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CREEKSIDE TRAILS
800 MYERS ROAD

PROPOSED WATERLOO STANDARD PHASED CONDOMINIUM PLAN

June 2022

Form 12
Condominium Act, 1998
DISCLOSURE STATEMENT
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(under subsection 72 (4) of the *Condominium Act, 1998 – the “Act”*)

Declarant’s name: Will-O Homes (C.S.) Inc.

Declarant’s municipal address: 55 Reinhart PL, PO Box 187, Petersburg, Ontario NOB 2H0.

Brief legal description of the property: Firstly, part of Part Lot 4 Concession 10 as in WS561914, and, secondly, part of Part Lot 4 Concession 10 designated as Parts 1 to 3 on 67R1612, Township of North Dumfries, Regional Municipality of Waterloo.

Mailing address of the property: c/o 55 Reinhart PL, PO Box 187, Petersburg, Ontario NOB 2H0.

Municipal address of the property (if available): 800 Myers Road, Cambridge, Ontario.

Condominium Corporation: Proposed Waterloo Standard Condominium Corporation No. _____, which is subject to the provisions of the Act (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:

- “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:

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Matter		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
1. The Corporation is a freehold condominium corporation that is a standard condominium corporation, which will be phased.		Refer to: Page 1 of the declaration, in third paragraph of the preamble prior to Article I.
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 ✓	Refer to: Paragraph 1 of Article 4 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. Note: Enrolment does not necessarily mean that claimants are entitled to warranty coverage. Entitlement to warranty coverage must be established under the <i>Ontario New Home Warranties Plan Act</i> .	Yes No ✓	Refer to: Paragraph 1 of Article 4 on Page 4 of the disclosure statement.
4. A building on the property has been converted from a previous use.	Yes No ✓	Refer to: Article 5 on page 5 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 No ✓	Refer to: Article 6 on page 5 of the disclosure statement, and Paragraph 2 of Article II on page 3 of the declaration.
6. A provision exists with respect to pets on the property.	Yes No ✓	Refer to: Article 9 on pages 5 – 6 of the disclosure statement, and Article VI on pages 13 – 15 of the declaration, and Rules 1-3 under the heading “Pets” on pages 2 – 3 of the rules.
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 No ✓	Refer to: Paragraph 11 of Article 25 on page 9 of the disclosure statement.
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 No ✓	Refer to: Article 15 on Page 6 of the disclosure statement. Article 25/Section 73 and 74 of the <i>Condominium Act, 1998</i> /Definitions paragraph 2 (c)
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 No ✓	Refer to: Schedule D on page 24 of the declaration and paragraph 13 of Article 25 on page 9 of the disclosure statement.

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 No ✓	Refer to: Schedule D on page 25 of the declaration and paragraph 12 of Article 25 on page 9 of the disclosure statement.
11.	One or more units are exempt from a cost attributable to the rest of the units.	Yes No ✓	Refer to: Article 20 on Page 7 of the disclosure statement.
12.	There is an existing or proposed by-law establishing what constitutes a standard unit.	Yes No ✓	Refer to: Paragraph G of Article 12 on page 6 of the disclosure statement and Article XI, Standard Unit definition, on pages 12 – 13 of By-Law No. 1.
13.	Part or the whole of the common elements are subject to a lease or licence.	Yes No ✓	Refer to: Article 21 on page 7 of the disclosure statement.
14.	Parking for owners is allowed: (a) in or on a unit (if unit a garage); (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 No ✓ Yes No ✓ Yes No ✓ Yes No ✓	Refer to: Rules 1-8 under the heading "Traffic and Parking Control" on pages 1 – 2 of the rules, and paragraphs 1 to 13 under the heading "Parking" of Article VII on pages 16 – 17 of the declaration, and paragraphs 1-7 of Article 24 on pages 7 – 8 of the disclosure statement.
15.	Visitors must pay for parking. There is visitor parking on the property.	Yes No ✓ Yes No ✓	Refer to: Rules 1-8 under the heading "Traffic and Parking Control" on pages 1 – 2 of the rules, and paragraphs 1 to 13 under the heading "Parking" of Article VII on pages 16 – 17 of the declaration, and paragraphs 1-7 of Article 24 on pages 7 – 8 of the disclosure statement.
16.	The Declarant may provide major assets and property, even though it is not required to do so.	Yes No ✓	Refer to: Paragraph 7 of Article 25 on Page 8 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 No ✓ Yes No ✓ Yes No ✓	Refer to: Paragraph 8 of Article 25 on page 9 of the disclosure statement. Paragraph 8 of Article 25 on page 9 of the disclosure statement. Paragraph 8 of Article 25 on page 9 of the disclosure statement.

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 No √	Paragraphs 1 – 2 of Article 26 on page 9 of the disclosure statement.
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 √	Refer to: Article 18 on page 7 of the disclosure statement.
20.	n/a		
21.	n/a		
22.	n/a		
23.	n/a		
24.	The declarant intends to create one or more phases after the creation of the unit. Under clause 147 (1) (b) of the <i>Condominium Act, 1998</i> , the declarant is not required to create a phase after the creation of the unit.	Yes No √	Refer to: Paragraphs 1 – 5 of Article 2 on page 1 of the disclosure statement.
25.	Under clause 51 (h) of Ontario Regulation 48/01, no amendments to the declaration and description creating a phase may be registered after more than 10 years after the registration of the declaration and description that created the Corporation.		Refer to: Paragraph 5 of Article 2 on page 1 of the disclosure statement.
26.	The disclosure statement includes information about each phase that the declarant intends to create.		Refer to: Articles 1 and 2 on pages 1 – 2 of the disclosure statement.
27.	n/a		

The purchasers' rights under the *Condominium Act, 1998* to rescind an agreement of purchase and sale are set out at Pages 10 and 11, inclusive, of the disclosure statement where sections 73 and 74 of the Act are reproduced.

This disclosure statement is made this 3rd day of June, 2022.