

DISCLOSURE STATEMENT

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(under subsection 72(4) of the *Condominium Act, 1998*)

Declarant’s name: 1815496 ONTARIO LIMITED
Declarant’s municipal address: 6625 Kitimat Road, Unit 51, Mississauga, Ontario L5N 6J1

Brief legal Description of the property/proposed property:

All that portion of land and premises situate, lying and being in the City of Barrie, in the County of Simcoe, being composed of:

Part of:

Firstly: Pt Pk Lot 1, Plan 302, Vespra as in RO1244968;
Secondly: Pt Pk Lot 1, Plan 302, Vespra as in RO1211546; City of Barrie
Being part of Part 1 51R41384
Being Part of PIN 58361-0831 (LT)

Mailing address of the property/proposed property: To be determined

Municipal address of the property/proposed property: To be determined

Condominium Corporation: SIMCOE STANDARD CONDOMINIUM CORPORATION NO. -to be determined on registration (known as the “Corporation”)

The Table of Contents is a guide to where the disclosure statement deals with some of the more common areas of concern to purchasers. Purchasers should be aware that the disclosure statement, which includes a copy of the existing or proposed declaration, by-laws and rules, contains provisions that are of significance to them, only some of which are referred to in this Table of Contents.

Purchasers should review all documentation.

In this Table of Contents,

“unit” or “units” include proposed unit or units;

“common elements” includes proposed common elements;

“common interest” includes a proposed common interest; and

“property” includes proposed property.

This Disclosure Statement deals with significant matters, including the following:

	MATTER		Specify the article, paragraph (and/or clause) and page number where the matter is dealt with in the existing or proposed declaration, by-laws, rules or other material in the disclosure statement
1.	The Corporation is a freehold condominium corporation that is a standard condominium corporation.	Yes No [X]	Refer to: Section 2 (Disclosure Statement) and Section 1.3 (Declaration)
2.	The property or part of the property is or may be subject to the <i>Ontario New Home Warranties Plan Act</i> .	Yes No [X]	Refer to: Section 6.1 Disclosure Statement)

3.	The common elements and the units are enrolled or are intended to be enrolled in the Plan within the meaning of the <i>Ontario New Home Warranties Plan Act</i> in accordance with the regulations made under that Act.	Yes No <input checked="" type="checkbox"/>	Refer to: Article 6.2 (Disclosure Statement)
	Note: Enrolment does not necessarily mean that claimants are entitled to warranty coverage. Entitlement to warranty coverage must be established under the Ontario New Home Warranties Plan Act		
4.	A building on the property or a unit has been converted from a previous use.	Yes No <input checked="" type="checkbox"/>	Refer to: Section 5 (Disclosure Statement)
5.	One or more units or part of the common elements may be used for commercial or other purposes not ancillary to residential purposes	Yes No <input checked="" type="checkbox"/>	Refer to: Section 17 (Disclosure Statement)
6.	A provision exists with respect to pets on the property.	Yes No <input checked="" type="checkbox"/>	Refer to: Sections 3.7, 3.8 and 4.2 (c) (Declaration) and the Rules
7.	There exist restrictions or standards with respect to the use of common elements or the occupancy or use of units that are based on the nature or design of the facilities and services on the property or on other aspects of the buildings located on the property.	Yes No <input checked="" type="checkbox"/>	Refer to: N/A
8.	The Declarant intends to lease a portion of the units.	Yes No <input checked="" type="checkbox"/>	Refer to: Section 8 (Disclosure Statement)
	The portion of units (or the common interests, as the case may be) to the nearest anticipated 25%, that the Declarant intends to lease is 0 percent.	Yes No <input checked="" type="checkbox"/>	Section 8 (Disclosure Statement)
9.	The common interest appurtenant to one or more units differs in an amount of 10% or more from that appurtenant to any other unit of the same type, size and design.	Yes No <input checked="" type="checkbox"/>	Refer to: Schedule “D” (Declaration) and the Budget
10.	The amount that the owner of one or more units is required to contribute to the common expenses differs in an amount of 10% or more from that required of the owner of any other unit of the same type, size and design.	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Refer to: Schedule “D” (Declaration) and the Budget
11.	One or more units are exempt from a cost attributable to the rest of the units	Yes No <input checked="" type="checkbox"/>	Refer to: Schedule “D” (Declaration) and the Budget

12.	<p>There is an existing or proposed by-law establishing what constitutes a standard unit.</p> <p>Under clause 43 (5) (h) of the Condominium Act, 1998, the Declarant is required to deliver to the board a schedule setting out what constitutes a standard unit.)</p>	<p>Yes No <input type="checkbox"/> [X]</p>	<p>Refer to: See Schedule attached to this Disclosure Statement</p>
13.	<p>Part or the whole of the common elements are subject to a lease or a license.</p>	<p>Yes No <input type="checkbox"/> [X]</p>	<p>Refer to: N/A</p>
14.	<p>Parking for owners is allowed:</p> <p>(a) in or on a parking unit;</p> <p>(b) on the common elements;</p> <p>(c) on a part of the common elements of which an owner has exclusive use.</p> <p>There are restrictions on parking.</p>	<p>Yes No [X]</p> <p>Yes No [X]</p> <p>Yes No [X]</p> <p>Yes No [X]</p>	<p>Refer to: Section 4.3 (Declaration), Rules and Section 4.3 (Disclosure Statement)</p>
15.	<p>Visitors must pay for parking.</p> <p>There is visitor parking on the property</p>	<p>Yes No [X]</p> <p>Yes No [X]</p>	<p>Refer to: Section 4.3(c) (Disclosure Statement) and Section 3.4 (Declaration)</p>
16.	<p>The Declarant may provide major assets and property, even though it is not required to do so.</p>	<p>Yes No <input type="checkbox"/> [X]</p>	<p>Refer to: Section 18 (Disclosure Statement)</p>
17.	<p>The corporation is required:</p> <p>(a) to purchase units or assets;</p> <p>(b) to acquire services;</p> <p>(c) to enter into agreements or leases with the Declarant or a subsidiary body corporate, holding body corporate or affiliated body corporate of the Declarant.</p>	<p>Yes No <input type="checkbox"/> [X]</p> <p>Yes No <input type="checkbox"/> [X]</p> <p>Yes No [X]</p>	<p>Refer to: Section 19 (Disclosure Statement)</p>
18.	<p>The Declarant or a subsidiary body corporate, holding body corporate or affiliated body corporate of the Declarant does own land adjacent to the land described in the description.</p> <p>(a) The current use of the land is vacant land.</p> <p>(b) The Declarant has made representations respecting the future use of the land. The disclosure statement contains a statement of the representations.</p> <p>(c) Applications have been</p>	<p>Yes No [X]</p>	<p>Refer to: Section 21 (Disclosure Statement)</p>

	submitted to an approval authority respecting the use of the land	Yes No [X]	
		Yes No [X]	
19.	To the knowledge of the Declarant, the Corporation intends to amalgamate with another corporation or the Declarant intends to cause the Corporation to amalgamate with another corporation within 60 days of the date of registration of the declaration and description for the Corporation.	Yes No <input type="checkbox"/> [X]	Refer to: Section 11 (Disclosure Statement)

The purchaser’s rights under the Condominium Act, 1998 to rescind an agreement of purchase and sale are set out at Articles 15 and 16 of the Disclosure Statement.

This Disclosure Statement is made the 27th day of June, 2018.