

## **What Should Owners Do With The Standard Unit Bylaw?**

As you know, it is our opinion that the *Condominium Act, 1998* requires that all existing condominium corporations pass by-laws to define the "standard units" in the condominium. According to the Act, the by-law must be passed before the corporation's first insurance renewal after May 5, 2001.

The standard unit by-law gives a description of the unit as unimproved. It is the responsibility of the condominium corporation to obtain insurance covering the unimproved or "standard" unit (subject to a reasonable deductible). Insurance for any improvement to the unit is the responsibility of the owner.

An improvement is any feature, which is not part of the standard unit description.

Therefore, when the standard unit by-law is passed, each owner should take a copy of the by-law to the owner's insurance broker. The owner should also give the broker a list of all features of the unit, which are not included in the standard unit description. Those are the unit improvements. The broker should then be asked to make sure that the owner's insurance policy provides adequate coverage for those improvements.

At present, most unit insurance policies provide an arbitrary amount of coverage for unit improvements - usually set at a percentage of the coverage for the owner's personal property or "contents". With a precise list of the unit improvements in hand, many owners and brokers may find that they can actually reduce the coverage for improvements. [They may find that they have actually been over-insured up until this time.] On the other hand, in some cases the insurance coverage may have to be increased.

At the end of the day, the standard unit description should enable owners and their brokers to more carefully assess the insurance requirements of the owner.

Schedule "A"

**CARLETON CONDOMINIUM CORPORATION NO. 296**

**BY-LAW NO. 6**

BE IT ENACTED as By-Law No. 6 (being a by-law to define standard units) of Carleton Condominium Corporation No. 296 (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 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, in accordance with the requirements of the Act.
- (2) Where the materials or specifications set out in this by-law 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.
- (3) 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 part of the units. To the extent that the attached schedules include 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.
- (4) 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 of the condominium including Sheets 1 to 13 of Part 2 of the description. In the case of any inconsistency between the declaration or description and the schedules to this By-Law, the schedules to this By-Law shall prevail.
- (5) All materials and construction shall conform to the current Ontario Building Code, Ontario Fire Code, Ontario Electrical Safety Code, current Municipal regulations and by-laws, and all applicable bulletins in force. Where conflicting requirements exist, the most stringent shall apply. 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. In general, all features of each standard unit shall be deemed to be upgraded to the current standard in the construction industry from time to time.
- (6) Where the schedules to this By-Law refer to specific brands of equipment or materials, this shall be deemed to include equivalent brands.

- (7) In this condominium, there are five (5) different classes of standard units. Each class is based upon a different model of unit in this condominium. The standard unit for each class or model is defined and described further in plans and 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	Class "A"	Level 1: Units 10, 11, 12, 13, 14, 15 and 16	1
2	Class "B"	Level 1: Units 17 and 18	1
3	Class "C"	Level 1: Units 1, 2, 5, 6, 7 and 8	1
4	Class "D"	Level 1: Units 3 and 4	1
5	Class "E"	Level 1: Unit 9	1

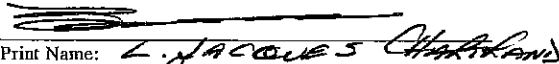
### ARTICLE III MISCELLANEOUS

- 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 hereof.
- 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.
- 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.
- Alterations: This By-law or any part thereof may be varied, altered or repealed by a By-law passed in accordance with the provisions of the Act, and the Declaration.

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 20 day of JANUARY, 2005.

CARLETON CONDOMINIUM CORPORATION NO. 296

  
Print Name: L. JACQUES CHARTRAND  
Print Title: PRESIDENT

I have authority to bind the Corporation

Version 6 - August 2002

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This document was prepared by Nelligan O'Brien Payne LLP for CCC #296 based on a thorough review of all relevant documentation and the specific circumstances of this condominium. This document may not be appropriate for another condominium.

Please note: The form from which this document was prepared is regularly revised and updated.

**Schedule "1"  
Specifications**

**General:**

- colonial style hollow masonite interior doors with brass doorknobs (keyless); bathroom doors have privacy lock
- central forced air electric heating
- separate water meter
- copper piping
- 40-circuit breaker panel - 100-amp underground installation (Units 10 to 16 inclusive)
- 40-circuit breaker panel - 200-amp underground installation (Units 1 to 9 inclusive and 17 and 18)
- rough-in for dishwasher
- heating ducts sized for future air conditioning
- 4 hardwired smoke detector
- 60-gallon electric hot water tank
- zero clearance "Selkirk" model fireplace with sentinel stack, metal firebox, complete with fire screen and glass doors, oak mantle, ceramic hearth, red sliced brick facade
- Standard chimney flue in units 6, 7, 11, 14, 15: standard, zero clearance Sentinel stack

**Basement:**

- two-piece powder room with American standard enamel on metal sink and toilet with vanity (no cupboards)
- large mirror 30" wide, 47" high
- standard fluorescent light fixture
- Armstrong "Coraire" cushioned vinyl flooring or equal - 6" width - 10 guage - standard
- plastic laundry tub with double taps
- electrical and plumbing hookups for washer and dryer and dryer vent to exterior - (all units except Units 3 and 4 which have their laundry room on second floor)

**Entrance:**

- glazed vitrified tile flooring (4" x 8" or 8" x 8")
- closet with double folding colonial style door with one shelf and wooden pull knob
- two ceiling pot light fixtures

**Master Bedroom:**

- 30-oz. polyester "Montebello" wall-to-wall carpeting with 30-oz. foam underpad
- drywall walls and ceiling - painted with standard quality flat latex - two coats undercoat and one coat finishing
- eight-foot drywall ceiling
- painted economy grade wood trim painted with standard quality flat latex - two coats undercoat and one coat finishing
- walk-in closet with single folding colonial style door with wooden pull-knob, one overhead shelf per side and one standard globe-style ceiling light fixture

**Ensuite Bathroom:**

- American standard baked enamel on metal toilet
- standard regular size bathtub with curtain rod, single lever control faucet, showerhead and vitrified ceramic tile tub surround tiled to ceiling
- baked enamel on metal sink with standard single head Delta faucet
- standard size wall mirror over cabinet
- glazed vitrified ceramic tile flooring (4' x 6" or 6" x 6")
- European-style plastic laminate cabinet with wood handles
- medicine cabinet in wall with 3 shelves
- European-style plastic laminate countertop

- ceiling pot light fixture

**Hallways and Stairs:**

- 30-oz. polyester "Montebello" wall-to-wall carpeting with 30-oz. foam underpad
- drywall walls and ceiling - painted with standard quality flat latex - two coats undercoat and one coat finishing
- linen closet with single folding colonial door, wood pull-knob and five wooden shelves
- oak handrail
- ceiling pot light fixture in basement hallway, second level hallway and front hall
- standard glass globe ceiling fixture in third level hallway

**Living Room:**

- 30-oz. polyester "Montebello" wall-to-wall carpeting with 30-oz. foam underpad
- drywall walls and ceiling - painted with standard quality flat latex - two coats undercoat and one coat finishing
- stipple on drywall ceiling - 8 feet in height
- painted economy-grade wood trim (two undercoats and one finishing coat)
- one ceiling fixture outlet near fireplace with wall switch

**Dining Room:**

- 30-oz. polyester "Montebello" wall-to-wall carpeting with 30-oz. foam underpad
- drywall walls and ceiling - painted with standard quality flat latex - two coats undercoat and one coat finishing
- stipple on drywall ceiling - 8 feet in height
- painted economy-grade wood trim (two undercoats and one finishing coat)
- electrical connection to install light fixture (no fixture included)

**Kitchen:**

- standard vinyl cushioned no-wax flooring
- drywall walls and ceiling - painted with standard quality flat latex - two coats undercoat and one coat finishing
- 8-foot drywall ceiling
- painted economy-grade wood trim (two undercoats and one finishing coat)
- one standard ceiling globe light fixture
- range hood vented to exterior
- one standard centre ceiling globe light fixture
- European-style plastic laminate cabinets with wood handles
- two standard plastic light switches
- single metal sink with single head faucet, two taps

**Bathroom:**

- American standard baked enamel on metal toilet
- standard regular size bathtub with curtain rod, single lever control faucet, showerhead and vitrified ceramic tile tub surround tiled to ceiling
- baked enamel on metal sink with standard single head Delta faucet
- large wall mirror over cabinet
- glazed vitrified ceramic tile flooring (4' x 6" or 6" x 6")
- European-style plastic laminate cabinet with wood handles
- medicine cabinet in wall with 3 shelves
- European-style plastic laminate countertop
- ceiling pot light fixture
- drywall walls and ceiling - painted with standard quality flat latex - two coats undercoat and one coat finishing
- 8-foot drywall ceiling
- painted economy-grade wood trim (two undercoats and one finishing coat)

- standard glass globe light fixture

**Secondary Bedrooms:**

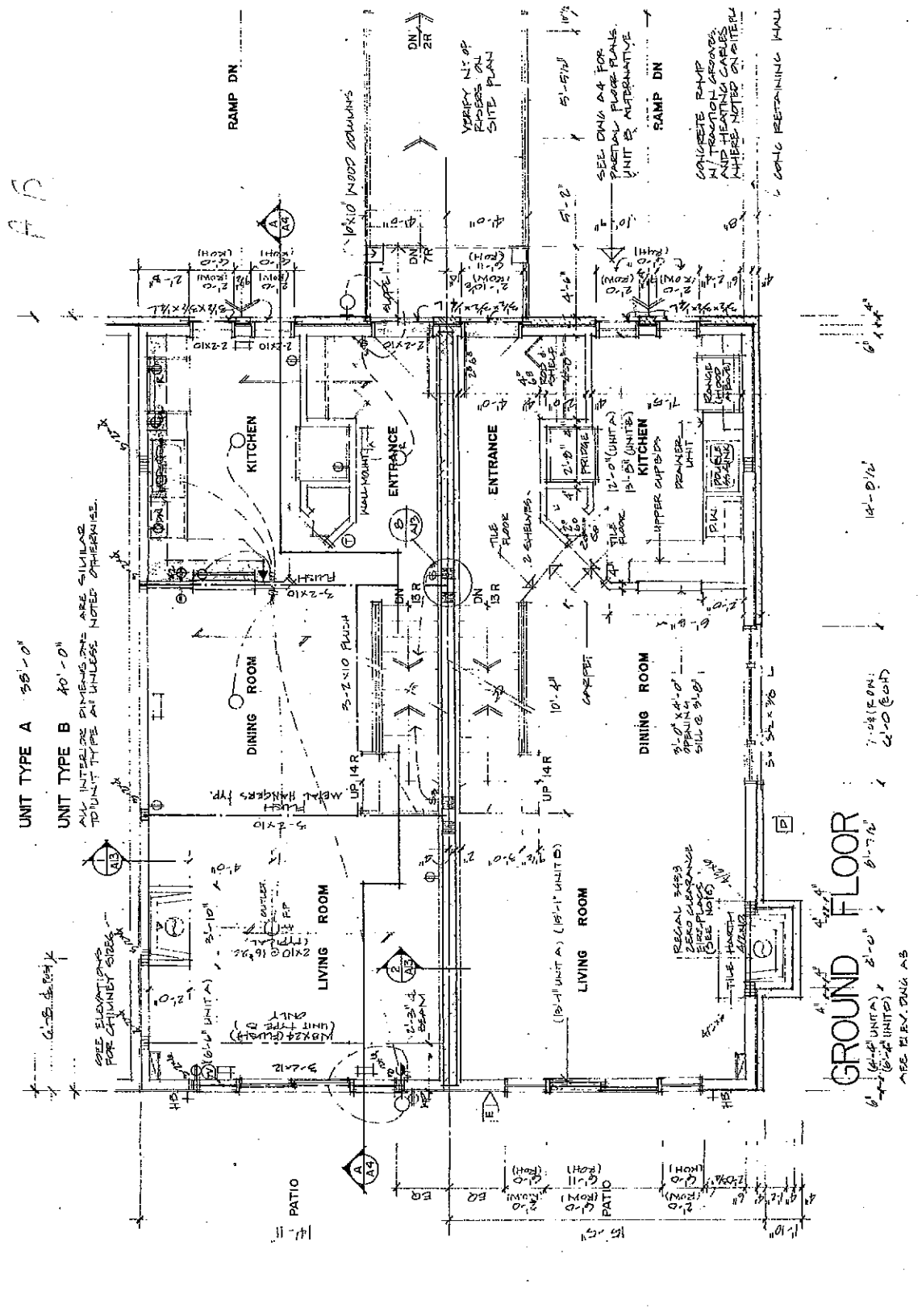
- 30-oz. polyester "Montebello" wall-to-wall carpeting with 30-oz. foam underpad
- drywall walls and ceiling - painted with standard quality flat latex - two coats undercoat and one coat finishing
- eight-foot drywall ceiling
- painted economy grade wood trim painted with standard quality flat latex - two coats undercoat and one coat finishing
- closet with double folding colonial-style door with wood doorknobs

**Standard Features**

Unless otherwise indicated herein, the following items shall simply be of standard quality and installation and in accordance with all relevant or applicable codes and regulations:

light switch and cover plates  
electrical outlets and cover plates  
plumbing  
drains  
insulation  
ducting, venting and associated fans  
door hardware  
smoke detectors  
vapour barrier  
electrical wiring  
paint  
trim  
cabinet hardware (bathroom(s) and kitchen)  
door bells - front and back

Schedule "2"  
Class "A" and "B"  
Floor Plans



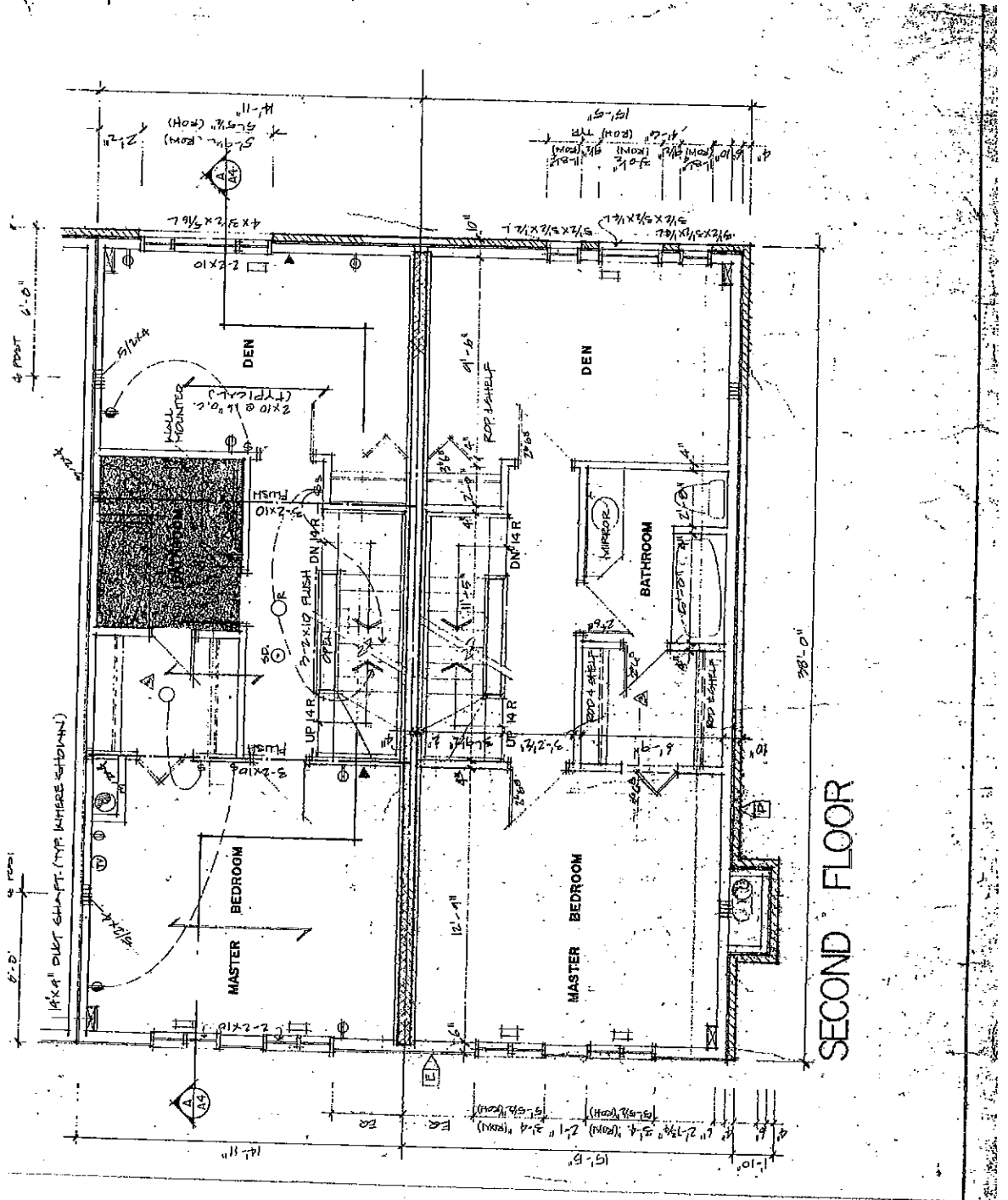
**GROUND FLOOR**

10'-0" (UNIT A) 8'-7 1/2"

14'-0" (UNIT B) 14'-0" (UNIT B)

SEE REV. DWG. A5

Schedule "2"  
Class "A" and "B"  
Floor Plans (continued)







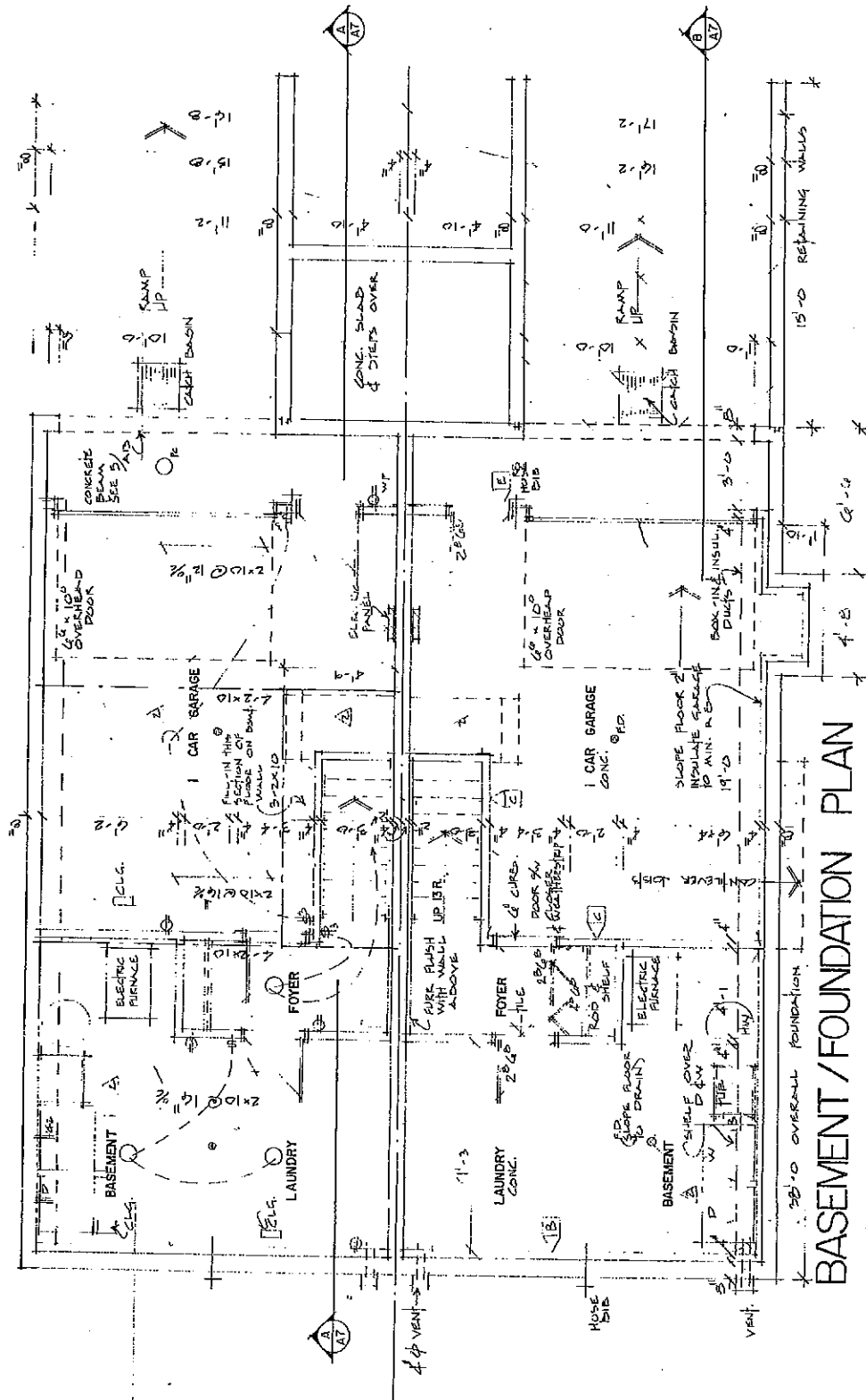








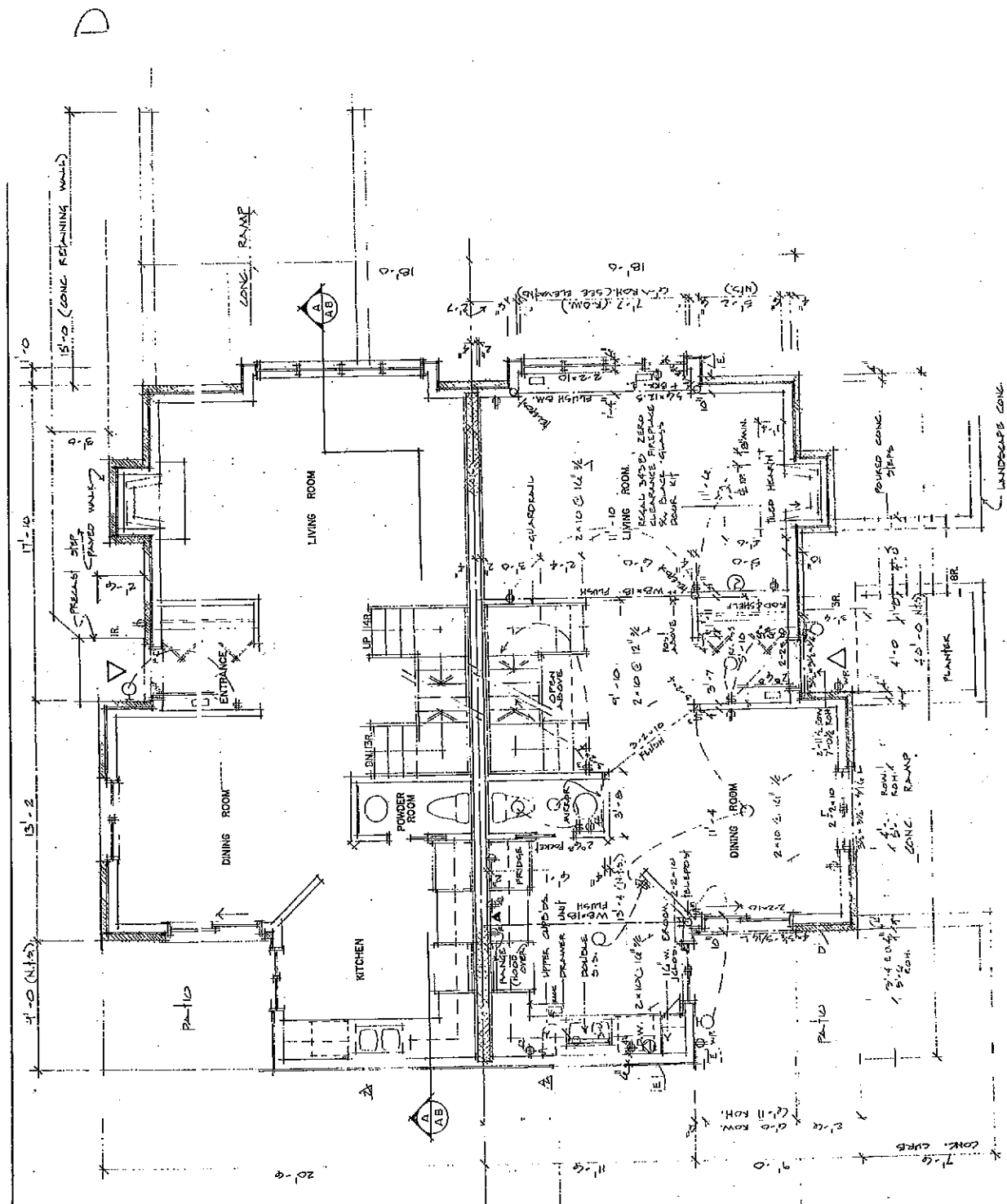
Schedule "3"  
Class "C"  
Floor Plans (continued)



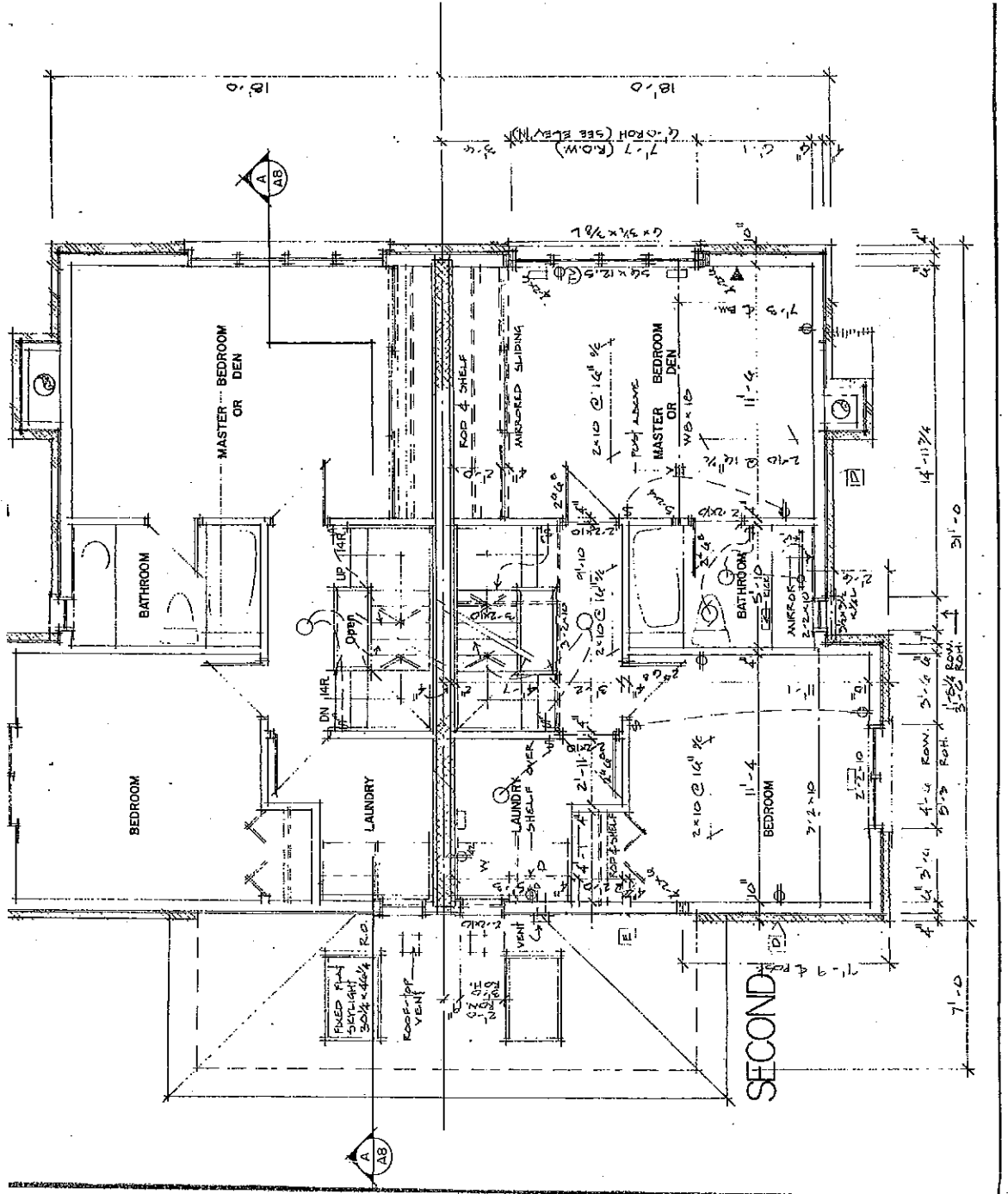
BASEMENT / FOUNDATION PLAN

Full Framing Lumber to be  
Group D - No. 1. Grade Spk

Schedule "4"  
Class "D"  
Floor Plans



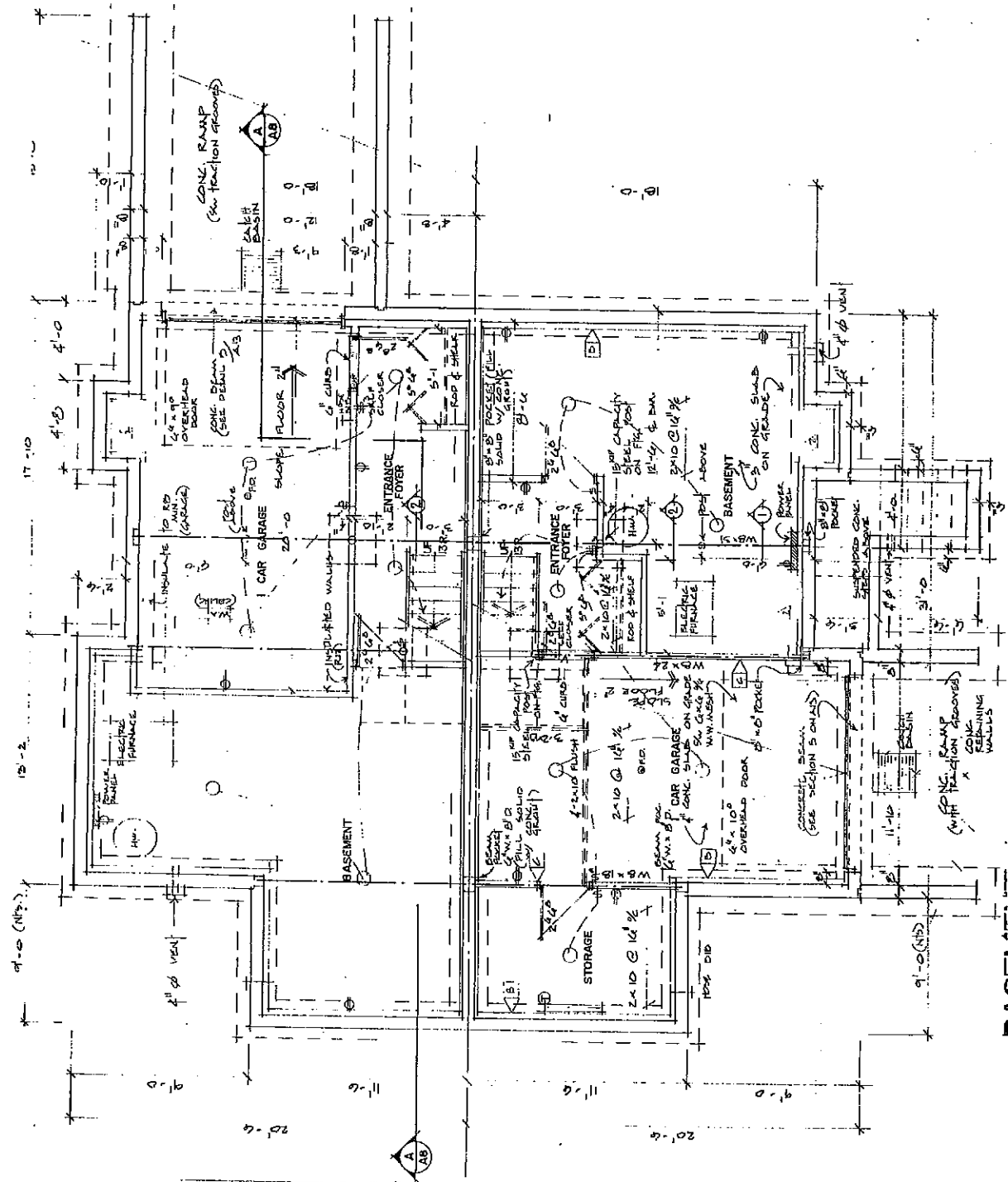
Schedule "4"  
Class "D"  
Floor Plans (continued)



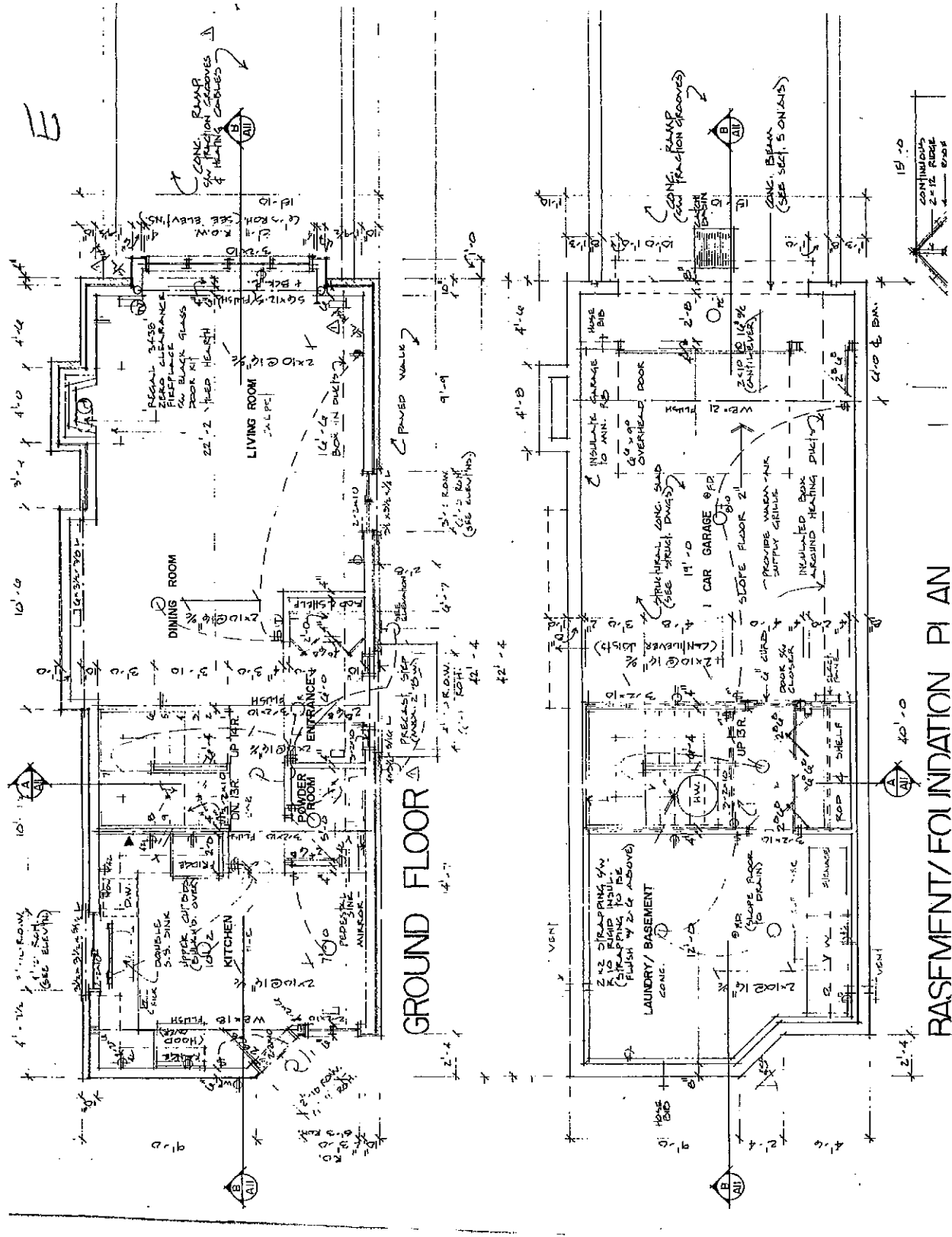




Schedule "4"  
Class "D"  
Floor Plans (continued)



Schedule "5"  
Class "E"  
Floor Plans



BASEMENT/FOUNDATION PLAN

Schedule "5"  
Class "E"  
Floor Plans (continued)

