



**A VACANT LAND CONDOMINIUM PLAN  
BY WARREN D. SINCLAIR CONSTRUCTION LTD.**

**DISCLOSURE  
TABLE OF CONTENTS**

**Declarant's name:** Warren D. Sinclair Construction Ltd.

**Declarant's municipal address:** 264 Lawrence Ave., Kitchener, Ontario N2M 1V4

**Brief legal description of the property:** BLOCK 3 AND BLOCK 4, PLAN 37M89; SUBJECT TO AN EASEMENT OVER PT LT 18 CON GORE WOODHOUSE DESIGNATED AS PART 1 ON 37R11054 AS IN NR538790; NORFOLK COUNTY; being all of PIN 50220-0370 (LT) and 50220-0371 (LT)

**Mailing address of the property:** c/o Warren D. Sinclair Construction Ltd., 264 Lawrence Ave., Kitchener, Ontario N2M 1V4

**Municipal address of the property (if available):** unassigned number on Fernwood Drive, Simcoe, Ontario, with units bearing addresses on Serviceberry Lane, Tamarack Lane and Ironwood Street.

**Condominium Corporation:** Norfolk Vacant Land Condominium Corporation No. 40 (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 buyers. Buyers should be aware that the disclosure statement, which includes a copy of the existing 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,

1. "unit" or "units" include proposed unit or units;
2. "common elements" includes proposed common elements;
3. "common interest" includes a proposed common interest; and
4. "property" includes proposed property.

This disclosure statement deals with significant matters, including the following:

<b>Matter</b>		<b>Specify the article, paragraph (and/or clause) and page number where the matter is dealt with in the existing declaration, by-laws, rules or other material in the disclosure statement</b>
1. The Corporation is a freehold condominium corporation that is a vacant land condominium corporation.		Refer to:  Page 2 of the declaration, in second paragraph of the preamble prior to Article I  Article 1 on page 2 of the disclosure statement
2. The property or part of the property is or may be subject to the <i>Ontario New Home Warranties Plan Act</i> .	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Refer to:  Paragraph 2 of Article 4 starting on page 4 of the 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 <input type="checkbox"/> No <input checked="" type="checkbox"/>	Refer to:  Paragraph 2 of Article 4 on page 4 of the disclosure statement
4. A building on the property or a unit has been converted from a previous use.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Refer to:  Article 5 on page 4 of the disclosure statement
5. One or more units or a part of the common elements may be used for commercial or other purposes not ancillary to residential purposes.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Refer to:  Paragraph 2 of Article 3 on page 2 of the disclosure statement  Paragraph 1.a of Article II on page 4 of the declaration
6. A provision exists with respect to pets on the property.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Refer to:  Article 8 starting on page 5 of the disclosure statement  Article VII starting on page 14 of the declaration
7. There exist restrictions or standards with respect to the use of common elements or the occupancy and 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 <input checked="" type="checkbox"/> No <input type="checkbox"/>	Refer to:  Articles II through VIII of the declaration, and all of the rules
8. The Declarant intends to lease a portion of the units.  The portion of units to the nearest anticipated 25%, that the Declarant intends to lease is 0%.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Refer to:  Article 14 on page 6 of the disclosure statement
9. The common interest appurtenant to one or more units differs in an amount of 10 per cent or more from that appurtenant to any other unit of the same type, size and design.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Refer to:  Schedule D starting on page 24 of the declaration  Paragraph 13 of Article 23 on page 8 of the disclosure statement

<b>Matter</b>		<b>Specify the article, paragraph (and/or clause) and page number where the matter is dealt with in the existing declaration, by-laws, rules or other material in the disclosure statement</b>
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 per cent or more from that required of the owner of any other unit of the same type, size and design.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Refer to:  Schedule D starting on page 24 of the declaration  Paragraph 13 of Article 23 on page 8 of the disclosure statement
11. One or more units are exempt from a cost attributable to the rest of the units.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Refer to:  Article 18 starting on page 7 of the disclosure statement
12. There is an existing or proposed by-law establishing what constitutes a standard unit.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Refer to:  Paragraph c of Article XI on page 11 of By-law No. 1
13. Part or the whole of the common elements are subject to a lease or licence.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Refer to:  Article 19 on page 7 of the disclosure statement
14. Parking for owners is allowed:  (a) in or on a unit;  (b) on the common elements;  (c) on a part of the common elements of which an owner has exclusive use.  There are restrictions on parking.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>  Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>  Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>  Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Refer to:  Rules 5 to 9 under the heading "Traffic and Parking Control" on page 1 of the Rules  Article VIII starting on page 16 of the declaration  Article 9 on page 5 of the disclosure statement
15. Visitors must pay for parking.  There is visitor parking on the property.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>  Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Refer to:  Paragraph 1 of Article 9 on page 5 of the disclosure statement
16. The Declarant may provide major assets and property, even though it is not required to do so.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Refer to:  Paragraph 7 of Article 23 on page 7 of the disclosure statement
17. The corporation is required:  (a) to purchase units or assets;  (b) to acquire services;  (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.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>  Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>  Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Refer to:  Article 15 on page 7 of the disclosure statement  Paragraph 8 of Article 23 starting on page 8 of the disclosure statement

<b>Matter</b>		<b>Specify the article, paragraph (and/or clause) and page number where the matter is dealt with in the existing declaration, by-laws, rules or other material in the disclosure statement</b>
18. The Declarant or a subsidiary body corporate, holding body corporate or affiliated body corporate of the Declarant owns land adjacent to the land described in the description.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Refer to: Article 22 on page 7 of the disclosure statement
19. n/a		
20. n/a		
21. n/a		
22. There are the following restrictions with respect to the construction of a building or structure on a unit after the registration of the declaration and description:  (a) the size, location, construction standards, quality of materials and appearance of the building or structure;  (b) architectural standards and construction design standards of the building or structure;  (c) the time of commencement and completion of construction of the building or structure;  (d) the minimum maintenance requirements for the building or structure.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Refer to: Paragraph 12 in Article 23 on page 8 of the disclosure statement
23. The declarant has requested from the municipality in which the land is situated (or from the Minister of Municipal Affairs and Housing if the land is not situated in a municipality), a statement of the services provided by the municipality (or the Minister, as the case may be), including the construction and maintenance of roads, and has not received any statement in response to the request.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Refer to: Paragraph 1 in Article 23 on page 7 of the disclosure statement
24. n/a		
25. n/a		
26. n/a		
27. n/a		

The purchasers' rights under the *Condominium Act, 1998* to rescind an agreement of purchase and sale are set out at Pages 8 through 10, inclusive, of the disclosure statement where sections 73 and 74 of the Act are reproduced.

This disclosure statement is made this 9<sup>th</sup> day of July, 2019.