

Schedule "A"

**OTTAWA-CARLETON STANDARD CONDOMINIUM
CORPORATION NO. 815**

BY-LAW NO. 7

BE IT ENACTED as By-law No. 7 (being a By-law to define standard units) of Ottawa-Carleton Standard Condominium Corporation No. 815 (hereinafter referred to as the "Corporation") as follows:

**ARTICLE I
DEFINITIONS**

All words used herein which are defined in the *Condominium Act, 1998*, or any Regulations thereunder, or any successor, ("the Act") shall have ascribed to them the meanings set out in the Act as amended from time to time.

**ARTICLE II
GENERAL**

- (1) The purpose of this By-law is to define the standard units in this condominium.
- (2) In this condominium, there are three (3) different classes of standard units. The standard unit for each class is defined or described in plans and/or specifications contained in the schedule(s) indicated for the particular class. The classes and schedule(s) are as follows:

Class Number	Class Description	Units	Schedule(s)
1	Residential Units	Units 1 to 7, Levels 4, 12, 14 & 15 Units 1 to 9, Levels 5 & 7 Units 1 to 8, Levels 6, 8, 9, 10 & 13 Units 1 to 6, Level 11 Units 1 to 5, Level 16 Units 1 to 3, Level 17 Units 1 to 4, Level 18	1
2	Parking Units	Units 1 to 26, Level A Units 1 to 42, Level B Units 1 to 44, Level C	2 & 4
3	Storage Units	Units 27 to 47, Level A Units 43 to 92, Level B Units 45 to 86, Level C	3 & 4

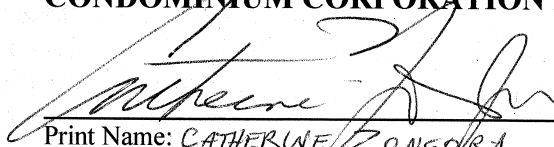
**ARTICLE III
MISCELLANEOUS**

- (1) The standard unit description(s) in this by-law replace(s) any previous standard unit description(s) (for the same classes of unit), including any such description(s) provided by the declarant pursuant to Section 43 (5) (h) of the Act. Any such previous description(s) no longer apply.
- (2) Invalidity: The invalidity of any part of this By-law shall not impair or affect in any manner the validity and enforceability or effect of the balance thereof.
- (3) Waiver. No restriction, condition, obligation or provision contained in this By-law shall be deemed to have been abrogated or waived by reason of any failure to enforce the same irrespective of the number of violations or breaches thereof which may occur.
- (4) Headings: The headings in the body of this By-law form no part thereof but shall be deemed to be inserted for convenience of reference only.
- (5) Alterations: This By-law or any parts thereof may be varied, altered or repealed by a By-law passed in accordance with the provisions of the Act, and the Declaration.
- (6) Preparation: This document was prepared in the year 2023 by Davidson Houle Allen LLP Condominium Law in conjunction with the corporation.

The foregoing By-law is hereby passed by the Directors and confirmed by the owners pursuant to the *Condominium Act, 1998* of Ontario.

DATED this 28th day of November, 2023.

**OTTAWA-CARLETON STANDARD
CONDOMINIUM CORPORATION NO. 815**



Print Name: CATHERINE ZONGORA
Print Title: PRESIDENT, OCSCC 815

I have authority to bind the Corporation.

Schedule "1"
Standard Units - Class 1
[Residential Units]

The standard units contain no features. Therefore, all features of the units are unit improvements. **The Corporation accordingly does not arrange insurance covering any features of these units.**

FURTHER NOTE: The result of this standard unit description is that the owners must (if they wish) arrange their own insurance coverage for these units. The Corporation strongly recommends that all owners consider arranging for such insurance coverage. OTHERWISE: In cases where owners do not have insurance coverage (for these units), the owner may be obligated to pay for any required repairs to the unit (without benefit of any insurance protection). ALSO: If an owner ever fails to fulfill the owner's repair obligations with reasonable haste, the Corporation may complete the required work (on the owner's behalf) pursuant to provisions allowing for such in the Act and/or the Declaration. Any related costs incurred by the Corporation may then be added to the owner's common expenses.

Schedule "2"
Standard Units - Class 2
[Parking Units]

The standard units include:

- (a) Any asphalt and/or traffic topping and/or waterproofing membrane as per the original construction.
- (b) Painted lines.

Schedule "3"
Standard Units - Class 3
[Storage Units]

The standard units include:

- (a) A concrete surface.
- (b) Metal cage dividing some storage units as per the original construction.
- (c) Fan equipment venting between the storage units and the garage as per the original construction.

Schedule "4"
Standard Units – Additional Terms

- (1) Where the materials or specifications for the particular class of standard unit are uncertain or incomplete, the standard unit specifications and materials shall be consistent with "Builder's Standard" construction. In the case of any dispute as to what constitutes "Builder's Standard", a comparison shall be had to the quality of the particular feature being offered by builders of comparable construction at the time of the damage.
- (2) The standard unit does not include features which are part of the common elements. The Corporation's declaration determines which features are part of the common elements and which features are parts of the units. To the extent that the standard unit description includes features which are part of the common elements, they are included for reference and information purposes. They are not intended to be part of the standard unit.
- (3) Except as otherwise indicated in this By-law, the standard unit(s) shall include all features of the units mentioned in the declaration or shown in the description (including all registered architectural and structural drawings) of the condominium. In the case of any inconsistency between the description and the schedules to this By-law, the schedules to this By-law shall prevail.
- (4) All replacement materials and re-construction shall conform to all applicable Codes and Regulations, including the Ontario Building Code, Ontario Fire Code, Ontario Electrical Safety Code, current Municipal regulations and by-laws, and all applicable bulletins in force. If any component of the standard unit must be upgraded or changed in order to comply with any applicable governmental regulation or code or other law applicable to the repair of insured damage or destruction, the said upgrade or change shall be considered part of the standard unit despite not being clearly defined herein as being part of the standard unit.
- (5) Where the schedules to this By-law refer to specific brands of equipment or materials, this shall be deemed to include equivalent brands.

**CERTIFICATE IN RESPECT OF A BY-LAW
(UNDER SUBSECTION 38 (1) OF ONTARIO REGULATION 49/01 AND SUBSECTION
56 (9) OF THE CONDOMINIUM ACT, 1998)**

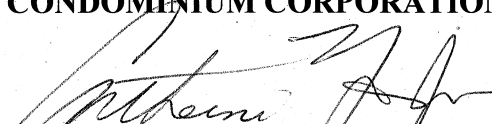
Condominium Act, 1998

Ottawa-Carleton Standard Condominium Corporation No. 815 (known as the "Corporation") certifies that:

1. The copy of By-law No. 7, 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. The owners of a majority of the units of the Corporation have voted in favour of confirming the By-law.

Dated this 28 day of NOVEMBER, 2023.

**OTTAWA-CARLETON STANDARD
CONDOMINIUM CORPORATION NO. 815**



Print Name: CATHERINE ZONGORA
Print Title: PRESIDENT, CCSCC 815

I have authority to bind the Corporation.