

Schedule "A"

**CARLETON CONDOMINIUM CORPORATION NO. 446  
BY-LAW NO. 10**

BE IT ENACTED as By-law No.10 (being a By-law to define standard units) of Carleton Condominium Corporation No. 446 (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.
- (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 (including all registered architectural and structural drawings) of the condominium. In the case of any inconsistency between description and the schedules to this By-law, the schedules to this By-law shall prevail.
- (5) All replacement materials and re-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. 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.
- (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	01 & 04 Units	Units 1 & 4, Levels 3 to 8	1 & 7
2	02 & 03 Units	Units 2 & 3, Levels 3 to 8	2 & 7
3	05 Units	Unit 5, Levels 3 to 8	3 & 7
4	06 Units	Unit 6, Levels 3 to 8	4 & 7
5	Commercial Units	Units 1 to 6, Level 2 Units 1 to 3, Level 1	5 & 8
6	Parking Units	Units 4 to 22, Level 1 All Units on Levels A & B	6 & 8 & 9

**ARTICLE III  
MISCELLANEOUS**

- (1) **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.
- (2) **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.
- (3) **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.
- (4) **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.
- (5) **Preparation:** This document was prepared in the year 2007 by Nelligan O'Brien Payne LLP 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 12<sup>th</sup> day of September, 2007.

CARLETON CONDOMINIUM CORPORATION NO. 446

Print Name:

Print Title:

M. Maceau  
President, CCC 446

I have authority to bind the Corporation.

Schedule "1"  
 Carleton Condominium Corporation No. 446  
 Specifications

CCC # 446, Holland Avenue Apartments, 95-99 Holland Avenue, Ottawa

**DEFINITION OF STANDARD UNIT - RESIDENTIAL UNITS**

Unit/Room	Item	Standard
<i>Units 1, 4 (2-Bedroom)</i>		
Kitchen	Floor	Vinyl Sheet
	Ceiling	Dropped Drywall Ceiling
	Lighting	Recessed Florescent
	Counter Top	Formed Laminate with backsplash
	Cupboard	Laminate over chipboard
	Basin	Single compartment, stainless steel
	Faucet	Double handle faucet
Foyer	Floor	12 inch x 12 inch Ceramic tiles
	Walls and Ceiling	Painted drywall
Living/Dining/Bedroom	Floor	Wall to wall carpet, underlay
	Walls and Ceiling	Painted drywall, stippled ceiling
Master Bathroom	Bath Tub	Enameled Steel
	Counter Top	Formed Laminate with backsplash
	Floor	3 inch x 3 inch Ceramic tiles
	Basin	Two-enameled steel basins
	Faucet	Double handle faucet
	Walls	Painted drywall and 6 inch x 6 inch ceramic tiles
Main Bathroom	Bath Tub	Enameled Steel
	Counter Top	Formed Laminate with backsplash
	Floor	3 inch x 3 inch Ceramic tiles
	Basin	Enameled steel
	Faucet	Double handle faucet
	Walls	Painted drywall and 6 inch x 6 inch ceramic tiles
Storage	Water Closet	Floor mounted
	Floor	Vinyl sheet
General	Walls and Ceiling	Painted drywall
	Ventilation	Powered ventilation system for bathrooms
	Heating & Cooling	Two combination units, baseboard heaters in bathrooms, supplemental heater in Kitchen,
Balcony		Concrete

Schedule "2"  
 Carleton Condominium Corporation No. 446  
 Specifications

CCC # 446, Holland Avenue Apartments, 95-99 Holland Avenue, Ottawa

Unit/Room	Item	Standard
<i>Units 2, 3 (2-Bedroom)</i>		
Kitchen	Floor	Vinyl Sheet
	Ceiling	Acoustic Ceiling
	Lighting	Florescent fixture
	Counter Top	Laminated wood with backsplash
	Cupboard	Wood panel
	Basin	Single compartment, stainless steel
Foyer	Faucet	Double handle faucet
	Floor	12 inch x 12 inch Ceramic tiles
Living/Dining/Bedroom	Walls and Ceiling	Painted drywall
	Floor	Wall to wall carpet, underlay
Master Bathroom	Walls and Ceiling	Painted drywall, stippled ceiling
	Bath Tub	Acrylic installation
	Counter Top	Laminated wood
	Floor	3 inch x 3 inch Ceramic tiles
	Basic	Vitreous china basic, under counter mounted, Single sink.
	Faucet	Double handle faucet
Main Bathroom	Walls	Painted drywall and 6 inch x 6 inch ceramic tiles
	Water Closet	Floor mounted
	Bath Tub	Enameled Steel
	Counter Top	Formed Laminate with backsplash
	Floor	3 inch x 3 inch Ceramic tiles
	Basin	Enameled steel
	Faucet	Double handle faucet
	Walls	Painted drywall and 6 inch x 6 inch ceramic tiles
Storage	Water Closet	Floor mounted
	Floor	Vinyl sheet
General	Walls and Ceiling	Painted drywall
	Ventilation	Powered ventilation system for bathrooms
Balcony	Heating/Cooling	Wall unit with supplementary baseboard Concrete

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Schedule "3"  
 Carleton Condominium Corporation No. 446  
 Specifications

CCC # 446, Holland Avenue Apartments, 95-99 Holland Avenue, Ottawa

Unit/Room	Item	Standard
<i>Units 5 (1-Bedroom plus Den)</i>		
Kitchen	Floor	Vinyl Sheet
	Ceiling	Acoustic Ceiling
	Lighting	Florescent fixture
	Counter Top	Laminated wood with backsplash
	Cupboard	Wood panel
	Basin	Single compartment, stainless steel
	Faucet	Double handle faucet
Foyer	Floor	12 inch x 12 inch Ceramic tiles
	Walls and Ceiling	Painted drywall
Living/Dining/Bedroom	Floor	Wall to wall carpet, underlay
	Walls and Ceiling	Painted drywall, stippled ceiling
Bathroom	Bath Tub	Acrylic installation
	Counter Top	Laminated wood
	Floor	3 inch x 3 inch ceramic tiles
	Basin	Vitreous china basic, under counter mounted. Single sink
	Faucet	Double handle faucet
	Walls	Painted drywall and 6 inch x 6 inch ceramic tiles
	Water Closet	Floor mounted
General	Ventilation	Powered ventilation system for bathrooms
	Heating/Cooling	Wall unit with supplementary baseboard
Balcony		Concrete

Schedule "4"  
 Carleton Condominium Corporation No. 446  
 Specifications

CCC # 446, Holland Avenue Apartments, 95-99 Holland Avenue, Ottawa

Unit/Room	Item	Standard
<i>Units 6 (2-Bedroom)</i>		
Kitchen	Floor	Vinyl Sheet
	Ceiling	Acoustic Ceiling
	Lighting	Florescent fixture
	Counter Top	Laminated wood with backplash
	Cupboard	Wood panel
	Basin	Single compartment, stainless steel
Foyer	Faucet	Double handle faucet
	Floor	12 inch x 12 inch ceramic tiles
Living/Dining/Bedroom	Walls and Ceiling	Painted drywall
	Floor	Wall to wall carpet, underlay
Master Bathroom	Walls and Ceiling	Painted drywall, stippled ceiling
	Bath Tub	Acrylic installation
	Counter Top	Laminated wood
	Floor	3 inch x 3 inch ceramic tiles
	Basic	Vitreous china basic, under counter mounted. Single sink.
	Faucet	Double handle faucet
Main Bathroom	Walls	Painted drywall and 6 inch x 6 inch ceramic tiles
	Water Closet	Floor mounted
	Bath Tub	Enameled Steel
	Counter Top	Formed Laminat with backplash
	Floor	3 inch x 3 inch ceramic tiles
	Basin	Enameled steel
General	Faucet	Double handle faucet
	Walls	Painted drywall and 6 inch x 6 inch ceramic tiles
	Ventilation	Powered ventilation system for bathrooms
Balcony	Heating /Cooling	Wall unit with supplementary baseboard
	Level 7 apartments	Concrete total of 11 skylights four fireplaces (Apt. 701, 702, 703 & 704)

Schedule "5"  
Carlton Condominium Corporation No. 446  
Specifications

CCC # 446, Holland Avenue Apartments, 95-99 Holland Avenue, Ottawa

**DEFINITION OF STANDARD  
COMMERCIAL (RETAIL & OFFICE) UNIT**

The basic features of each commercial and office unit:

Unit/Room	Item	Standard
All Commercial (Retail) Units	Walls	Concrete
	Floor	Concrete
All Office Units	Walls	Concrete Drywall with solid core wood door leading to main hallway
	Floor	Concrete
Washrooms		roughed in
Electric Panel		125 amp maximum breaker panel

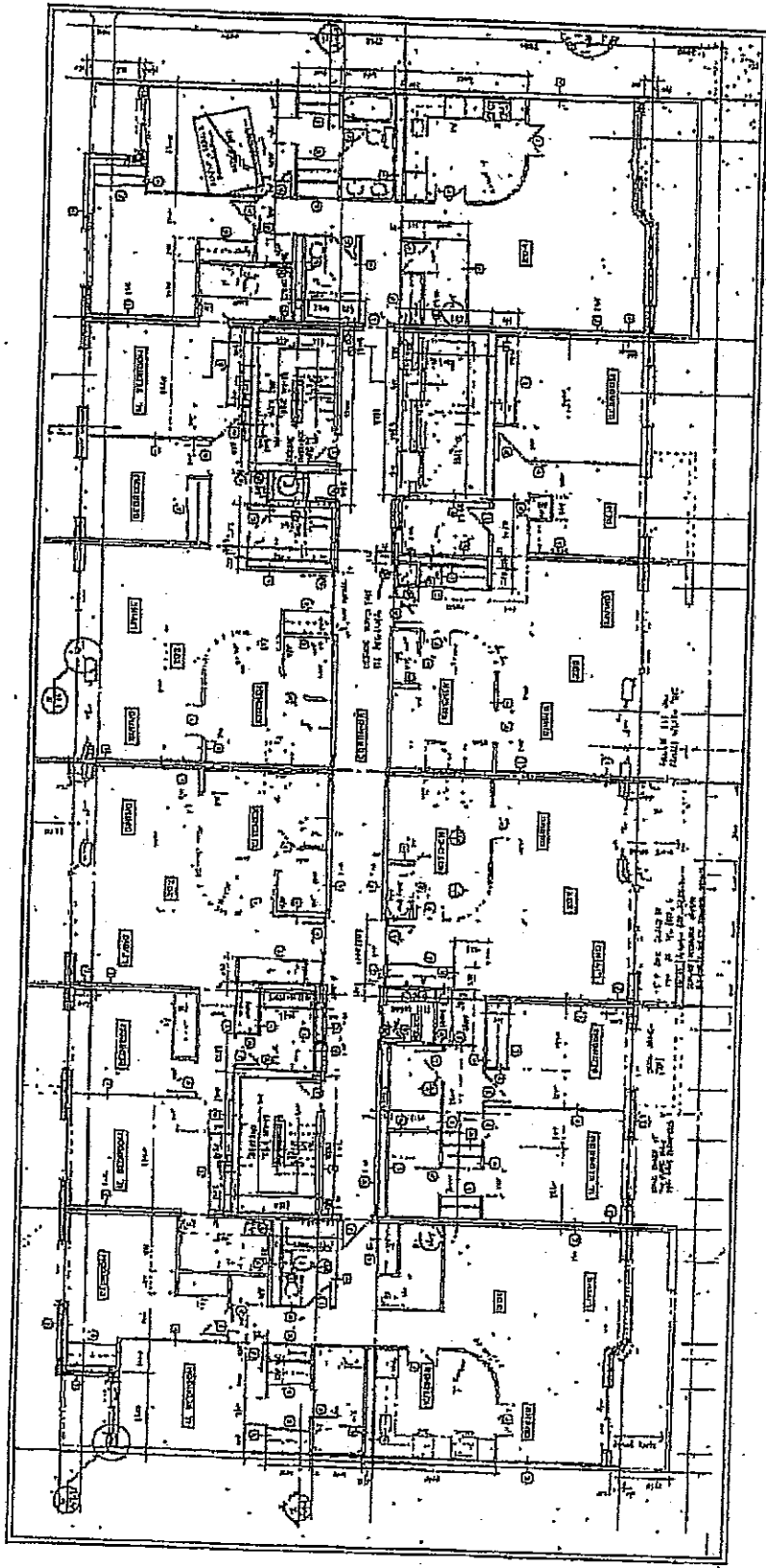
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Schedule "6"  
Carleton Condominium Corporation No. 446

The Standard Parking units contain no features apart from waterproofing in accordance with industry standards.



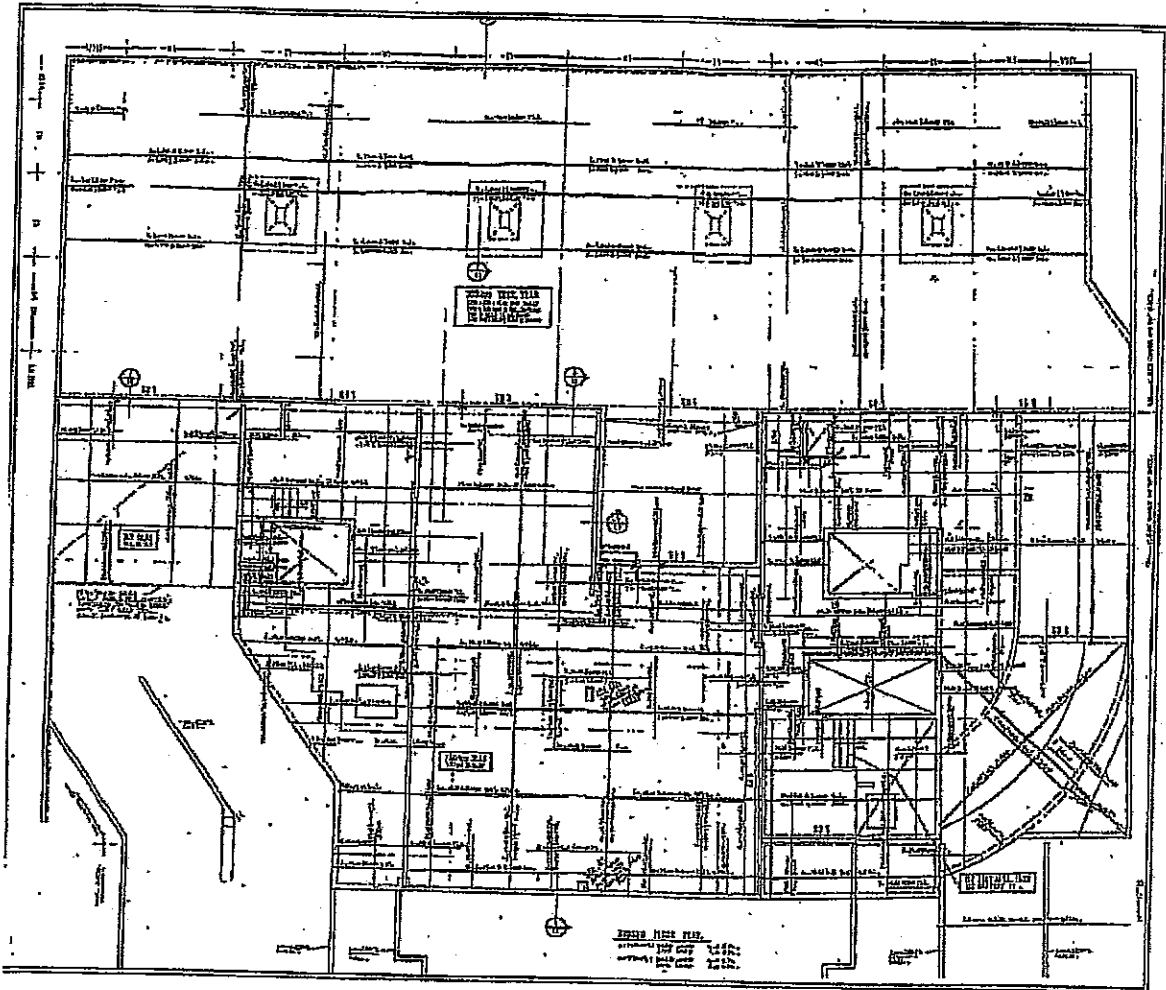
Schedule "7"  
Carleton Condominium Corporation No. 446  
Building Plans - Typical Floor



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Schedule "8"  
Carleton Condominium Corporation No. 446  
Ground Level

*CCC #446, Holland Avenue Apartments, 95-99 Holland Avenue, Ottawa*

**GROUND LEVEL**

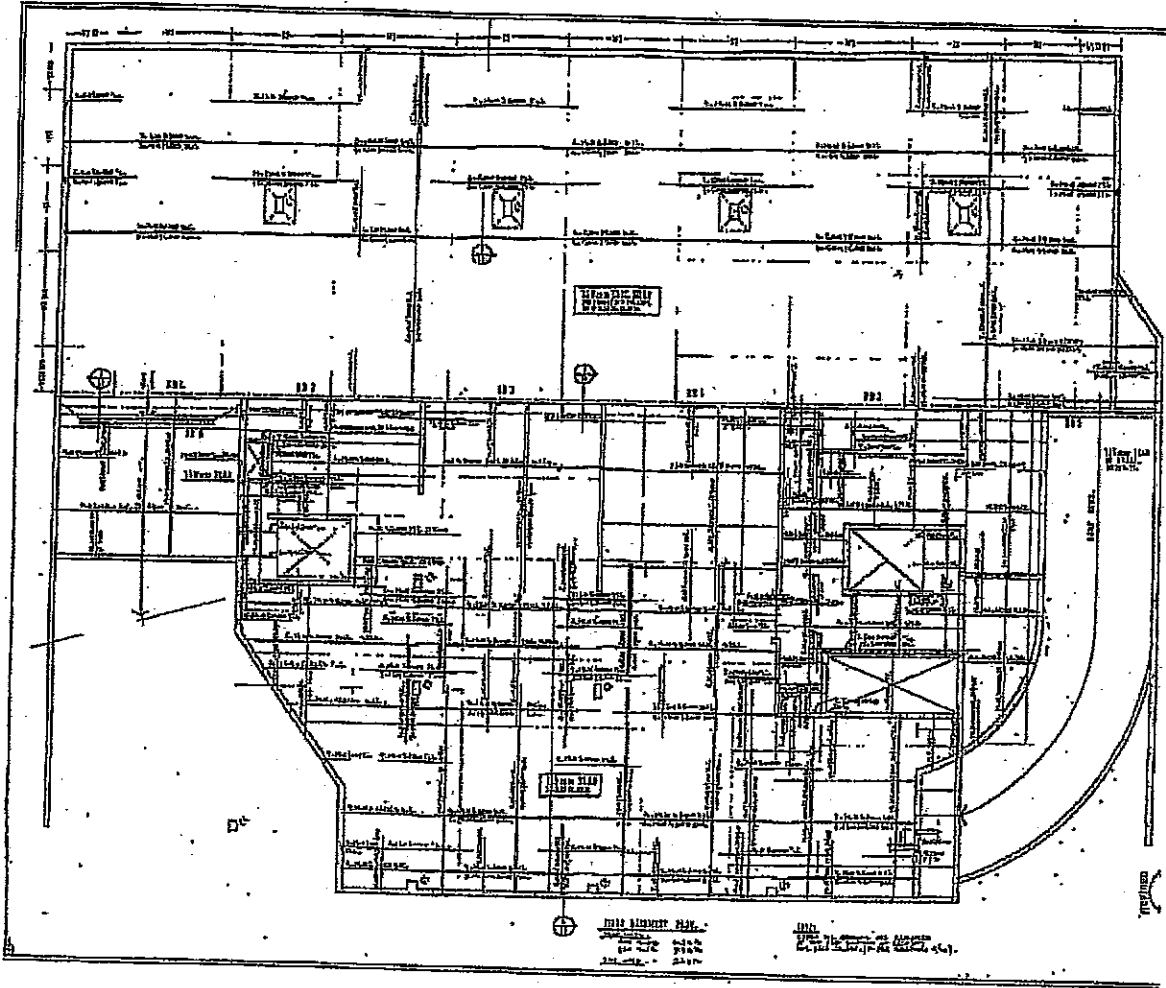


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Schedule "9"  
Carleton Condominium Corporation No. 446  
Building Plans - First Basement Level Plan

CCC # 446, Holland Avenue Apartments, 95-99 Holland Avenue, Ottawa

FIRST BASEMENT LEVEL PLAN



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