

What Should Owners Do With The Standard Unit By-law?

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"

OTTAWA-CARLETON CONDOMINIUM CORPORATION NO. 600

BY-LAW NO. 3

BE IT ENACTED as By-Law No. 3 (being a by-law to define standard units) of Ottawa-Carleton Condominium Corporation No. 600 (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.
- (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.
- (6) In this condominium, there are two (2) 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	Glenwood	Level 1, Units 1, 3, 4, 5, 8, 9, 10, 13	1 and 2
2	Clayton	Level 1, Units 2, 6, 7, 11, 12, 14, 15, 16	1 and 3

**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 hereof.
- (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 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.

λ DATED this 23 day of August, 2002.

OTTAWA-CARLETON CONDOMINIUM CORPORATION NO. 600

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Marielle Parisien
Print Name: MARIELLE PARISIEN
Print Title: PRESIDENT

I have authority to bind the Corporation

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This document was prepared by Nelligan O'Brien Payne LLP for OCCC #600 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"
Ottawa-Carleton Condominium Corporation No. 600
Specifications

Specifications applicable to all Classes. All items of standard builder's quality, unless otherwise stated.

General Features

Walls:	Painted with white flat latex paint (except Kitchen, Bathrooms and Nook).
Ceilings:	Stippled with smooth border throughout except Kitchen, Bathrooms and Nook).
Floors:	Wall to wall 36 oz polyester broadloom (in choice of colors) with ½" foam underpad except in Entrance, Kitchen, Bathrooms and Laundry/Mud Room. Resilient cushion flooring in Entrance, Kitchen, Bathrooms and Laundry/Mud Room.
Laundry/Mud Room:	Two light fixtures consisting of bowls clipped to two bases flush to the ceiling. Dryer exhaust vented to exterior.
Garage Door:	Insulated metal door between garage and laundry/mud room.
Doors:	Newport style interior doors with polished brass hardware (except closet doors).
Closets:	White vinyl sliding closet doors and solid white vinyl covered shelving.
Window Mouldings:	Colonial style.
Baseboards:	Colonial style.

Basement

- R-12 to 2 ft. below grade.
- Walls framed to floor.
- Poured concrete basement floor.
- High efficiency forced air gas heating system - Rental.
- Power vented gas-fired 40 imperial gallon hot water tank - Rental.
- Minimum of 2 electrical outlets (weatherproof).

Living/Dining Room (Open Concept)

- Capped outlet in Dining Room ceiling.

Kitchen

- Custom-made European style cupboards oak veneer or plastic laminate with ceramic backsplash complete with post-formed plastic laminate countertops.
- Double Stainless Steel Sink, with vegetable spray and single lever control faucet.
- Two standard hanging globe-type lighting fixtures (Glenwood Model); one standard hanging globe-type lighting fixture (Clayton Model).
- Microwave shelf with electrical outlet.
- Range hood fan (available in almond or white) vented to the exterior.
- Rough-in for dishwasher.

Bedrooms

- Ceiling light fixture in all secondary bedrooms.

Ensuite Bathroom

- Vanity with recessed medicine cabinet and rounded mirror.
- Custom-made European style bathroom cupboards, oak veneer or plastic laminate.
- Chrome make-up bar lighting
- 2" x 6" ceramic tile cap backsplash
- Chrome towel bar and paper holder

- Chrome towel bar and paper holder
- Enamel covered metal sink;
- Regular sized bathtub complete with water pressure equalizer and single control faucet. Ceramic soapdish in ceramic shower stalls and tub enclosures. Tub surround tiled to ceiling.
- White or bone plumbing fixtures.
- 6 litre low flush toilet with insulated tank.
- Fan vented to the exterior.

Powder Room

- Enamel covered pedestal sink with rounded mirror.
- Chrome make-up bar lighting.
- Chrome towel ring and paper holder.
- 6 litre low flush toilet with insulated tank.
- Fan vented to the exterior.

Garage

- Frost free exterior hose bib in garage.
- Reinforced concrete garage floor with concrete sealer.

Electrical Systems

- 100 amp electrical breaker panel.
- Copper wiring.
- Pre-wired telephone outlet.
- Pre-wired cable outlet.
- Standard light switches and plugs.

Mechanical/Plumbing Systems

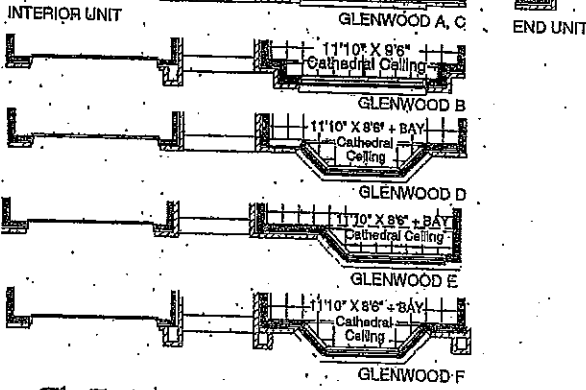
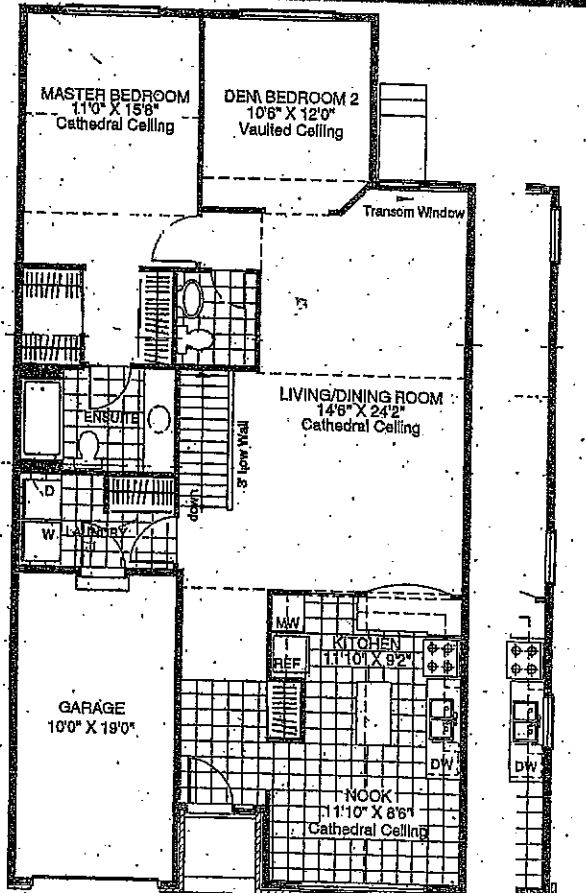
- "Pex" polyethylene water plumbing system.
- Power vacuum cleaning of furnace and heating ducts.
- 3 piece rough-in for future bathroom (where applicable).
- Smoke detector on each floor level including basement.

Standard Features

Unless otherwise indicated herein, the following items shall be of standard quality and installation 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"
Ottawa-Carleton Condominium Corporation No. 600
Floor Plans for Class 1 - Glenwood

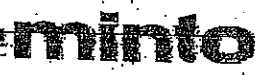


◆ GLENWOOD ◆

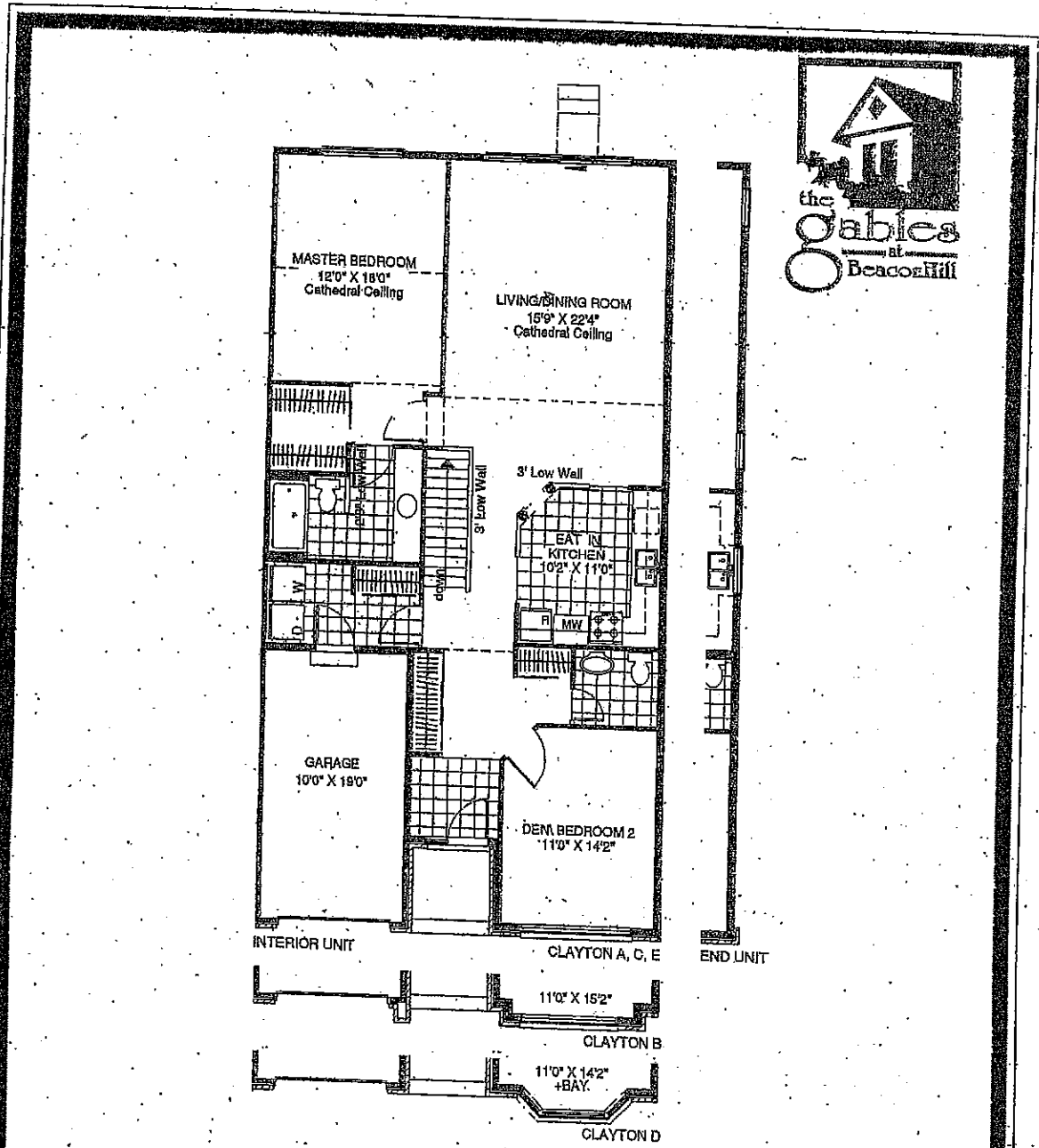
Bungalow
1,325 sq. ft. - Internal
1,331 sq. ft. - End

Materials, specifications and floor plans are subject to change without notice. All dimensions are approximate.

E. & O.E. 15/01/97 (5)
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Schedule "3"
Ottawa-Carleton Condominium Corporation No. 600
Floor Plans for Class 2 - Clayton

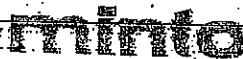


◆ CLAYTON ◆

Bungalow
1,366 sq. ft. - Internal
1,374 sq. ft. - End

Materials, specifications and floor plans
are subject to change without notice.
All dimensions are approximate.

E. & O.E. 15/01/97(4)
CLA SALE



Form 11

Condominium Act, 1998

CERTIFICATE IN RESPECT OF A BY-LAW
(under subsection 56 (9) of the *Condominium Act, 1998*)

Ottawa-Carleton Condominium Corporation No. 600 (known as the "Corporation") certifies that:

1. The copy of By-Law No. 3, 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.

a Dated this 23 day of August, 2002.

OTTAWA-CARLETON CONDOMINIUM CORPORATION NO. 600

b Maricelle Parisien
c Print Name: MARIELLE PARISIEN
d Print Title: PRESIDENT

(Seal)

I have authority to bind the Corporation.