LRO # 37 Condominium Bylaw (Condominium Act 1998)

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 11

Properties

PIN 50849 - 0001 LT

Description UNIT 1, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0002 LT

Description UNIT 2, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0003 LT

Description UNIT 3, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0004 LT

Description UNIT 4, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0005 LT

Description UNIT 5, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0006 LT

Description UNIT 6, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0007 LT

Description UNIT 7, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0008 LT

Description UNIT 8, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0009 LT

Description UNIT 9, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0010 LT

Description UNIT 10, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0011 LT

Description UNIT 11, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

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Properties

PIN 50849 - 0012 LT

Description UNIT 12, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0013 LT

Description UNIT 13, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0014 LT

Description UNIT 14, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0015 LT

Description UNIT 15, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0016 LT

Description UNIT 16, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0017 LT

Description UNIT 17, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0018 LT

Description UNIT 18, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0019 LT

Description UNIT 19, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0020 LT

Description UNIT 20, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0021 LT

Description UNIT 21, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0022 LT

Description UNIT 22, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

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Properties

PIN 50849 - 0023 LT

Description UNIT 23, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0024 LT

Description UNIT 24, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0025 LT

Description UNIT 25, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0026 LT

Description UNIT 26, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0027 LT

Description UNIT 27, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0028 LT

Description UNIT 28, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0029 LT

Description UNIT 29, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0030 LT

Description UNIT 30, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0031 LT

Description UNIT 31, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0032 LT

Description UNIT 32, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0033 LT

Description UNIT 33, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

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Properties

PIN 50849 - 0034 LT

Description UNIT 34, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0035 LT

Description UNIT 35, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0036 LT

Description UNIT 36, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0037 LT

Description UNIT 37, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0038 LT

Description UNIT 38, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0039 LT

Description UNIT 39, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0040 LT

Description UNIT 40, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0041 LT

Description UNIT 41, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0042 LT

Description UNIT 42, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0043 LT

Description UNIT 43, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0044 LT

Description UNIT 44, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

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Properties

PIN 50849 - 0045 LT

Description UNIT 45, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0046 LT

Description UNIT 46, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0047 LT

Description UNIT 47, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0048 LT

Description UNIT 48, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0049 LT

Description UNIT 49, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0050 LT

Description UNIT 50, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0051 LT

Description UNIT 51, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0052 LT

Description UNIT 52, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0053 LT

Description UNIT 53, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0054 LT

Description UNIT 54, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0055 LT

Description UNIT 55, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

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Properties

PIN 50849 - 0056 LT

Description UNIT 56, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0057 LT

Description UNIT 57, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0058 LT

Description UNIT 58, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0059 LT

Description UNIT 59, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0060 LT

Description UNIT 60, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0061 LT

Description UNIT 61, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0062 LT

Description UNIT 62, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

PIN 50849 - 0063 LT

Description UNIT 63, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 49 AND ITS

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN NK174145; NORFOLK COUNTY

Address SIMCOE

Applicant(s)

Name NORFOLK VACANT LAND CONDOMINIUM CORPORATION NO. 49

Address for Service c/o Sinclair Homes 264 Lawrence Avenue

Kitchener, ON

Norfolk Vacant Land Condominium Corporation Number 49 hereby certifies that by-law number Two (2) attached hereto See Schedules is a true copy of the by-law. The by-law was made in accordance with the Condominium Act, 1998.

The owners of a majority of the units in the Corporation have voted in favour of confirming the by-law with or without amendment.

A person or persons with authority to bind the corporation has/have consented to the registration of this document.

Signed By

Randelle Coreen Bell 115 King Street South, Suite acting for Signed 2024 10 08

300 Waterloo N2J 5A3 Applicant(s)

LRO # 37 Condominium Bylaw (Condominium Act 1998)

Receipted as NK175558 on 2024 10 08 at 14:33

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 7 of 11

Signed By

Tel 519-593-3264 Fax 519-743-2540

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

MILLER THOMSON LLP 115 King Street South, Suite 300 Waterloo

2024 10 08

N2J 5A3

Tel 519-593-3264 Fax 519-743-2540

Fees/Taxes/Payment

Statutory Registration Fee \$69.95 Total Paid \$69.95

File Number

Applicant Client File Number: 284909.2

CERTIFICATE IN RESPECT OF A BY-LAW

(UNDER SUBSECTION 14(1) OF ONTARIO REGULATION 48/01 AND SUBSECTION 56(9) OF THE CONDOMINIUM ACT, 1998 AND REFERRED TO IN SUBSECTION 38(1) OF ONTARIO REGULATION 49/01)

Condominium Act, 1998

NORFOLK VACANT LAND CONDOMINIUM CORPORATION NO. 49 (known as the "Corporation") certifies that:

- 1. The copy of By-law No. 2, attached as Schedule "A", is a true copy of the By-law.
- 2. The By-law was made in accordance with the Condominium Act, 1998.
- 3. (Please check the statement that applies)

☑The owners of a majority of the units of the Corporation have voted in favour of confirming the by-law with or without amendment (if clause 56 (10) (a) of the Condominium Act, 1998 applies but subsection 14(2) of Ontario Regulation 48/01 does not apply).

⊟The majority of the owners present or represented by proxy at a meeting of owners have voted in favour of confirming the by-law with or without amendment (if clause 56(10) (a) of the Condominium Act, 1998 applies and subsection 14(2) of Ontario Regulation 48/01 apply).

4. (Please check the following statement, if the by-law is a joint by-law under section 59 of the Condominium Act, 1998)

☐ The by-law is a joint by-law made under section 59 of the Condominium Act, 1998 and is not effective until the corporation that made it, being ______, have each registered a copy of the joint by-law in accordance with subsection 56(9) of the Condominium Act, 1998.

DATED this 7th day of October, 2024.

NORFOLK VACANT LAND CONDOMINIUM CORPORATION NO. 49

Per: Warren Sindair
Nathe 21 Warten Sinclair

Per: <u>Dan Sindair</u>

Signed by:

I/We have the authority to bind the Corporation

Norfolk Vacant Land Condominium Corporation No. 49 (the "Corporation")

By-law No. 2

A By-law Approving an Easement in favour of Hydro One Networks Inc.

WHEREAS section 21 of the *Condominium Act, 1998*, (the "**Act**") provides that a condominium corporation may by by-law grant or transfer an easement or license through the common elements;

AND WHEREAS Hydro One Networks Inc. ("**Hydro One**") requires an easement in the form appended as Appendix A hereto (the "**Hydro One Easement**") to provide hydroelectric power and related services and equipment to the units and common elements comprising Norfolk Vacant Land Condominium Plan No. 49 (the "**Plan**");

AND WHEREAS the board of directors ("**Board**") of the Corporation has determined it is necessary for the effective completion of development and operation of the Plan, and the comfort and enjoyment of all future homeowners and residents of the units in the Plan, that the Hydro One Easement be granted;

NOW THEREFORE:

- 1. The Corporation hereby grants unto Hydro One the Hydro One Easement and authorizes the Board to direct and see to the registration thereof in substantially the form appended hereto against title to all of the units of the Plan in accordance with subsection 56(10) of the Act.
- 2. Any provision in any existing by-law of the Corporation that addresses or otherwise deals with the matters set out herein is hereby deemed amended so as to comply and be in accordance with the provisions of this by-law.

APPENDIX A

PROPOSED EASEMENT IN FAVOUR OF HYDRO ONE NETWORKS INC.

INTEREST/ESTATE TRANSFERRED – EASEMENT IN GROSS

- 1. The Transferor hereby grants to Hydro One Networks Inc. (herein called the "Transferee"), its successors and assigns, the perpetual rights, easements, rights of way, covenants, agreements and privileges as herein set out in, through, under, over, across, along and upon the units and common elements of Norfolk Vacant Land Condominium Plan No. 49, being the lands legally described as Units 1 through 63 (both inclusive) of Norfolk Vacant Land Condominium Plan No. 49, and their appurtenant common interest (the "Lands"):
 - a. To erect, maintain, operate, repair, replace, relocate, upgrade, reconstruct and remove at any time and from time to time, an electrical transmission line or lines and communication line or lines consisting of poles and anchors with all necessary guys, braces, wires, cables, padmount equipment, if necessary, underground cable and associated material and equipment (all or any of which works are herein called "the **Line**");
 - To enter on and erect, maintain and use such gates as the Transferee may from time to time consider necessary in any fences which are now or may hereafter be installed on the Lands by the Transferor;
 - c. To enter on and mark the location of the Line under the Lands by suitable markers, but said markers when set in the ground shall be placed in fences or other locations which will not interfere with any reasonable use the Transferor shall make of the Lands;
 - d. (i) to enter on and selectively cut trees and shrubs on the Lands and to keep it clear of all trees, shrubs and brush which may interfere with the safe operation and maintenance of the Line:
 - (ii) in the event that the Transferor is the registered owner of lands adjacent to the Lands (the "Adjacent Lands"), and subject to payment of additional compensation therefor, to cut, prune and remove, if necessary, trees located on the Adjacent Lands whose condition renders them liable to interfere with the safe operation and maintenance of the Line;
 - e. To conduct engineering and legal surveys in, on and over the Lands;
 - To clear those portions of the Lands on which the Line is located and keep such lands clear of all buildings, structures or other obstructions of any nature whatsoever (including swimming pools and wading pools) including removal of any materials which in the opinion of the Transferee are hazardous to the Line. Notwithstanding the foregoing, in all cases where in the sole discretion of the Transferee the safe operation and maintenance of the Line is not endangered or interfered with, the Transferor from time to time or the person or persons entitled thereto, may with prior written approval of the Transferee, at the Transferor's own expense construct and maintain roads, lanes, walks, drains, sewers, water pipes, oil and gas pipelines and fences (not to exceed 2 metres in height) on or under the Lands or any portion thereof, provided that prior to commencing any such installation, the Transferor shall give to the Transferee 30 days' notice in writing so as to enable the Transferee to have a representative inspect the site and be present during the performance of the work and that the Transferor complies with any instructions that may be given by such representative in order that such work may be carried out in such a manner as not to endanger, damage or interfere with the Line. For clarity, the Transferor agrees it shall not, without the Transferee's consent in writing, change or permit the change of the existing configuration, grade or elevation of those portions of the Lands on which the Line is located and the Transferor further agrees that no excavation or opening or work which may disturb or interfere with the existing surface of those portions of the Lands on which the Line is located shall be done or made unless consent therefore in writing has been obtained from Transferee;
 - g. To enter on, to exit from and to pass and repass at any and all times in, over, along, upon, across, through and under the Lands as may be reasonably necessary, at all reasonable times, for the Transferee and its respective officers, employees, workers, permitees, servants, agents, contractors, subcontractors, with or without vehicles, supplies, machinery, plant, material and equipment of all purposes necessary or convenient to the exercise and enjoyment of the said rights and easement subject to payment by the Transferee of compensation for any crop or other physical damage only to the Land caused by the exercise of this right of entry and passageway; and
 - h. To remove, relocate and reconstruct the Line on or under the Lands, subject to payment by the Transferee of additional compensation for any damage caused thereby.

- 2. This Transfer of Easement shall be subject to The Planning Act, R.S.O. 1990, c. P. 13, as amended.
- 3. This Transfer of Easement is given for the purpose of an electricity distribution or electricity transmission line within the meaning of Part VI of the *Ontario Energy Board Act*, 1998, S.O. 1998, c. 15. Sched B, as amended.
- 4. The Transferor agrees that notwithstanding any rule of law or equity, the works installed by the Transferee shall at all times remain the property of the Transferee, notwithstanding that such works are or may become annexed or affixed to the Lands and shall at any time and from time to time be removable in whole or in part by Transferee.
- 5. No waiver of a breach or any of the covenants of this grant of Rights shall be construed to be a waiver of any succeeding breach of the same or any other covenant.
- 6. All covenants herein contained shall be construed to be several as well as joint where the context or the identity of the Transferor/Transferee so requires.
- 7. The burden and benefit of this Transfer of Easement shall run with the Lands and the works and undertaking of the Transferee and shall be binding upon and endure to the benefit of the parties hereto, and their respective heirs, executors, administrators, successors and assigns.
- 8. Notwithstanding anything contained herein to the contrary, the Transferee acknowledges that the Transferor shall be constructing residential dwellings on the Lands and provided that such residential dwellings are constructed based on plans as approved by the Municipality and do not interfere with the safe operation and maintenance of the Line, the Transferor shall not have to obtain approval from the Transferee pursuant to the terms herein and the construction of such residential dwellings shall in no way be deemed to contravene the terms of this Easement.
- 9. The Transferor acknowledges that the Transferee has minimum clearance requirements with respect to the distance between the Line and any structures, buildings, dwellings and/or landscaping (the "Clearance Requirements"). The Transferor covenants and agrees that the Transferor shall abide by all then current Clearance Requirements.