ Plan part and sheet numbers to be contained in a Table of Sheets/Parts, adjacent to the registration certificate, with sufficient blank rows to accommodate future intended phases. O.Reg. 49/01 s. 19(7) & (8)
- ☐ Index of plan sheets. O.Reg. 49/01 s. 19(3)
- ☐ Key Plan illustrating the land included in the phase in relation to the existing condominium lands. O.Reg. 49/01 s. 19(2)
- ☐ Certificate of Declarant in Form 6, O.Reg. 48/01 endorsed by each owner with corporate seal or the binding statement, if required. O.Reg. 48/01 s. 10(3) & O.Reg. 49/01 s. 21(2)
- ☐ Certificate of *Planning Act* approval or exemption. *Condo. Act, 1998*, s. 9(3).

2. FACE OF PLAN

- ☐ Geographic fabric, underlying plans, instrument/parcel numbers and PINS illustrated in broken outline. O.Reg. 42/96 s. 17 under the *Surveyors Act*
- ☐ All easements affecting the condominium lands (servient and appurtenant*) must be illustrated on the plan in broken outline, and labelled. Check for consistency between the schedule of appurtenant and servient interests and the face of the plan. O.Reg. 49/01 s. 20

*Appurtenant easements do not have to be illustrated if they are described in reference to whole lots/blocks/parts etc. on previously registered/deposited plans.
- ☐ Line weight – boundaries of condominium lands must be significantly heavier than the underlying information. O.Reg. 42/96 s. 18 under the *Surveyors Act*
- ☐ Perimeter of buildings on property illustrated. *Condo. Act, 1998* s. 8(1)(a)
- ☐ Suitable tie to reference property to lot limits. O.Reg. 42/96 s. 17(1)(b) under the *Surveyors Act*
- ☐ Boundary confirmation under the *Boundaries Act*, if shown on PARCEL / PIN / CTA Certificate. O.Reg. 42/96 s. 23 under the *Surveyors Act*
- ☐ By-law or other instrument if plan shows a street as closed. O.Reg. 42/96 s. 22 under the *Surveyors Act*

3. TITLE BLOCK

- ☐ Geographic Fabric (Lot & Con/Lot & Plan) and Township (as applicable). O.Reg. 42/96 s. 24(1)(a) & (c) under the *Surveyors Act*
- ☐ Municipality and County/District/Regional Municipality (as applicable). O.Reg. 42/96 s. 24(1)(d) under the *Surveyors Act*

PLAN SHEET(S) DEFINING THE UNIT BOUNDARIES

1. MANDATORY FORMS AND NOTES

- ☐ Units to be designated with prefix "UNIT" and numbered consecutively on each level beginning with the next consecutive number. O.Reg. 49/01 s. 8(1) & (2)

NOTE THAT no more than one unit to be designated with the same number on each level.

Levels to be numbered consecutively in ascending order, beginning with the number 1. If there are levels below Level 1, they shall be lettered in descending order in alphabetic sequence beginning with the letter A. O.Reg. 49/01 s. 7(1)
- ☐ Section or perspective drawings to portray the vertical relationship of all levels. O.Reg. 49/01 s. 5(7)
- ☐ Plan part and sheet numbers to be contained in a Table of Sheets/Parts, adjacent to the registration certificate, with sufficient blank rows to accommodate future intended phases. O.Reg. 49/01 s. 19(7) & (8)
- ☐ Each Level sheet to be designated by the word "LEVEL" (there may be more than one level illustrated on a page). O.Reg. 49/01 s. 7(2)

2. UNIT LABELLING

- ☐ Units to be designated with prefix "UNIT" and numbered consecutively on each level beginning with the next available number. O.Reg. 49/01 s. 8(1) & (2)

Note that no more than one unit to be designated with the same number on each level.
- ☐ Levels to be numbered consecutively in ascending order, beginning with the number 1. If there are levels below Level 1, they shall be lettered in descending order in alphabetic sequence beginning with the letter A. O.Reg. 49/01 s. 7(1)
- ☐ Each unit shown on the plan must also be listed in Schedule D and be allocated a common interest. *Condo. Act, 1998 s. 7(2)(c) & O.Reg. 48/01 s. 5(5)(a)*
- ☐ Section or perspective drawings to portray the vertical relationship of all levels. O.Reg. 49/01 s. 5(7)

3. UNIT BOUNDARIES

- ☐ Unit boundaries to be shown by heavier lines. O.Reg. 49/01 s. 8(5)
- ☐ Unit boundary definitions (from Schedule C of declaration) to be illustrated in plan views and cross sections. Check that the boundary definitions exist. O.Reg. 49/01 s. 5(4)
- ☐ Plan sheets that designate units shall refer to Schedule C of the declaration. O.Reg. 49/01 s. 5(3)

- ☐ Underlying easements must be illustrated and labelled unless they affect the entire property. Where an easement affects part of an exclusive use portion, the part so affected will be illustrated and defined by measurements or described as a PART on a reference plan.

Bulletin 2001-1

PLAN SHEET(S) OF EXCLUSIVE USE PORTIONS

1. MANDATORY FORMS AND NOTES

- ☐ Plan part and sheet numbers to be contained in a Table of Sheets/Parts with sufficient blank rows to accommodate future intended phases.
- ☐ Identification of the Condominium Plan (Including type – Standard).
- ☐ Certificate of Surveyor in Form 7, O.Reg. 48/01.

O.Reg. 49/01 s.19(7) & (8)

O.Reg. 49/01 s.11(3)(a)

O.Reg. 48/01 s. 10(4) &
O.Reg. 49/01 s. 11(3)(b)

2. FACE OF PLAN

- ☐ Exclusive use portions shall be designated by numbers or letters or by numbers and letters.
- ☐ Section or perspective drawings to portray the vertical relationship of all levels.
- ☐ Underlying easements must be illustrated and labelled unless they affect the entire property. Where an easement affects part of an exclusive use portion, the part so affected will be illustrated and defined by measurements or described as a PART on a reference plan.

O.Reg. 49/01 s.8(3) & (4)

O.Reg. 49/01 s. 5(7)

Bulletin 2001-1

ARCHITECTURAL/STRUCTURAL PLANS

- ☐ Architectural (or drawings sufficient to enable construction of the buildings if Architectural drawings are unavailable or not required by the *Building Code Act, 1992*) and/or Structural Plans of the Buildings(s) are required.
- ☐ Architectural and Structural Plans for the phase are to commence with the next available Part after Part IV.
- ☐ All architectural and/or structural plans to have the following registration detail:
_____ Standard Condominium Plan No. _____
Part (the next available consecutive part #), Sheet _____ of _____ Sheets.
- ☐ The number of sheets is consistent with the index on the perimeter plan sheet for the phase.

O.Reg. 49/01 s. 12, 13 & 14

O.Reg. 49/01 19(1)(d)&(e)

O.Reg. 49/01 s. 2(4), 13(3)
& 14(3) & Bulletin 2001-1

- ☐ Architectural and/or Structural plan sheets shall contain no notes, words or symbols that restrict the right to make copies.
- ☐ Only white print (not mylar) copies of Architectural/Structural drawings required.

O.Reg. 49/01 s. 15

O.Reg. 49/01 s.17(1) (c) & (d)

LEVEL 1

LAND REGISTRAR

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT 1998, THE SURVEYORS ACT, THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM

2. THE SURVEY WAS COMPLETED ON THE _____ DAY OF _____

3. THE DIAGRAMS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.

0.1, 5,

Q.

THIS PLAN IS COMPRISED OF PART OF PIN. 24911-0214 (1T)

Schedule of Applicable -- Segment Interests

	PART	PLAN	DESCRIBED IN	NOTES
TOGETHER WITH (APPURTENANT INTERESTS)	3, 4	20R-15000	DECLARATION	ALL UNITS
SUBJECT TO (SERVIENT INTERESTS)	1	20R-15000	H-2001	ALL UNITS

BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF PART 1 PLAN 20R-15000 HAVING A BEARING OF N 0°46'30"E.

BUILDING TIES ARE MEASURED AT GRADE AND AT RIGHT ANGLES TO THE BOUNDARY LINES, SHOWN OTHERWISE.

- DENOTES BOUNDARY OF THIS CONDOMINIUM
 DENOTES SURVEY MONUMENT PLANTED
 DENOTES SURVEY MONUMENT FOUND
 SIB STANDARD IRON BAR
 SSB SHORT STANDARD IRON BAR
 CC DENOTES CUT CROSS
 WIT DENOTES WITNESS
 D.L.S. DENOTES ONTARIO LAND SURVEYOR

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH MY INSTRUCTIONS.

DATED AT CARVILLE

THIS _____ DAY OF _____

NAME _____
(TITLE)
I HAVE THE AUTHORITY TO
BIND THE CORPORATION

MARCH 27, 2001	PROJECT N ^o :	1759-3
DRAWN BY : R.D.	DRAWING N ^o :	1759-3/1

PART/SHEET	DATE
PART 1 OF 4 PARTS	
SHEET 1 OF 2 SHEETS	

SCALE 1 : 200

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

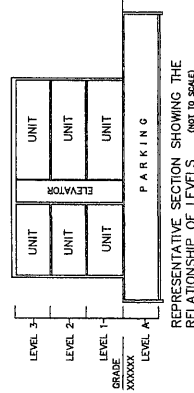
PART	SHEET(S)	DESCRIPTION
1	2	PLAN OF SURVEY OF THE CONDOMINIUM PROPERTY, THE ILLUSTRATION OF THE SERVIENT INTERESTS AND THE DESIGNATION OF UNITS ON LEVELS 1 TO 3 INCLUSIVE, AND A
2	1	PLAN OF SURVEY OF THE EXCLUSIVE USE PORTIONS OF THE CONDOMINIUM ON LEVEL 1.
3	20	ARCHITECTURAL PLANS
4	15	STRUCTURAL PLANS

PART 2

15000

24911-0214 (LT)

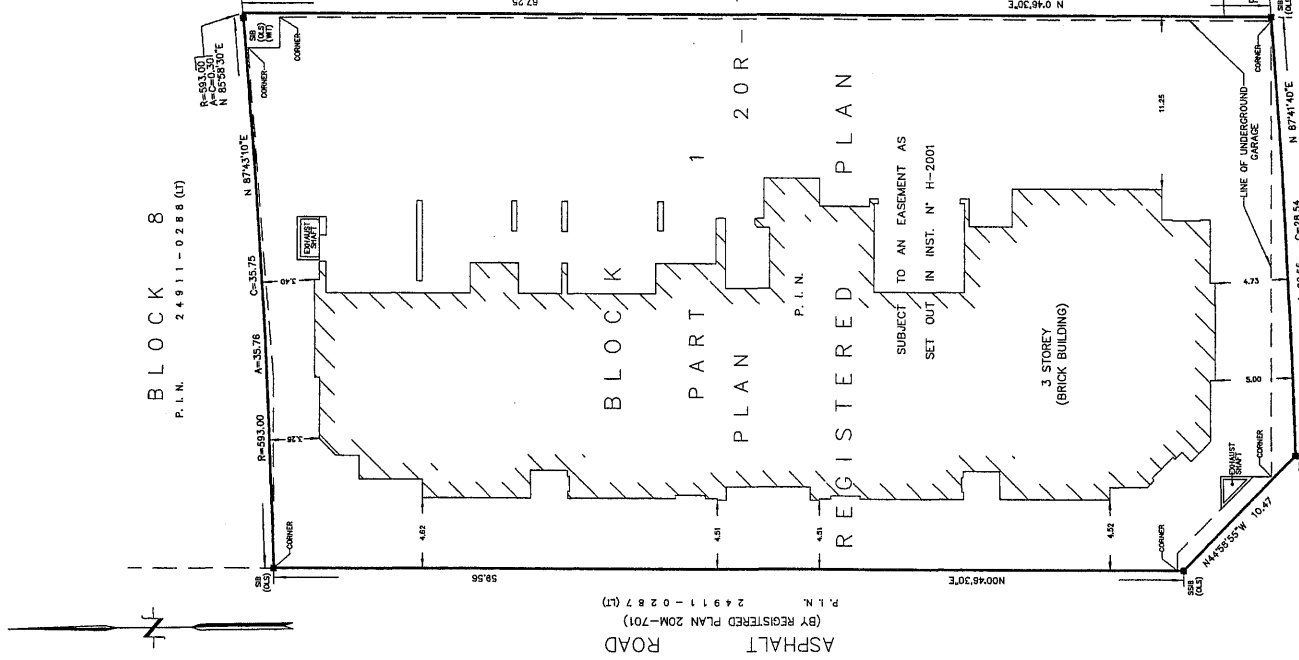
20M - 701



SUBJECT TO AN EASEMENT AS
SET OUT IN DECLARATION

PART(S) 1 & 2 APPROVED AND PART(S) 3 & 4 EXEMPTED UNDER SECTION 50 OF THE CONDOMINIUM ACT AND SECTION 51 OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, BY THE DIRECTOR OF PLANNING FOR THE TOWN OF OAKVILLE

**DIRECTOR OF PLANNING
TOWN OF OAKVILLE
(AUTHORITY GRANTED BY BY-LAW 998-272, AS AMENDED)**



HALTON STANDARD
CONDOMINIUM PLAN NO.

LEVEL 1
UNITS 1 TO 6 INCLUSIVE

LEVELS 2 AND 3
UNITS 1 TO 12 INCLUSIVE

LEVEL A
UNITS 1 TO 69 INCLUSIVE

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TILES DIVISION OF
HALTON (No.20) AT _____ O'CLOCK ON THE _____
DAY OF _____

SURVEYOR'S CERTIFICATE:
1. I CERTIFY THAT :
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM
ACT 1960, THE SURVEYORS ACT, THE LAND TILES ACT, AND THE REGULATIONS MADE
UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE _____ DAY OF _____
3. THE DIAGRAMS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.

DATE _____ O.L.S.
Ontario Land Surveyor

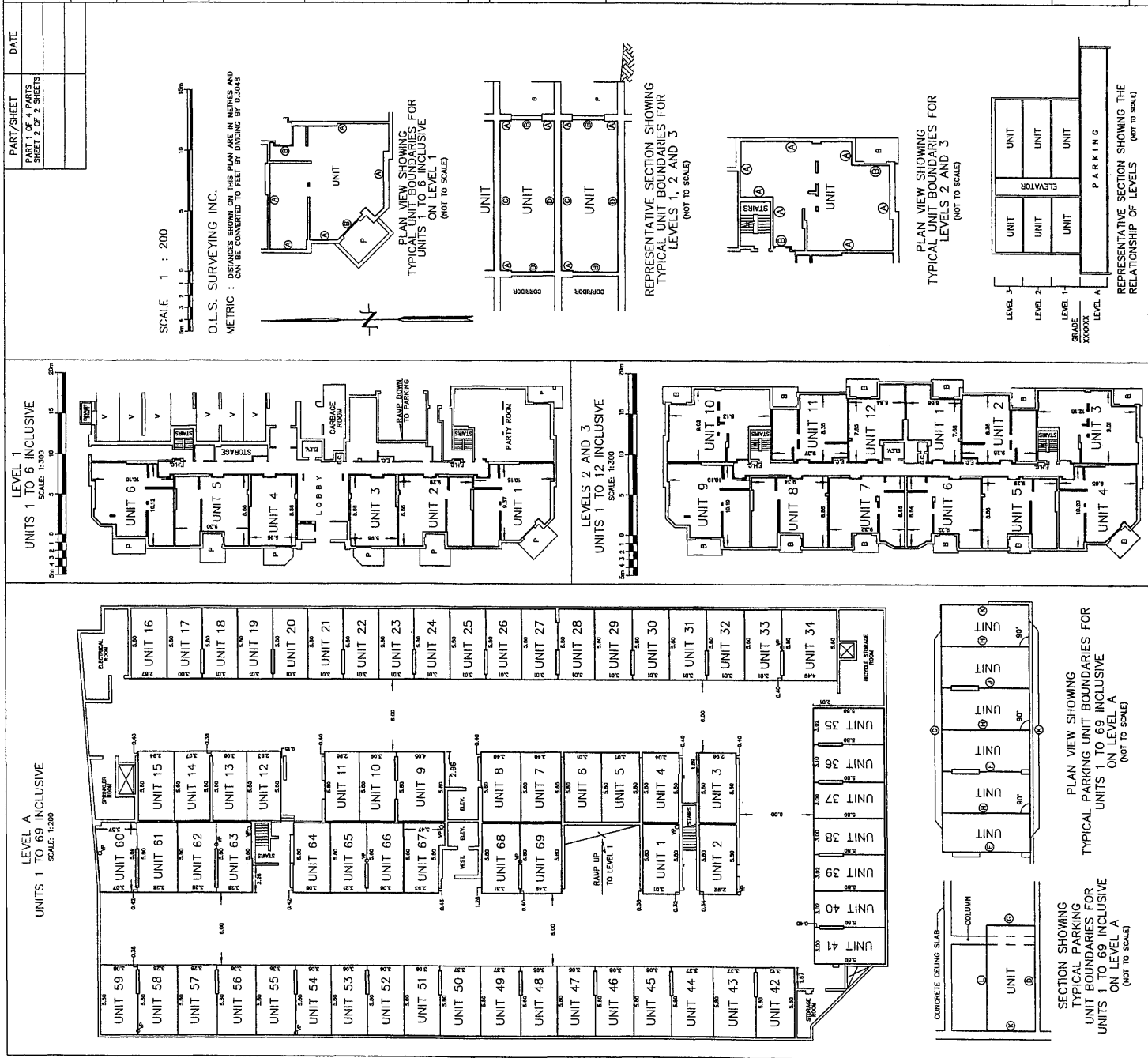
DECLARATION REGISTERED AS NO.:

NOTES AND LEGEND
____ DENOTES BOUNDARIES OF THE UNITS AND THE COMMON ELEMENTS
F.A.C. DENOTES FIRE HOSE CABINET
E.C. DENOTES ELECTRICAL CLOSET
G.C. DENOTES GARBAGE CHUTE
B DENOTES BALCONY
P DENOTES PARTITION WALL
V DENOTES VENTILATION
VP DENOTES VENTILATION SPACE
VP DENOTES VERTICAL PIPE

UNIT BOUNDARY DEFINITIONS
MONUMENTS CONTROLLING THE EXTENT AND LOCATION OF THE UNITS ARE THE WALLS,
FLOORS, CEILINGS AND OTHER PHYSICAL FEATURES AS MORE PARTICULARLY DESCRIBED
IN SCHEDULE "C" OF THE DECLARATION
AREAS NOT DESIGNATED AS UNITS ARE COMMON ELEMENTS
① DENOTES BACKSIDE SURFACE AND PLANE OF THE DRYWALL SHEATHING.
② DENOTES INTERIOR SURFACE AND PLANE OF EXTERIOR DOORS, DOOR AND WINDOW
FRAMES AND ALL GLASS PANELS CONTAINED THEREIN.
③ DENOTES LOWER SURFACE AND PLANE OF THE CONCRETE CEILING SLAB.
④ DENOTES UPPER SURFACE AND PLANE OF THE CONCRETE FLOOR SLAB.
⑤ DENOTES THE VERTICAL PLANE ESTABLISHED BY THE LINE AND FACE OF THE
CONCRETE COLUMNS AND/OR THE PRODUCTION THEREOF.
⑥ DENOTES THE VERTICAL PLANE ESTABLISHED BY THE CENTRELINE OF COLUMNS AND/
OR THE PRODUCTION THEREOF.
⑦ DENOTES THE VERTICAL PLANE ESTABLISHED BY MEASUREMENT.
⑧ DENOTES THE VERTICAL PLANE ESTABLISHED BY MEASUREMENT AND PERPENDICULAR
TO THE CONCRETE WALL.
⑨ DENOTES THE VERTICAL PLANE ESTABLISHED PERPENDICULAR TO THE CONCRETE WALL
AND PASSING THROUGH THE CENTRELINE OF THE CONCRETE COLUMNS AND/
OR THE PRODUCTION THEREOF.
⑩ DENOTES THE FACE AND PLANE OF THE CONCRETE/CONCRETE BLOCK WALL AND/OR
THE PRODUCTION THEREOF.
⑪ DENOTES THE FACE ESTABLISHED 0.10 METRES PERPENDICULARLY DISTANT ABOVE
AND PARALLEL TO THE CONCRETE FLOOR SLAB.

CERTIFICATE OF DECLARANT
THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THIS PLAN HAS BEEN LAND AND OUT
INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH MY INSTRUCTIONS.
DECLARANT: A.B.C. ONTARIO INC.
DATED AT _____ THIS _____ DAY OF _____
NAME
(TITLE)
I HAVE THE AUTHORITY TO
BIND THE CORPORATION
O.L.S. SURVEYING INC.

PROJECT NO. : 1750-3
DRAWING NO. : 1750-3-12
DRAWN BY : R.D.



PART/SHEET	DATE
PART 2 OF 4 PARTS SHEET 1 OF 1 SHEET	

HALTON STANDARD CONDOMINIUM PLAN No.

PLAN OF SURVEY OF

THE EXTENT AND LOCATION
OF THE EXCLUSIVE USE
PORTIONS OF THE COMMON
ELEMENTS ON LEVEL 1

SCALE 1 : 200



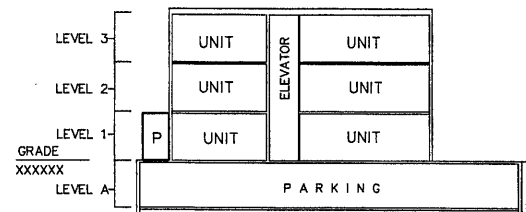
O.L.S. SURVEYING INC.

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

NOTES AND LEGEND

— DENOTES BOUNDARIES OF EXCLUSIVE USE PORTIONS

- Ⓐ DENOTES LOWER SURFACE AND PLANE OF THE CONCRETE BALCONY ABOVE AND PRODUCTION.
- Ⓑ DENOTES THE VERTICAL PLANE ESTABLISHED BY MEASUREMENT.
- Ⓒ DENOTES THE VERTICAL PLANE ESTABLISHED BY THE LINE AND FACE OF THE BRICK OR CONCRETE WALL AND/OR THE PRODUCTION THEREOF.
- Ⓓ DENOTES THE HORIZONTAL PLANE 0.3 m. BELOW THE UPPER SURFACE OF THE CONCRETE FLOOR SLAB OF THE UNITS ON LEVEL 1.



REPRESENTATIVE SECTION SHOWING THE
RELATIONSHIP OF LEVELS (NOT TO SCALE)

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THIS PLAN OF SURVEY ACCURATELY SHOWS THE EXTENT AND
LOCATION OF THE EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS.

DATE

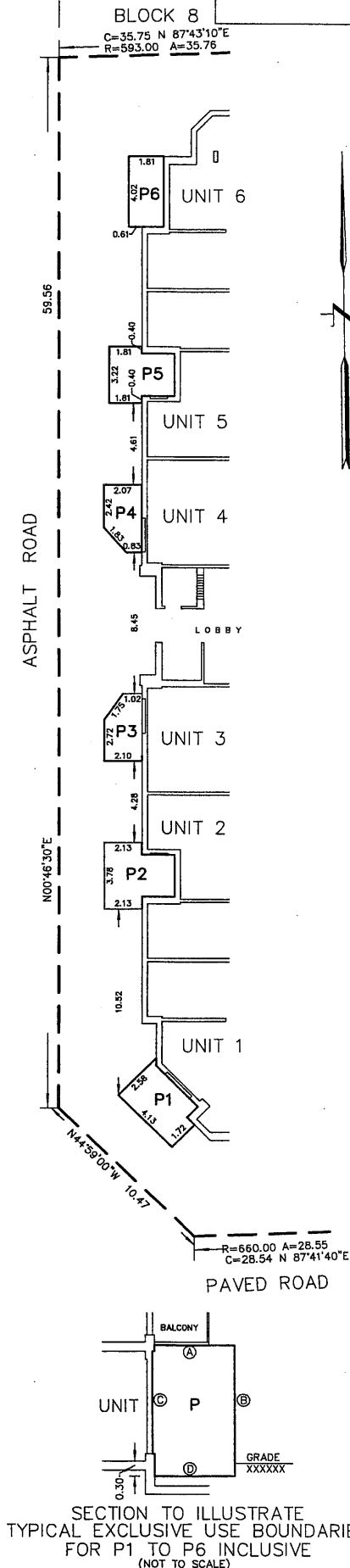
O.L.S.
Ontario Land Surveyor

O.L.S. SURVEYING INC.

DECEMBER 22, 2000

DRAWN BY: R.D.

PROJECT No.: 1759-3
DRAWING No.: 1759-3EX



LEVEL 1

SURVEYOR'S CERTIFICATE:

CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT 1998, THE SURVEYORS ACT, THE LAND TILES ACT, AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 15TH DAY OF MAY, 2001.

3. THE DIAGRAMS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.

DATE MAY 15, 2001

DECLARATION REGISTERED AS N^o: D-32500

THIS PLAN IS COMPRISED OF PART OF P.I.N. 24911-0214 (LT)

Module of APPURTENANT and SERVIENT INTERESTS FOR
(UNDER CLAUSES 8(1)(a) AND (h) OF THE CONDOMINIUM ACT 1988)

	PART	PLAN	DESCRIBED IN	NOTES
TOGETHER WITH (APPROPRIATE INTERESTS)	3, 4	20R-15000	DECLARATION	ALL UNITS
SUBJECT TO (SERVIENT INTERESTS)	1	20R-15000	H-2001	ALL UNITS

NOTES AND LEGEND

BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF PART 1
PLAN 20R-15000 HAVING A BEARING OF N 0°46'50"E.

- DENOTES BOUNDARY OF THIS CONDOMINIUM
 DENOTES SURVEY MONUMENT PLANTED
 DENOTES SURVEY MONUMENT FOUND
 DENOTES STANDARD IRON BAR
 DENOTES SHORT STANDARD IRON BAR
 DENOTES CUT CROSS
 DENOTES WITNESS
 DENOTES ONTARIO LAND SURVEYOR

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THIS PLAN HAS BEEN LAID OUT
 INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH MY INSTRUCTIONS.

DECLARANT: A.B.C. ONTARIO INC.

ATED AT OAKVILLE
THIS 17TH DAY OF MAY, 2001.

D.L.S. SURVEYING INC.

APPROVED BY : R.

PART/SHEET	DATE
PART 1 OF 4 PARTS SHEET 1 OF 2 SHEETS	MAY 22, 2000
PART 1 OF 6 PARTS SHEET 1 OF 4 SHEETS	

PLAN OF SURVEY OF
PART OF BLOCK 7
REGISTERED PLAN 20M-701
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 200

O.L.S. SURVEYING INC.

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

INDEX OF PARTS	PART	SHEET(S)	DESCRIPTION
	1	2	PLAN OF SURVEY OF THE CONDOMINIUM PROPERTY, AN ILLUSTRATION OF THE APARTMENT AND COMMON INTERESTS, AND A LEGAL DESCRIPTION OF THE CONDOMINIUM, INCLUDING AND EXCLUDING THE PLANS OF THE EXCLUSIVE USE LEVEL.
	2	1	PLANS OF THE EXCLUSIVE USE LEVEL.
	3	20	ARCHITECTURAL PLANS
	4	15	STRUCTURAL PLANS

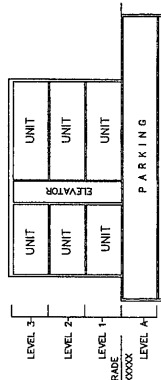
NOTE: FOR INDEX OF PARTS - SEE - PART 1 SHEET 2

PART 2

0005

24911 - 0214 (LT)

20M - 701



REPRESENTATIVE SECTION SHOWING THE
RELATIONSHIP OF LEVELS
(NOT TO SCALE)

TO AN EASEMENT AS
A DECLARATION

~~PART 3~~
~~AN 208-15000~~

PART(S) 1 & 2 APPROVED AND PART(S) 3 & 4 EXEMPTED UNDER SECTION 50 OF THE CONDOMINIUM ACT AND SECTION 51 OF THE PLANNING ACT, R.S.O. 1990, WAS AMENDED, BY THE DIRECTOR OF PLANNING FOR THE TOWN OF OAKVILLE

DIRECTOR OF PLANNING
TOWN OF OAKVILLE
(AUTHORITY GRANTED BY BY-LAW 998-22)

HALTON STANDARD CONDOMINIUM PLAN N^o 2000

LEVEL 1

APPROVED BY THE DECLARANT AND DECLARANT
REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TILES DIVISION OF
HALTON (N-20) AS INSTRUMENT N^o _____
AT _____ O'CLOCK ON THE _____ DAY OF _____

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT 1990, THE SURVEYORS ACT, THE LAND TILES ACT, AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE _____ DAY OF _____
- THE DIMENSIONS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.

DATE _____ O.L.S.
Ontario Land Surveyor

DECLARATION REGISTERED AS N^o: D-32500

THIS PLAN IS COMPRISED OF PART OF PLAN 24911-0215 (L1)

Schedule of APPURTENANT and SERVIENT INTERESTS FOR PHASE 1
(UNDER CLAUSES (V)(d) AND (v) OF THE CONDOMINIUM ACT 1990)

TOGETHER WITH (APPURTENANT INTERESTS)	PLAN	DESCRIBED IN	NOTES
4	20R-15000	H-2002	ALL UNITS
2	20R-15000	H-2001	ALL UNITS

NOTES AND LEGEND

BEARINGS ARE ASTROMERIC AND ARE REFERRED TO THE EASTERN LIMIT OF PART 1
PLAN 20R-15000 HAVING A BEARING OF N 64°30'E.
BUILDING TIES ARE MEASURED AT GRADE AND AT RIGHT ANGLES TO THE BOUNDARY
UNLESS SHOWN OTHERWISE.

- DENOTES BOUNDARY OF THIS CONDOMINIUM
- DENOTES SURVEY MONUMENT PLANTED
- SB DENOTES STANDARD IRON BAR
- CB DENOTES CAST IRON CONCRETE BOUND IRON BAR
- CD DENOTES CUT CROSS
- WIT DENOTES WITNESS
- O.L.S. DENOTES ONTARIO LAND SURVEYOR

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THE PHASE SHOWN ON THIS
PLAN HAS BEEN Laid OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH
MY INSTRUCTIONS.

DECLARANT: A.B.C. ONTARIO INC.

DATED AT _____ OAKVILLE

THIS _____ DAY OF _____

NAME _____
I HAVE THE AUTHORITY TO
SIGN THE CONDOMINIUM

O.L.S. SURVEYING INC.

JANUARY 23, 2001 PROJECT N^o: 1759-4
DRAWN BY: R.B. DRAWING N^o: 17594.1B

PLAN OF SURVEY OF
PART OF BLOCK 7
REGISTERED PLAN 20M-701
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON
SCALE 1 : 200

INDEX OF PARTS

PART	SHEET(S)	DESCRIPTION
1	4	PLAN OF SURVEY OF THE CONDOMINIUM PROPERTY, THE ILLUSTRATION OF THE SERVIENT INTERESTS AND THE DECLARATION SERVIENTS ON LOTS 1 TO 5 INCL. AND AND A.
2	2	PLAN OF SURVEY OF THE EXCLUSIVE USE LEVEL 1, OF THE CONDOMINIUM ON LEVEL 1.
3	20	ARCHITECTURAL PLANS
4	15	STRUCTURAL PLANS
5	20	ARCHITECTURAL PLANS (FOR PHASE 1)
6	15	STRUCTURAL PLANS (FOR PHASE 1)

optional

KEY PLAN
(NOT TO SCALE)

**REPRESENTATIVE SECTION SHOWING THE
RELATIONSHIP OF LEVELS**
(NOT TO SCALE)

**PHASE 1
CONDOMINIUM
PLAN N^o 2000**

**3 STOREY
(BRICK BUILDING)**
SUBJECT TO AN EASEMENT AS
SET OUT IN INST. N^o H-2001

**LINE OF UNDERGROUND
GARAGE**

PAVED ROAD
(BY REGISTERED PLAN 20M-701)
P.L.N. 24911-0213 (L1)

ASPHALT ROAD
(BY REGISTERED PLAN 20M-701)

**PHASE 1
CONDOMINIUM
PLAN N^o 2000**

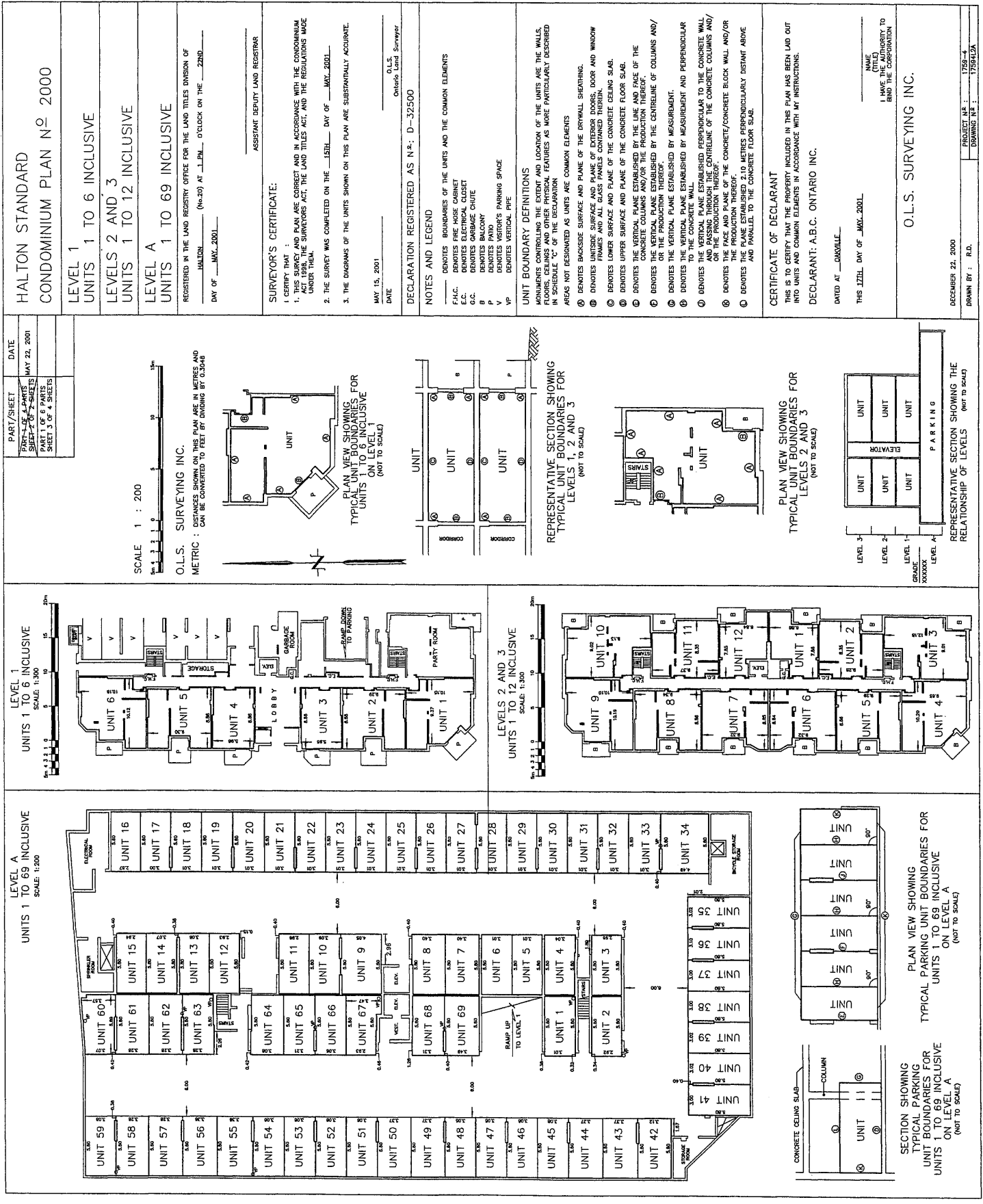
**3 STOREY
(BRICK BUILDING)**
SUBJECT TO AN EASEMENT AS
SET OUT IN INST. N^o H-2001

**LINE OF UNDERGROUND
GARAGE**

PAVED ROAD
(BY REGISTERED PLAN 20M-701)
P.L.N. 24911-0213 (L1)

ASPHALT ROAD
(BY REGISTERED PLAN 20M-701)

perimeter front Phase 1



HALTON STANDARD
CONDOMINIUM PLAN NO. 2000

LEVEL 1
UNITS 1 TO 6 INCLUSIVE

LEVELS 2 AND 3
UNITS 1 TO 12 INCLUSIVE

LEVEL A
UNITS 1 TO 69 INCLUSIVE

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF
HALTON (No.20) AT 1 PM, O'CLOCK ON THE 22ND
DAY OF MAY, 2001.

ASSISTANT DEPUTY LAND REGISTRAR

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT 1980, THE SURVEYORS ACT, THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 15TH DAY OF MAY, 2001.

3. THE DIMENSIONS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.

MAY 15, 2001

DATE

O.L.S.
Ontario Licensed Surveyor

DECLARATION REGISTERED AS N.A.: D-32500

NOTES AND LEGEND

— DENOTES BOUNDARIES OF THE UNITS AND THE COMMON ELEMENTS

F.H.C. DENOTES FIRE HOSE CABINET

G.C. DENOTES GARAGE CHUTE

B DENOTES BALCONY

P DENOTES PATIO

V DENOTES VERTICAL PIPING

VP DENOTES VERTICAL PIPING

UNIT BOUNDARY DEFINITIONS

MONUMENTS CONTROLLING THE EXTENT AND LOCATION OF THE UNITS ARE THE WALLS, FLOORS, CEILINGS AND OTHER PHYSICAL FEATURES AS MORE PARTICULARLY DESCRIBED IN SCHEDULE "C" OF THE DECLARATION.

AREAS NOT DESIGNATED AS UNITS ARE COMMON ELEMENTS

① DENOTES BACKSIDE SURFACE AND PLANE OF THE DRYWALL SHEATHING.

② DENOTES UNITSIDE SURFACE AND PLANE OF EXTERIOR DOORS, DOOR AND WINDOW FRAMES AND ALL GLASS PANELS CONTAINED THEREIN.

③ DENOTES LOWER SURFACE AND PLANE OF THE CONCRETE CEILING SLAB.

④ DENOTES UPPER SURFACE AND PLANE OF THE CONCRETE FLOOR SLAB.

⑤ DENOTES THE VERTICAL PLANE ESTABLISHED BY THE LINE AND FACE OF THE CONCRETE COLUMNS AND/OR THE PRODUCTION THEREOF.

⑥ DENOTES THE VERTICAL PLANE ESTABLISHED BY MEASUREMENT AND PERPENDICULAR TO THE CONCRETE WALL.

⑦ DENOTES THE VERTICAL PLANE ESTABLISHED PERPENDICULAR TO THE CONCRETE WALL AND PASSING THROUGH THE CENTRELINE OF THE CONCRETE COLUMNS AND/OR THE PRODUCTION THEREOF.

⑧ DENOTES THE FACE AND PLANE OF THE CONCRETE/CONCRETE BLOCK WALL AND/OR THE PRODUCTION THEREOF.

⑨ DENOTES THE PLANE ESTABLISHED 2.10 METRES PERPENDICULARLY DISTANT ABOVE AND PARALLEL TO THE CONCRETE FLOOR SLAB.

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THIS PLAN HAS BEEN Laid OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH MY INSTRUCTIONS.

DECLARANT: A.B.C. ONTARIO INC.

DATED AT OAKVILLE

THIS 15TH DAY OF MAY, 2001.

NAME
(TITLE)
HAS THE AUTHORITY TO
SIGN THE DECLARATION

O.L.S. SURVEYING INC.

DECEMBER 22, 2000

PROJECT NO.: 1759-4

DRAWN BY: R.D.

DRAWING NO.: 1759412A

	(NOT TO SCALE)	(NOT TO SCALE)

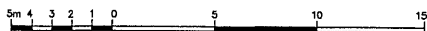
PART/SHEET	DATE
PART 2 OF 4 PARTS SHEET 1 OF 1 SHEET	MAY 22, 2001
PART 2 OF 6 PARTS SHEET 1 OF 2 SHEETS	

HALTON STANDARD CONDOMINIUM PLAN № 2000

PLAN OF SURVEY OF

THE EXTENT AND LOCATION
OF THE EXCLUSIVE USE
PORTIONS OF THE COMMON
ELEMENTS ON LEVEL 1

SCALE 1 : 200



O.L.S. SURVEYING INC.

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

NOTES AND LEGEND

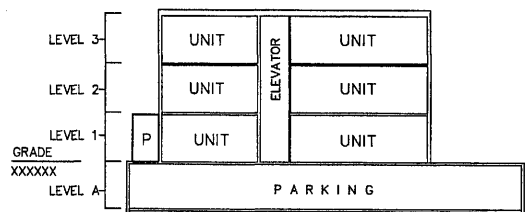
— DENOTES BOUNDARIES OF EXCLUSIVE USE PORTIONS

(A) DENOTES LOWER SURFACE AND PLANE OF THE CONCRETE BALCONY ABOVE
AND PRODUCTION.

(B) DENOTES THE VERTICAL PLANE ESTABLISHED BY MEASUREMENT.

(C) DENOTES THE VERTICAL PLANE ESTABLISHED BY THE LINE AND FACE OF THE
BRICK OR CONCRETE WALL AND/OR THE PRODUCTION THEREOF.

(D) DENOTES THE HORIZONTAL PLANE 0.3 m. BELOW THE UPPER SURFACE OF THE
CONCRETE FLOOR SLAB OF THE UNITS ON LEVEL 1.



REPRESENTATIVE SECTION SHOWING THE
RELATIONSHIP OF LEVELS (NOT TO SCALE)

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THIS PLAN OF SURVEY ACCURATELY SHOWS THE EXTENT AND
LOCATION OF THE EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS.

MAY 15, 2001

DATE

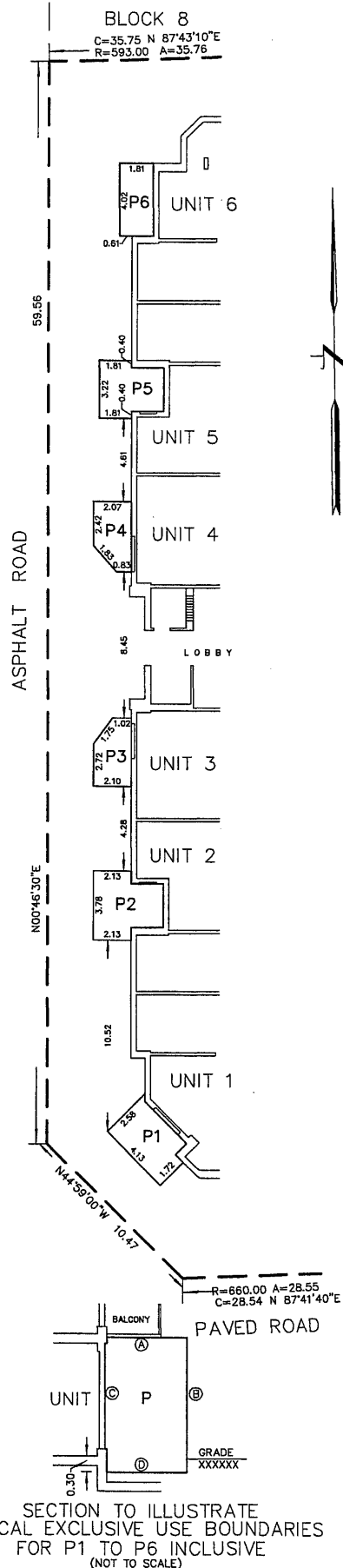
O.L.S.
Ontario Land Surveyor

O.L.S. SURVEYING INC.

DECEMBER 22, 2000

DRAWN BY : R.D.

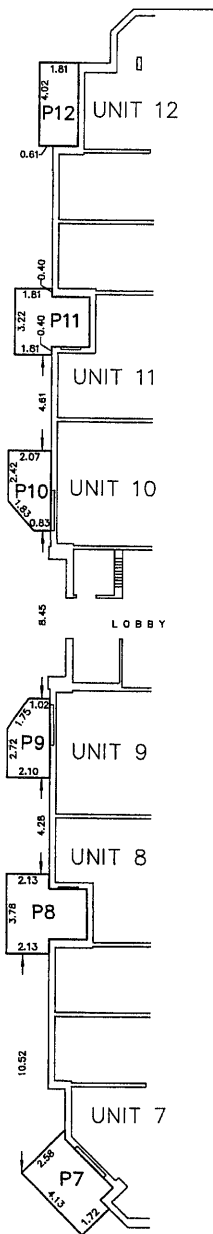
PROJECT No. : 1759-4
DRAWING No. : 17594EXA



PART/SHEET	DATE
PART 2 OF 6 PARTS SHEET 2 OF 2 SHEETS	

HALTON STANDARD CONDOMINIUM PLAN № 2000

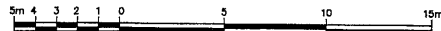
C=52.43 N 83°25'45"E
R=593.00 A=52.45



PLAN OF SURVEY OF

THE EXTENT AND LOCATION
OF THE EXCLUSIVE USE
PORTIONS OF THE COMMON
ELEMENTS ON LEVEL 1

SCALE 1 : 200



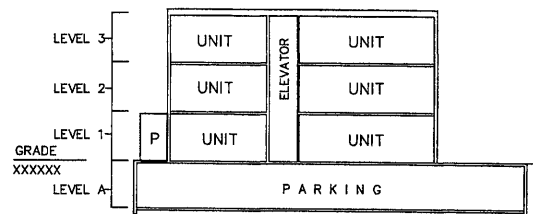
O.L.S. SURVEYING INC.

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

NOTES AND LEGEND

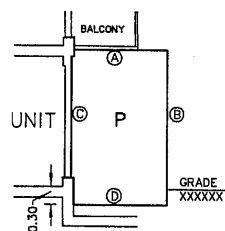
— DENOTES BOUNDARIES OF EXCLUSIVE USE PORTIONS

- (A) DENOTES LOWER SURFACE AND PLANE OF THE CONCRETE BALCONY ABOVE AND PRODUCTION.
- (B) DENOTES THE VERTICAL PLANE ESTABLISHED BY MEASUREMENT.
- (C) DENOTES THE VERTICAL PLANE ESTABLISHED BY THE LINE AND FACE OF THE BRICK OR CONCRETE WALL AND/OR THE PRODUCTION THEREOF.
- (D) DENOTES THE HORIZONTAL PLANE 0.3 m. BELOW THE UPPER SURFACE OF THE CONCRETE FLOOR SLAB OF THE UNITS ON LEVEL 1.



REPRESENTATIVE SECTION SHOWING THE
RELATIONSHIP OF LEVELS (NOT TO SCALE)

PAVED R=660.00 A=52.05
C=52.04 N 86°57'55"W ROAD



SECTION TO ILLUSTRATE
TYPICAL EXCLUSIVE USE BOUNDARIES
FOR P7 TO P12 INCLUSIVE
(NOT TO SCALE)

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THIS PLAN OF SURVEY ACCURATELY SHOWS THE EXTENT AND
LOCATION OF THE EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS.

DATE

O.L.S.
Ontario Land Surveyor

O.L.S. SURVEYING INC.

DECEMBER 22, 2000

DRAWN BY : R.D.

PROJECT No. : 1759-4
DRAWING No. : 17594EXB

SCHEDULE 'A'

In the Town of Oakville in the Regional Municipality of Halton and Province of Ontario, being composed of part of Block 7, according to a plan registered in the Land Registry Office for the Land Titles Division of Halton as Plan 20M-701 designated as PART 1 on a plan of survey of record deposited in the said Land Registry Office as Plan 20R-15000 hereinafter referred to as the "Condominium Lands".

TOGETHER WITH a right-of-way or right in the nature of an easement in and through part of Block 7 on said Registered Plan 20M-701 designated as PARTS 3 and 4 on said Plan 20R-15000, for the purposes of ingress and egress.

SUBJECT TO an easement in favour of the Regional Municipality of Halton to enter the "Condominium Lands" for the purposes as set out in Instrument H-2001.

Being part of P.I.N. 24911-0214 (LT).

In my opinion, based on the parcel register and the plans and documents recorded in therein, the legal description is correct, the described easements will exist in law upon the registration of the declaration and the description and the declarant is the registered owner of the property and appurtenant interests.

The following is a legal description of the servient lands:

In the Town of Oakville, in the Regional Municipality of Halton and Province of Ontario, being composed of Part of Block 7 on said Registered Plan 20M-701 designated as PARTS 2, 3, 4 and 5 on said Plan 20R-15000.

J. Lawyer

SCHEDULE 'B'

1. We, Financing Incorporated have a registered mortgage within the meaning of clause 7 (2) (b) of the *Condominium Act, 1998*, registered as Number H6730 in the Land Registry Office for the Land Titles Division of Halton.
2. We consent to the registration of this declaration, pursuant to the Act, against the land or the interests appurtenant to the land, as the land and the interests are described in the description.
3. We postpone the mortgage and the interests under it to the declaration and the easements described in Schedule A to the declaration.
4. We are entitled by law to grant this consent and postponement.

Dated this 15th day of May, 2001.

.....
(signature)

.....
(print name)
I have the authority to bind the corporation

SCHEDULE 'B'

1. We, the Development Bank of Canada have a registered mortgage within the meaning of clause 7 (2) (b) of the *Condominium Act, 1998*, registered as Number H8208 in the Land Registry Office for the Land Titles Division of Halton.
2. We consent to the registration of this declaration, pursuant to the Act, against the land or the interests appurtenant to the land, as the land and the interests are described in the description.
3. We postpone the mortgage and the interests under it to the declaration and the easements described in Schedule A to the declaration.
4. We are entitled by law to grant this consent and postponement.

Dated this 15th day of May, 2001.

.....
(signature)

.....
(print name)

I have the authority to bind the corporation

SCHEDULE 'B'
Servient Lands

1. We Financing Incorporated have a mortgage registered against land owned by the declarant that is included in the property but not included in a phase, including the buildings and structures on the land, registered as Number H6730 in the Land Registry Office for the Land Titles Division of Halton.
2. We consent to the registration of this declaration, pursuant to the Act, against the land or the interests appurtenant to the land, as the land and the interests are described in the description.
3. We are entitled by law to grant this consent.

Dated this day of ,

.....
(signature)

.....
(print name)

I have the authority to bind the corporation.

SCHEDULE 'B'
Servient Lands

1. We the Development Bank of Canada have a mortgage registered against land owned by the declarant that is included in the property but not included in a phase, including the buildings and structures on the land, registered as Number H8208 in the Land Registry Office for the Land Titles Division of Halton.
2. We consent to the registration of this declaration, pursuant to the Act, against the land or the interests appurtenant to the land, as the land and the interests are described in the description.
3. We are entitled by law to grant this consent.

Dated this day of ,

.....
(signature)

.....
(print name)

I have the authority to bind the corporation.

SCHEDULE 'C'

Each Residential Unit and Parking Unit shall comprise the area within the heavy lines shown on Part 1, Sheet 2 of the Description with respect to the unit numbers indicated thereon. The monuments controlling the extent of the units are the physical surfaces and planes referred to below and are illustrated on Part 1, Sheet 2 of the Description and all dimensions shall have reference to them.

Without limiting the generality of the foregoing, the boundaries of each unit are as follows:

1. BOUNDARIES OF THE RESIDENTIAL UNITS

(being Units 1 to 6 inclusive on Level 1, Units 1 to 12 inclusive on Levels 2 and 3).

- a) Each Residential Unit is bounded vertically by:
 - i) the upper surface and plane of the concrete floor slab.
 - ii) the lower surface and plane of the concrete ceiling slab.
- b) Each Residential Unit is bounded horizontally by:
 - i) the backside surface and plane of the drywall sheathing on all exterior walls or walls separating one unit from another unit or from the common element.
 - ii) the unit side surface and plane of all exterior doors, door and window frames, the said doors and windows being in a closed position, and the unit side surface of any glass panels contained therein.
 - iii) in the vicinity of ducts, pipe spaces and concrete columns, the unit boundaries are the backside surfaces of the drywall sheathing enclosing said ducts, pipe spaces and concrete columns.

2. BOUNDARIES OF PARKING UNITS

(being Units 1 to 69 inclusive on Level A).

- a) Each Parking Unit is bounded vertically by:
 - i) the upper surface and plane of the concrete garage floor slab.
 - ii) the plane 2.10 metres perpendicularly distant above and parallel to the upper surface and plane of the concrete garage floor slab.
- b) Each Parking Unit is bounded horizontally by one or a combination of:
 - i) the face and plane of the concrete/concrete block wall and/or the production thereof.
 - ii) the vertical plane established by the line and face of the concrete columns and/or the production thereof.
 - iii) the vertical plane established by the centre-line of columns and/or the production thereof.
 - iv) the vertical plane established by measurement.

- v) the vertical plane established by measurement and perpendicular to the concrete wall.
- vi) the vertical plane established perpendicular to the concrete wall and passing through the centre-line of the concrete columns and/or the production thereof.

I hereby certify that the written description of the monuments and boundaries of the Units contained herein, accurately corresponds with the diagrams of the Units shown on Part 1, Sheet 2 of the Description.

Dated

Ontario Land Surveyor

Reference should be made to the provisions of the Declaration itself, in order to determine the maintenance and repair responsibilities for any Unit, and whether specific physical components (such as any wires, pipes, cables, conduits, equipment, fixtures, structural components and/or any other appurtenances) are included or excluded from the Unit, regardless of whether same are located within or beyond the boundaries established for such Unit.

SCHEDULE 'D'

Proportion of Common Interest and the Common Expense expressed in percentage.

<u>UNIT</u>	<u>LEVEL</u>	<u>PERCENTAGE</u>
1	1	3.3218
2	1	3.3218
3	1	3.3218
4	1	3.3218
5	1	3.3218
6	1	3.3218
1	2	3.3218
2	2	3.3218
3	2	3.3218
4	2	3.3218
5	2	3.3218
6	2	3.3218
7	2	3.3218
8	2	3.3218
9	2	3.3218
10	2	3.3218
11	2	3.3218
12	2	3.3218
1	3	3.3218
2	3	3.3218
3	3	3.3219
4	3	3.3219
5	3	3.3219
6	3	3.3219
7	3	3.3219
8	3	3.3219
9	3	3.3219
10	3	3.3219
11	3	3.3219
12	3	3.3219
1 to 69 inclusive (@ 0.0050 each)	A	0.3450
TOTAL		<u><u>100.0000</u></u>

STANDARD (PHASED)

SCHEDULE 'E'

SCHEDULE 'F'

Subject to the provisions of the Declaration, the By-Laws and Rules and Regulations of the Corporation and the right of entry in favour of the Corporation thereto and thereon, for purposes of facilitating any requisite maintenance and/or repair work, or to give access to the utility and service areas adjacent thereto:

- a) the owners of the Residential Units 1 to 6 inclusive on Level 1 shall each have the exclusive use of a patio to which each of the said Units provide direct access, as illustrated in heavy outline on Part 2, Sheet 1 of the Description being numbered the same number as the Unit with the prefix 'P'.
- b) the owners of Residential Units on Levels 2 and 3 inclusive shall have the exclusive use of a balcony to which each of the said Units provide direct and sole access.

SCHEDULE 'G'
(Architect)

I certify that:

Each building on the property has been constructed in accordance with the regulations made under the *Condominium Act, 1998*, with respect to the following matters:

(Check whichever boxes are applicable)

1. ✓ The exterior building envelope, including roofing assembly, exterior wall cladding, doors and windows, caulking and sealants, is weather resistant if required by the construction documents and has been completed in general conformity with the construction documents.
2. ✓ Except as otherwise specified in the regulations, floor assemblies are constructed to the sub-floor.
3. ✓ Except as otherwise specified in the regulations, walls and ceilings of the common elements, excluding interior structural walls and columns in a unit, are completed to the drywall (including taping and sanding), plaster or other final covering.
4. ✓ All underground garages have walls and floor assemblies in place.

OR

- ☐ There are no underground garages.
5. ☐ All elevating devices as defined in the *Elevating Devices Act* are licensed under that Act if it requires a licence, except for elevating devices contained wholly in a unit and designed for use only within the unit.

OR

- ☐ There are no elevating devices as defined in the *Elevating Devices Act*, except for elevating devices contained wholly in a unit and designed for use only within the unit.
6. ☐ All installations with respect to the provision of water and sewage services are in place.
7. ☐ All installations with respect to the provision of heat and ventilation are in place and heat and ventilation can be provided.
8. ☐ All installations with respect to the provision of air conditioning are in place.

OR

- ☐ There are no installations with respect to the provision of air conditioning.
9. ☐ All installations with respect to the provision of electricity are in place.
10. ☐ All indoor and outdoor swimming pools are roughed in to the extent that they are ready to receive finishes, equipment and accessories.

OR

- ✓ There are no indoor and outdoor swimming pools.
- 11. ✓ Except as otherwise specified in the regulations, the boundaries of the units are completed to the drywall (not including taping and sanding), plaster or other final covering, and perimeter doors are in place.

Dated this ... day of,

.....
(signature)

.....
(print name)
Architect

SCHEDULE 'G'
(Engineer)

I certify that:

Each building on the property has been constructed in accordance with the regulations made under the *Condominium Act, 1998*, with respect to the following matters:

(Check whichever boxes are applicable)

1. ☐ The exterior building envelope, including roofing assembly, exterior wall cladding, doors and windows, caulking and sealants, is weather resistant if required by the construction documents and has been completed in general conformity with the construction documents.
2. ☐ Except as otherwise specified in the regulations, floor assemblies are constructed to the sub-floor.
3. ☐ Except as otherwise specified in the regulations, walls and ceilings of the common elements, excluding interior structural walls and columns in a unit, are completed to the drywall (including taping and sanding), plaster or other final covering.
4. ☐ All underground garages have walls and floor assemblies in place.

OR

- ☐ There are no underground garages.
5. ☒ All elevating devices as defined in the *Elevating Devices Act* are licensed under that Act if it requires a licence, except for elevating devices contained wholly in a unit and designed for use only within the unit.

OR

- ☐ There are no elevating devices as defined in the *Elevating Devices Act*, except for elevating devices contained wholly in a unit and designed for use only within the unit.
6. ☒ All installations with respect to the provision of water and sewage services are in place.
7. ☒ All installations with respect to the provision of heat and ventilation are in place and heat and ventilation can be provided.
8. ☒ All installations with respect to the provision of air conditioning are in place.

OR

- ☐ There are no installations with respect to the provision of air conditioning.
9. ☒ All installations with respect to the provision of electricity are in place.
10. ☐ All indoor and outdoor swimming pools are roughed in to the extent that they are ready to receive finishes, equipment and accessories.

OR

☐ There are no indoor and outdoor swimming pools.

11. ☐ Except as otherwise specified in the regulations, the boundaries of the units are completed to the drywall (not including taping and sanding), plaster or other final covering, and perimeter doors are in place.

Dated this ... day of,

.....
(signature)

.....
(print name)
Professional Engineer

SCHEDULE 'A'

In the Town of Oakville in the Regional Municipality of Halton and Province of Ontario, being composed of:

FIRSTLY:

Part of Block 7, according to a plan registered in the Land Registry Office for the Land Titles Division of Halton as Plan 20M-701 designated as PART 1 on a plan of survey of record deposited in the said Land Registry Office as Plan 20R-15000 hereinafter referred to as the "Condominium Lands".

TOGETHER WITH a right-of-way or right in the nature of an easement in and through part of Block 7 on said Registered Plan 20M-701 designated as PART 4 on said Plan 20R-15000, for the purposes of ingress and egress.

SUBJECT TO an easement in favour of the Regional Municipality of Halton to enter the "Condominium Lands" for the purposes as set out in Instrument H-2001.

SECONDLY:

Part of Block 7, according to a plan registered in the Land Registry Office for the Land Titles Division of Halton as Plan 20M-701 designated as PARTS 2 and 3 on a plan of survey of record deposited in the said Land Registry Office as Plan 20R-15000 hereinafter referred to as the "Phase 1 Lands".

TOGETHER WITH a right-of-way or right in the nature of an easement in and through part of Block 7 on said Registered Plan 20M-701 designated as PART 4 on said Plan 20R-15000, for the purposes of ingress and egress.

SUBJECT TO an easement in favour of the Regional Municipality of Halton to enter the "Phase 1 Lands" for the purposes as set out in Instrument H-2001.

Being Part of P.I.N. 24911-0215 (LT).

In my opinion, based on the parcel register and the plans and documents recorded in therein, the legal description set out above in 'SECONDLY' is correct, the easements described in 'SECONDLY' will exist in law upon the registration of the amendment to the declaration and the description creating the phase, the declarant is the registered owner of the land included in the phase and appurtenant interests thereto and the following is the legal description of the servient lands:

In the Town of Oakville, in the Regional Municipality of Halton and Province of Ontario, being composed of Part of Block 7 on said Registered Plan 20M-701 designated as PARTS 4 and 5 on said Plan 20R-15000.

J. Lawyer

PHASE 1

In my opinion, based on the parcel register and the plans and documents recorded therein the following described easement will merge and no longer exist in law upon the registration of the amendment to the declaration:

- i) an easement in favour of the owners, their successors and assigns, of Halton Standard Condominium Plan No. 2000, in and through part of Block 7 on said Registered plan 20M-701, designated as PART 3 on said Plan 20R-15000, as most recently set out in Instrument D-32500.

J. Lawyer

SCHEDULE 'B'

1. We, the Builder's Bank of Oakville have a registered mortgage within the meaning of clause 146 (4) (a) of the *Condominium Act, 1998*, registered as Number H110009 in the Land Registry Office for the Land Titles Division of Halton.
2. The declaration was registered as Instrument No. D32500 on the 22nd day of May, 2001.
3. We consent to the registration of this amendment to the declaration, pursuant to the Act, against the land included in the phase or interests appurtenant to the land, as the land and the interests are described in the amendment to the description, for the purpose of creating the phase.
4. We postpone the mortgage and the interests under it to the declaration and the easements described in Schedule A to the declaration, as amended by this amendment.
5. We are entitled by law to grant this consent and postponement.

Dated this 15th day of March, 2003.

.....
(signature)

.....
(print name)

I have the authority to bind the corporation.

AMENDMENTS TO SCHEDULE 'C'

Each Residential Unit and Parking Unit shall comprise the area within the heavy lines shown on Part 1, Sheet 4 of the Description with respect to the unit numbers indicated thereon. The monuments controlling the extent of the units are the physical surfaces and planes referred to below and are illustrated on Part 1, Sheet 4 of the Description and all dimensions shall have reference to them.

Without limiting the generality of the foregoing, the boundaries of each unit are as follows:

1. BOUNDARIES OF THE RESIDENTIAL UNITS

(being Units 7 to 12 inclusive on Level 1, Units 13 to 24 inclusive on Levels 2 and 3).

- a) Each Residential Unit is bounded vertically by:
 - i) the upper surface and plane of the concrete floor slab.
 - ii) the lower surface and plane of the concrete ceiling slab.
- b) Each Residential Unit is bounded horizontally by:
 - i) the backside surface and plane of the drywall sheathing on all exterior walls or walls separating one unit from another unit or from the common element.
 - ii) the unit side surface and plane of all exterior doors, door and window frames, the said doors and windows being in a closed position, and the unit side surface of any glass panels contained therein.
 - iii) in the vicinity of ducts, pipe spaces and concrete columns, the unit boundaries are the backside surfaces of the drywall sheathing enclosing said ducts, pipe spaces and concrete columns.

2. BOUNDARIES OF PARKING UNITS

(being Units 70 to 138 inclusive on Level A).

- a) Each Parking Unit is bounded vertically by:
 - i) the upper surface and plane of the concrete garage floor slab.
 - ii) the plane 2.10 metres perpendicularly distant above and parallel to the upper surface and plane of the concrete garage floor slab.
- b) Each Parking Unit is bounded horizontally by one or a combination of:
 - i) the face and plane of the concrete/concrete block wall and/or the production thereof.
 - ii) the vertical plane established by the line and face of the concrete columns and/or the production thereof.
 - iii) the vertical plane established by the centre-line of columns and/or the production thereof.
 - iv) the vertical plane established by measurement.

- v) the vertical plane established by measurement and perpendicular to the concrete wall.
- vi) the vertical plane established perpendicular to the concrete wall and passing through the centre-line of the concrete columns and/or the production thereof.

I hereby certify that the written description of the monuments and boundaries of the Units contained herein, accurately corresponds with the diagrams of the Units shown on Part 1, Sheet 4 of the Description.

Dated

Ontario Land Surveyor

Reference should be made to the provisions of the Declaration itself, in order to determine the maintenance and repair responsibilities for any Unit, and whether specific physical components (such as any wires, pipes, cables, conduits, equipment, fixtures, structural components and/or any other appurtenances) are included or excluded from the Unit, regardless of whether same are located within or beyond the boundaries established for such Unit.

SCHEDULE 'D'

Proportion of Common Interest and the Common Expense Expressed in Percentage.

<u>UNIT</u>	<u>LEVEL</u>	<u>PERCENTAGE</u>
1	1	1.6552
2	1	1.6552
3	1	1.6552
4	1	1.6552
5	1	1.6552
6	1	1.6552
7	1	1.6552
8	1	1.6552
9	1	1.6552
10	1	1.6552
11	1	1.6552
12	1	1.6552
1	2	1.6552
2	2	1.6552
3	2	1.6552
4	2	1.6552
5	2	1.6552
6	2	1.6552
7	2	1.6552
8	2	1.6552
9	2	1.6552
10	2	1.6552
11	2	1.6552
12	2	1.6552
13	2	1.6552
14	2	1.6552
15	2	1.6552
16	2	1.6552
17	2	1.6552
18	2	1.6552
19	2	1.6552
20	2	1.6552
21	2	1.6552
22	2	1.6552
23	2	1.6552
24	2	1.6552
1	3	1.6552
2	3	1.6552
3	3	1.6552
4	3	1.6552
5	3	1.6551
6	3	1.6551
7	3	1.6551
8	3	1.6551
9	3	1.6551
10	3	1.6551
11	3	1.6551
12	3	1.6551
13	3	1.6551
14	3	1.6551
15	3	1.6551
16	3	1.6551
17	3	1.6551
18	3	1.6551
19	3	1.6551
20	3	1.6551
21	3	1.6551
22	3	1.6551
23	3	1.6551
24	3	1.6551
1 to 138 inclusive (@ 0.0050 each)	A	0.6900
TOTAL		100.0000

AMENDMENTS TO SCHEDULE 'F'

Subject to the provisions of the Declaration, the By-Laws and Rules and Regulations of the Corporation and the right of entry in favour of the Corporation thereto and thereon, for purposes of facilitating any requisite maintenance and/or repair work, or to give access to the utility and service areas adjacent thereto:

- a) the owners of the Residential Units 7 to 12 inclusive on Level 1 shall each have the exclusive use of a patio to which each of the said Units provide direct access, as illustrated in heavy outline on Part 2, Sheet 2 of the Description being numbered the same number as the Unit with the prefix 'P'.
- b) the owners of Residential Units on Levels 2 and 3 inclusive shall have the exclusive use of a balcony to which each of the said Units provide direct and sole access.

AMENDMENTS TO SCHEDULE 'G'

(Architect)

I certify that:

Each building on the property included in the phase has been constructed in accordance with the regulations made under the *Condominium Act, 1998*, with respect to the following matters:

(Check whichever boxes are applicable)

1. ☒ The exterior building envelope, including roofing assembly, exterior wall cladding, doors and windows, caulking and sealants, is weather resistant if required by the construction documents and has been completed in general conformity with the construction documents.
2. ☒ Except as otherwise specified in the regulations, floor assemblies are constructed to the sub-floor.
3. ☒ Except as otherwise specified in the regulations, walls and ceilings of the common elements, excluding interior structural walls and columns in a unit, are completed to the drywall (including taping and sanding), plaster or other final covering.
4. ☒ All underground garages have walls and floor assemblies in place.

OR

- ☐ There are no underground garages.
5. ☐ All elevating devices as defined in the *Elevating Devices Act* are licensed under that Act if it requires a licence, except for elevating devices contained wholly in a unit and designed for use only within the unit.

OR

- ☐ There are no elevating devices as defined in the *Elevating Devices Act*, except for elevating devices contained wholly in a unit and designed for use only within the unit.
6. ☐ All installations with respect to the provision of water and sewage services are in place.
7. ☐ All installations with respect to the provision of heat and ventilation are in place and heat and ventilation can be provided.
8. ☐ All installations with respect to the provision of air conditioning are in place.

OR

- ☐ There are no installations with respect to the provision of air conditioning.
9. ☐ All installations with respect to the provision of electricity are in place.
10. ☐ All indoor and outdoor swimming pools are roughed in to the extent that they are ready to receive finishes, equipment and accessories.

OR

- ✓ There are no indoor and outdoor swimming pools.
- 11. ✓ Except as otherwise specified in the regulations, the boundaries of the units are completed to the drywall (not including taping and sanding), plaster or other final covering, and perimeter doors are in place.

Dated this ... day of,

.....
(signature)

.....
(print name)
Architect

AMENDMENTS TO SCHEDULE 'G'
(Engineer)

I certify that:

Each building on the property included in the phase has been constructed in accordance with the regulations made under the *Condominium Act, 1998*, with respect to the following matters:

(Check whichever boxes are applicable)

1. ☐ The exterior building envelope, including roofing assembly, exterior wall cladding, doors and windows, caulking and sealants, is weather resistant if required by the construction documents and has been completed in general conformity with the construction documents.
2. ☐ Except as otherwise specified in the regulations, floor assemblies are constructed to the sub-floor.
3. ☐ Except as otherwise specified in the regulations, walls and ceilings of the common elements, excluding interior structural walls and columns in a unit, are completed to the drywall (including taping and sanding), plaster or other final covering.
4. ☐ All underground garages have walls and floor assemblies in place.

OR

- ☐ There are no underground garages.
5. ☒ All elevating devices as defined in the *Elevating Devices Act* are licensed under that Act if it requires a licence, except for elevating devices contained wholly in a unit and designed for use only within the unit.

OR

- ☐ There are no elevating devices as defined in the *Elevating Devices Act*, except for elevating devices contained wholly in a unit and designed for use only within the unit.
6. ☒ All installations with respect to the provision of water and sewage services are in place.
7. ☒ All installations with respect to the provision of heat and ventilation are in place and heat and ventilation can be provided.
8. ☒ All installations with respect to the provision of air conditioning are in place.

OR

- ☐ There are no installations with respect to the provision of air conditioning.
9. ☒ All installations with respect to the provision of electricity are in place.
10. ☐ All indoor and outdoor swimming pools are roughed in to the extent that they are ready to receive finishes, equipment and accessories.

OR

☐ There are no indoor and outdoor swimming pools.

11. ☐ Except as otherwise specified in the regulations, the boundaries of the units are completed to the drywall (not including taping and sanding), plaster or other final covering, and perimeter doors are in place.

Dated this ... day of,

.....
(signature)

.....
(print name)
Professional Engineer

AMENDMENTS TO SCHEDULE 'G'
STATEMENT FROM MUNICIPALITY

The Town of Oakville hereby confirms that the facilities and services have installed and provided sufficiently to ensure the independent operation of the Halton Standard Condominium Corporation No. 2000 if no subsequent phases are created.

OR

The Town of Oakville hereby confirms that A.B.C. Ontario Inc. has posted a bond that is sufficient to ensure the independent operation of Halton Standard Condominium Corporation No. 2000 if no subsequent phases are created.

.....
(signature)

.....
(print name)
Clerk – Town of Oakville
I have the authority to bind the Town of Oakville.

SCHEDULE 'K'

The Approving Authority, being the Regional Municipality of Halton approved the amendments to Parts 1 and 2 and exempted Parts 5 and 6 of the description with the following (*or with no*) conditions.

(List of conditions, if applicable)