

COMPLETE DISCLOSURE PACKAGE

**PROPOSED STANDARD CONDOMINIUM PLAN
761 WATERLOO STREET, SAUGEEN SHORES (PORT ELGIN), ONTARIO**

DISCLOSURE STATEMENT
TABLE OF CONTENTS
(under subsection 72 (4) of the *Condominium Act, 1998 – the “Act”*)

Condominium Act, 1998

Declarant’s name: 1674522 Ontario Ltd.

Declarant’s municipal address: 27 Manor Park Crescent, Guelph, Ontario N1H 4J1.

Brief legal description of the property: Part Lot 4, Plan 296, Part 4 on 3R561; Saugeen Shores; being PIN 33268-1020(LT).

Mailing address of the property: c/o 27 Manor Park Crescent, Guelph, Ontario N1H 4J1.

Municipal address of the property (if available): 761 Waterloo Street, Saugeen Shores, Ontario.

Condominium Corporation: Bruce Standard Condominium Corporation No. _____ (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:

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.		Refer to: Page 1 of the declaration, in the second 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: Article 9 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 No ✓	Refer to: Article 9 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 19 on page 6 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: Paragraph 2 of Article II on page 4 of the declaration.
6. A provision exists with respect to pets on the property.	Yes No ✓	Refer to: Article 7 on page 3 of the disclosure statement; Article VI on page 20 of the declaration; and Rules under Section G under the heading "Pets" on page 2 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: Article II of the declaration beginning on page 3, Paragraph E of the Rules on pages 1 and 2; and Article 3 of the disclosure statement on pages 1 to 2, inclusive.
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: Paragraph 6 of Article 3 on Page 2 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 No ✓	Refer to: Paragraph 3 of Article 1 on page 1 of the disclosure statement and Schedule D on page 30 of the declaration.
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: Paragraph 3 of Article 1 on page 1 of the disclosure statement and Schedule D on page 30 of the declaration.
11. One or more units are exempt from a cost attributable to the rest of the units.	Yes No ✓	Refer to: Paragraph 2 of Article 10 on page 5 of the disclosure statement.

12. There is an existing or proposed by-law establishing what constitutes a standard unit.	Yes No ✓	Refer to: Paragraph 4 g of Article 8 on page 4 of the disclosure statement and Article X on pages 10 to 12, inclusive, of By-Law Number One.
13. Part or the whole of the common elements are subject to a lease or licence.	Yes No ✓	Refer to: Article 13 on page 5 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 No ✓ Yes No ✓ Yes No ✓ Yes No ✓	Refer to: Rules under Section D under the heading "Traffic and Parking Control" on page 1 of the Rules; Article II, Paragraph 2 beginning on page 4 of the declaration; Article 6 on page 3 of the disclosure statement.
15. Visitors must pay for parking. There is visitor parking permitted on the property.	Yes No ✓ Yes No ✓	Refer to: Rules under Section D under the heading "Traffic and Parking Control" on page 1 of the Rules; Article II, Paragraph 2 beginning on page 4 of the declaration; Article 6 on page 3 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 6 of Article 19 on page 6 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 7 of Article 19 on page 6 of the disclosure statement. Paragraph 7 of Article 19 on page 6 of the disclosure statement. Paragraph 7 of Article 19 on page 6 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. (1) The current use of the land is a commercial office property. (2) The declarant has made representations respecting the future use of the land but has no intentions to change the existing use. (3) Applications have been submitted to an approval authority respecting the use of the land.	Yes No ✓ Yes No ✓ Yes No ✓	Refer to: Article 17 on page 6 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 v	Refer to: Article 11 on page 5 of the disclosure statement.
20.	n/a			
21.	n/a			
22.	n/a			
23.	n/a			
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 and 9, inclusive, of the disclosure statement where sections 73 and 74 of the Act are reproduced.

This disclosure statement is made this 8th day of September, 2015.