

Agreement of Purchase and Sale

The undersigned _____ (Purchaser),
 and _____ (Guarantor)
 having inspected the real property, hereby offers to purchase
 from **9013466 CANADA CORPORATION (LAKEWOOD TRAILS)** (Vendor),
 all and singular the premises on the west side of Shoreway Drive in the City of
 Ottawa, more particularly identified as **Lot 11** on the Plan 4M-1636 attached hereto,
 municipally known as **403 Shoreway Drive**, Greely, all measurements being more
 or less (herein called “the real property”) for the price of _____
 Dollars (\$_____.00) payable as follows:

- (a) By deposit received by the Vendor \$ _____.00
- (b) The balance of the purchase price being approximately \$ _____.00 shall be payable by Cash or Certified Cheque on the ____ day of _____, _____ which shall be the date of closing subject to usual adjustments.

Schedules “A”, “B”, “C”, “CUP” “DE”, “F”, “G” and “M” attached hereto form part of this agreement.

IN WITNESS WHEREOF the Purchaser has set his hand and seal and has read and understood the agreement and having received a true copy of it this _____ day of _____, _____.

_____	x_____	Dated:_____
Witness		d/m/y
	Purchaser:_____	
_____	x_____	Dated:_____
Witness		d/m/y
	Purchaser:_____	

	Address	
	City	Postal Code Phone

IN WITNESS WHEREOF the Vendor has set affixed its corporate seal under the hand of its authorized signing officer this ____ day of _____, _____.

9013466 CANADA CORPORATION
LAKEWOOD TRAILS
 Per authorized signing officer



Initials

SCHEDULE A

9013466 CANADA CORPORATION
1280 Fox Valley Road
Greely, Ontario
K4P 0H1
Tel: (613) 860-1100

Purchaser's Solicitor: _____

Address: _____

Telephone No.: () _____ Fax: () _____

Email: _____

Purchaser(s)'s name(s) for Transfer/Deed: _____

Date of Birth: _____

Purchaser(s)'s Address: _____

Telephone No.: (613) _____

Email: _____

The Purchaser acknowledges that he or she has been advised of the following:

- a) The Purchaser is instructed to obtain independent legal advice prior to signing this agreement and to obtain independent legal representation with respect to the closing of the transaction;
- b) Daniel J. Anderson, Barrister & Solicitor is a Director, Shareholder and Officer of the Vendor Corporation. Neither Daniel J. Anderson nor Anderson Law Office, nor any lawyer or person in the employ of Anderson Law Office, has advised or represents any purchaser herein.



Initials

SCHEDULE B

1. The Purchaser is to be allowed 30 days from the date on which this Agreement becomes unconditional or until the day prior to the date of closing, whichever date shall first occur to examine the title at his expense. If, within that time, any valid objection to the title is made in writing to the Vendor, which the Vendor shall be unable or unwilling to remove, and which the Purchaser will not waive, this Agreement shall, notwithstanding any intermediate acts or negotiations in respect of such objections, be null and void, and the deposit shall be returned by the Vendor without interest and he and his Agent shall not be liable for any costs or damages. Save as to any valid objection so made within such time, the Purchaser shall be conclusively deemed to have accepted the title of the Vendor to the real property.
2. The Purchaser shall within the time limited for requisitions on title notify the Vendor of any objections which the Purchaser may have as to the description of the property, or if the description previously used is not in a form acceptable by the Land Registrar for registration of the documents in this transaction. In the event of any such valid objection, the Vendor shall provide at his expense a description of the real property in a form that complies with the requirements of the appropriate statute and regulations.
3. Mortgage Interest, Taxes, Local Improvement Rates, to be apportioned and allowed to date above fixed for completion of the sale.
4. This offer, when accepted, shall constitute a binding contract of purchase and sale and time shall in all respects be of the essence.
5. In the event that a discharge of mortgage or charge, which is not to be assumed by the Purchaser on completion, is not available in registrable form on completion, the Purchaser for himself, his heirs, executors, administrators, successors and assigns agrees that he will close the transaction upon production to him of a personal undertaking from the Vendor's solicitor to obtain and register a discharge or cessation of the charge within a reasonable time after closing.
6. THE VENDOR WARRANTS that the Vendor and all Grantors who will make conveyance herein are and will be on the day of closing residents of Canada and the Vendor shall supply adequate evidence thereof at or before closing or, in the alternative, evidence that the provisions of the Canadian Income Tax Act regarding payment to non-residents shall be complied with at or before closing and the Purchaser agrees that if he is a non-resident of Canada at the time of the completion of the within Agreement of Purchase and Sale that he will pay such tax as may be levied and imposed from time to time under *The Land Transfer Tax Act (Ontario)* applicable to non-resident purchasers.
7. Deed or transfer to be prepared by the Vendor's solicitor at the usual cost for preparation by solicitors in Ottawa plus H.S.T. payable by the Purchaser on closing, and the registration thereof shall be at the cost of the Purchaser and any mortgage or charge to be given back by the Purchaser to the Vendor shall be prepared at the cost of the Purchaser by the Vendor's solicitor and the Purchaser shall pay for the registration thereof and for any Execution certificate. The deed or transfer and mortgage or charge are to be on the usual forms.
8. The Purchaser shall provide to the Vendor satisfactory evidence of his or her date of birth, or in the case of a Corporation, a certificate signed by an Officer over the Corporate Seal authorizing on its behalf the document signatures.
9. The Deed or Transfer shall contain, or shall be subject to, such covenants and restrictions as the Vendor shall require in order to comply with the provisions of any Subdivision or other Agreement entered into by the Vendor, or any predecessor, with the relevant municipality or municipalities. Without limiting the foregoing, the Purchaser agrees that the Deed or Transfer may contain the covenants and restrictions similar to those set forth in Schedule "C" hereto. The Purchaser agrees to notify the Vendor's Solicitor as to the manner in which the Purchaser will be taking title. If the Purchaser fails to give such notification, the Vendor's solicitor shall be entitled to draw the Transfer to the Purchaser as described in Schedule A hereof and if there be more than one Purchaser, the Transfer will show them as Joint Tenants.
10. Notices and Communications. In addition to any provision contained herein and in any Schedule hereto, this offer, any counter-offer, notice of acceptance thereof or any notice to be given or received pursuant to this Agreement or any Schedule hereto (any of them, "Document") shall be deemed given and received when delivered personally or hand delivered to the Address for Service provided in the Acknowledgement below, or where a facsimile number or email address is provided herein, or at a later date, when transmitted electronically to that facsimile number or email address, respectively, in which case, the signature(s) of the party (parties) shall be deemed to be original. Any notice or communication under this agreement, including acceptance may be transmitted to the parties solicitors through post, hand delivery, courier, email (only deemed to be have been delivered if receipt of the email has been acknowledged) or facsimile.

Email Address: sunsetlakes@rogers.com
(for delivery of documents to Vendor)

Email Address: _____
(for delivery of documents to Purchaser)

11. Notwithstanding any terms or conditions outlined in the printed portion herein, any provisions written or typed into this Offer shall be the true terms and shall supersede the printed portion in respect to the parts affected thereby. This Agreement shall constitute the entire Agreement between Purchaser and Vendor and there is no representation, warranty, collateral agreement or condition affecting this Agreement or the property or supported hereby other than as expressed herein in writing. This Agreement shall be read with all changes of gender or number required by the context.
12. The heirs, executors, administrators, successors, assigns and guarantors of the undersigned are bound by the terms hereof.
13. Notwithstanding anything contained in this Agreement, including any Addendum hereto, as to payment of property taxes, the Purchaser acknowledges that he is responsible for ensuring that the real property is properly assessed for property tax purposes and for taking such steps as may be necessary by way of appeal or otherwise in respect of the Notice of Assessment forwarded by the appropriate authority relating to occupancy of the real property.
14. The Purchaser for himself, his heirs, executors, administrators, successors and assigns covenants and agrees with the Vendor to execute any reasonable grant or grants of easement over or under the lands herein required by any local municipal authority or public utility or 9013466 Canada Corporation during a period of five years from the date of closing. This covenant shall not merge with the closing of this transaction.
15. In the event that the closing should be delayed by reason of strikes, lockouts, fire, the elements, riot, war, unusual delay by common carriers, or unavoidable casualties, or by any other cause of any kind whatsoever, the Vendor shall be permitted a postponement or postponements of the date of closing not exceeding a total of eight months. If the Vendor is unable to close within the extended time and the parties do not agree to a further extension, the deposit shall be returned to the Purchaser without interest and the contract shall be at an end, and the Vendor shall not be liable to the Purchaser for any damages.
16. It is hereby understood and agreed between the Vendor and the Purchaser that the Purchaser cannot assign this Agreement or any part or parts thereof without the prior written consent of the Vendor to such assignment, which consent can be arbitrarily withheld. It is further understood and agreed that unless the Vendor has previously consented to an Assignment by the Purchaser of the within Agreement, or any part or parts thereof, the Vendor will not be required to comply with a Direction delivered to it on the completion of the transaction directing it to convey the land to a person, persons or corporation other than the Purchaser.
17. Time is in all respects the essence of this Agreement provided that if the date of closing falls on a Saturday, Sunday or holiday the closing will take place on the first day thereafter that is not a Saturday, Sunday or holiday.
18. This Agreement when executed by the Purchaser constitutes an offer to purchase irrevocable for a period of ten days from the date of execution and upon acceptance by the Vendor shall constitute a binding Agreement of Purchase and Sale.
19. The parties hereby waive personal tender and agree that tender shall be validly and effectively made if the tendering party shall attend at the Registry Office in which title to the real property is recorded at 3:00 p.m. on the date of final closing and for a period of one half hour is ready, willing and able to close. Alternatively, tender may be validly and effectively made upon the designated Solicitors for the party being tendered. Payment may be made or tendered by certified cheque drawn on any Canadian chartered bank, Caisse Populaire, Credit Union or Trust Company.
20. This Agreement is subject to compliance by the Vendor with the provisions of the Planning Act of Ontario as amended from time to time, and in particular, Section 50 thereof. If the Vendor is unable or unwilling to comply with the said Act, this Agreement shall be null and void and the deposit shall be returned to the Purchaser without interest or penalty and the vendor shall not be liable to the purchaser for any damages for failure to complete the transaction.
21. Provided title is good and free from all encumbrances except as aforesaid and except as to any registered rights of way or other registered easements, registered restrictions or covenants that run with the land, provided that such are complied with, the Purchaser is not to call for production of any title Deed, abstract or other evidence of title except as are in the possession of the Vendor.
22. Provided also that the transfer of the Real Property and/or the register of the parcel shall contain such easements and agreements as may be required for utility purposes, including but not limited to easement and/or maintenance agreements with Bell Canada, Ontario Hydro, Roger's Cablevision and Enbridge Consumer's Gas or like utilities. The Purchaser agrees that such easements or agreement shall not constitute a valid objection to title to the Real Property.

23. The Purchaser for himself, his heirs, executors, administrators, successors and assigns is aware and agrees to accept title to the property subject to subdivision agreements or other development agreements with City of Ottawa or other such authority and such agreements will remain on registered title to the property and that the Vendor shall not be required to answer requisitions made in this regard.
24. The Purchaser for himself, his heirs, executors, administrators, successors and assigns agrees that the Vendor shall not be obligated on closing or thereafter to obtain releases of such subdivision or other development agreements provided that same have been complied with. The purchaser shall satisfy himself that the said subdivision or other development agreements have been complied with as of the closing date.
25. The Purchaser for himself, his heirs, executors, administrators, successors and assigns shall be responsible for payments of any Goods and Services Tax and Harmonized Sales Tax collected by the Vendor on closing or provide a G.S.T./H.S.T. registration number and indemnity to the Vendor for any G.S.T./H.S.T. assessed. The Purchaser shall be responsible for obtaining any applicable rebate of such taxes. The Purchaser will also accept title subject to any registered agreement, notice or charge, which may require the owner, at the time of application for a building permit to pay, then applicable, Regional Development charges, municipal development charges, charges or lot levies for any school board and the Purchaser will assume full responsibility for payment of these obligations.
26. The Purchaser for himself, his heirs, executors, administrators, successors and assigns acknowledges and agrees that there are now or will be covenants and restrictions (which covenants and restrictions may include the power to waive or vary) on residential lands which will run with the lands and may be included as covenants and restrictions and, without limiting the generality of the foregoing, including those substantially in the same form as set out in Schedule "C" attached hereto. The Purchaser for himself, his heirs, executors, administrators, successors and assigns further acknowledges and agrees that the Purchaser will become a member of the Lakewood Trails Owners Association Inc. (as defined herein) in accordance with the terms of the covenants and restrictions and will execute the Transfer, if requested by the Vendor, and that the covenants and restrictions attached as Schedule "C" may be amended by the Vendor, or additional covenants or acknowledgements may be added as a result of the subdivision approval process provided same do not materially and adversely affect the land value, prior to closing. The Purchaser shall satisfy himself as to the due compliance with any such covenants and restrictions. The Purchasers shall pay for the registration fee applicable to the registration of covenants and restrictions contained in the deed to the Purchaser.
27. Each person who signs the agreement as Guarantor agrees with the Vendor, as principal debtor and not as surety, to pay the sums required under the agreement and to observe and perform all other obligations of the purchaser under the agreement. Each Guarantor, if there is more than one, will be jointly and individually liable with the Purchaser and with each other for complying with all obligations under the agreement. The Vendor may at any time and from time to time without the consent of or notice to any Guarantor give any extension of time for payment, deal with any additional security, give releases or discharges, vary, increase or decrease the interest rate, amend the terms of the agreement and generally deal with all matters affecting the agreement and the obligations of the Purchaser and any of the Guarantors without in any way affecting the guarantee or the obligations of any other Guarantor. We may require payment from any Guarantor before we attempt to obtain a payment from the Purchaser, and all obligations of any Guarantor shall also be those of the Guarantor's successors or personal representatives, and will not be altered by the bankruptcy of the Purchaser or any Guarantor.
28. The Purchaser for himself, his heirs, executors, administrators, successors and assigns acknowledges the following:
- (a) Lot ____ is subject to a _____ metre easement at the rear of the lot for the purpose of drainage. The purchaser acknowledges that within the easement the following shall be restricted; changing of the grade, dumping of waste materials including yard waste, building of structures and pools, without the written approval from the City of Ottawa and South Nation Conservation Authority.
 - (b) Canada Post does not intend door to door mail delivery within the subdivision. It is anticipated that the mail delivery will be provided through a system of permanent community mail boxes.
 - (c) That at the time of closing, roads may not have base course asphalt and landscaping may not have been completed. The Vendor shall complete any such paving and landscaping after closing in accordance with its schedule of work from time to time, weather and any other conditions permitting.

- (d) That all promotional and other material including sketches, plans and drawings relating to the subdivision areas in the vicinity of the lands is of a conceptual nature only and that the Vendor may in future amend its plans from time to time in any manner whatsoever and may apply to re-zone land in the vicinity for any use including multiple housing, commercial, industrial or other land use. The Purchaser, as part of the consideration in this transaction, does hereby specifically acknowledge and agree to waive all rights under the Planning Act of Ontario, as amended, to object to subsequent development by 9013466 Canada Corporation, its successor or assigns, to any application for minor variance or for amendment to the Official Plan or Zoning By-Law or By-Laws of the local municipality and will not appeal any such amendment if passed.
 - (e) That landscaping, grading, slope and drainage plans may be altered by the Vendor at its discretion at any time.
 - (f) That no motorized watercraft of any kind, remote control or otherwise is permitted in the lake(s) identified as Block(s), Plan 4M-1590, except by the Owner's Association or their appointees for maintenance, weed removal or other activities as determined by the Board of Directors in its sole discretion.
29. The parties acknowledge that the trees, topsoil and earth on the subject lands remain the property of the vendor and may be reasonably distributed to other lands in the subdivision in a reasonable manner and provided a reasonable number of such trees remain on the subject lot. Unless otherwise agreed, no trees, earth or topsoil will be removed after closing.
30. I/We the purchasers authorize 9013466 Canada Corporation or its appointee to obtain such factual and investigative information regarding me/us from others as permitted by law; to furnish other consumer credit bureau particulars of the credit application and subsequent credit experience, if applicable; and to retain this application for its records.
31. The Parties acknowledge that the Purchaser is acquiring a lot in an ungraded condition. It is the responsibility of the Purchaser to ensure that the final lot grading meets the approved grading and drainage design.
32. In the event that the electronic registration system (hereinafter referred to as the "**Teraview Electronic Registration System**" or "**TERS**") is operative in the applicable Land Titles Office in which the title to the Real Property is registered, then at the option of the Vendor's solicitor, the following provisions shall prevail, namely:
- (a) The Purchaser shall be obliged to retain a lawyer in good standing with the Law Society of Upper Canada to represent the Purchaser in connection with the completion of the transaction, and shall authorize such lawyer to enter into an escrow closing agreement with the Vendor's solicitor on the latter's standard form (hereinafter referred to as the "**Escrow Document Registration Agreement**", establishing the procedures and timing for completing this transaction.
 - (b) The delivery and exchange of documents and monies for the Real Property and the release thereof to the Vendor and the Purchaser, as the case may be:
 - (i) shall not occur contemporaneously with the registration of the Transfer/Deed (and other registrable documentation);
 - (ii) shall be governed by the Escrow Document Registration Agreement, pursuant to which the solicitor receiving the documents and/or certified funds will be required to hold same in escrow, and will not be entitled to release same except in strict accordance with the provisions of the Escrow Document Registration Agreement.
 - (c) If the Purchaser's lawyer is unwilling or unable to complete this transaction via TERS, in accordance with the provisions contemplated under the Escrow Registration Agreement, then said lawyer (or the authorized agent thereof) shall be obliged to personally attend at the office of the Vendor's solicitor, at such time on the scheduled closing date as may be directed by the Vendor's solicitor or as mutually agreed upon, in order to complete this transaction via TERS utilizing the computer facilities in the Vendor's solicitor's office, upon payment of a fee as determined by the Vendor's solicitor, acting reasonably.
 - (d) The Purchaser expressly acknowledges and agrees that he or she will not be entitled to receive the Transfer/Deed to the Real Property for registration until the balance of funds due on closing, in accordance with the Statement of Adjustments, are either remitted by certified cheque via personal delivery or by electronic funds transfer to the Vendor's solicitor (or in such other manner as the latter may direct) prior to the release of the Transfer/Deed for registration.
 - (e) Each of the parties hereto agrees that the delivery of any documents not intended for registration on title to the Real Property may be delivered to the other party hereto by telefax transmission (or by a similar system reproducing the original including electronic transmission through the Internet), provided that all documents so transmitted have been duly and properly executed by the appropriate parties/signatories thereto which may be

electronic signature. The party transmitting any such documents shall also deliver the original of same to the recipient party by overnight courier sent the day of closing or within 7 business days of closing, if same has been so requested by the recipient party.

- (f) Notwithstanding anything contained in this Agreement to the contrary, it is expressly understood and agreed by all parties hereto that an effective tender shall be deemed to have been validly made by the Vendor upon the Purchaser when the Vendor's solicitor has:
- (i) delivered all closing documents to the Purchaser's solicitor in accordance with the provisions of the Escrow Document Registration Agreement; and
 - (ii) advised the Purchaser's solicitor, in writing, that the Vendor is ready, willing and able to complete the transaction in accordance with the terms and provisions of this Agreement; and
 - (iii) has completed all steps required by TERS in order to complete this transaction that can be performed or undertaken by the Vendor's solicitor without the cooperation or participation of the Purchaser's solicitor, and specifically when the "completeness signatory" for the Transfer/Deed has been electronically "signed" by the Vendor's solicitor without the necessity of personally attending upon the Purchaser or the Purchaser's solicitor with the aforementioned documents and keys, and without any requirement to have an independent witness evidencing the foregoing.

(g) **NOTICE RE: DEVELOPMENT CHARGES**

The Purchaser shall be required to pay applicable development charges at the time of obtaining a building permit.

Applicable development charges as at the date of signing this Agreement are available on the City of Ottawa website under Building Code in the Residents Section.

The development charges are subject to changes in accordance with the *Development Charges Act, 1997*, and *Education Development Charges Act*.

The Owner acknowledges that for building permits issued after January 15, 2012, payment of non-residential development charges, excluding development charges for institutional developments, may be calculated in two installments at the option of the Owner, such option to be exercised by the Owner at the time of the application for the building permit. The non-discounted portion of the development charge shall be paid at the time of issuance of the building permit and the discounted portion of the development charge shall be payable a maximum of two years from the date of issuance of the initial building permit subject to the following conditions:

- (a) a written acknowledgement from the Owner of the obligation to pay the discounted portion of the development charges;
- (b) no reduction in the Letter of Credit below the amount of the outstanding discounted development charges; and
- (c) indexing of the development charges in accordance with the provisions of the Development Charges By-law.

The owner further acknowledges that Council may terminate the eligibility for this two stage payment at any time without notice, including for the lands subject to this agreement and including for a building permit for which an application has been filed but not yet issued.

For the purposes of this provision, "discounted portion" means the costs of eligible services, except fire, police and engineered services that are subject to 90% cost recovery of growth-related net capital costs for purposes of funding from development charges. The 10% discounted portion, for applicable services, must be financed from non development charge revenue sources.

"Non-discounted portion" means the costs of eligible services, fire, police and engineered services, that are subject to 100% cost recovery of growth-related net capital costs for purposes of funding from development charges.

Schedule C

DEED RESTRICTIONS FOR LAKEWOOD TRAILS
COVENANTS AND RESTRICTIONS

1. Covenants

The following covenants shall be covenants running with the lands in Plan 4M-1590, namely the whole of Lots 1 – 40 and Block 43 as shown on Plan 4M-1590, for the benefit of the said lands within the plan of subdivision 4M-1590 and it is hereby declared agreed that any person so holding or claiming shall have the right to enforce observance of the said stipulations, restrictions and provisions by any other person so holding or claiming, so that the said stipulations, restrictions and provisions shall endure to and be for the mutual benefit of all persons so holding or claiming. These covenants are not to be held binding upon any person except in respect of breaches committed or continued during their, his, her or its joint or sole seisin of title to the lands upon or in respect of which such breaches shall have been committed.

2. Building Restrictions

Notwithstanding anything herein contained, no building, fence (including hedges), erection, or landscaping of any kind shall be erected on the said lands unless the plans, specifications and elevations including all exterior colours and materials shall first be submitted and approved in writing by 9013466 Canada Corporation or its assignee and no building, improvement, or structure shall be constructed on the lands otherwise than in conformity with such approved plans, specifications and elevations. Once the applicant has submitted the required materials to 9013466 Canada Corporation, or its appointee, shall use its best efforts to provide a response within thirty (30) days after receipt by 9013466 Canada Corporation of the required material.

The Transferee for himself, his heirs, executors, administrators, successors and assigns, covenants and agrees that no dwelling unit shall be erected on the said parcel of land or any part thereof which shall have an area of less than 1,500 square feet for a bungalow, 1,500 square feet on the ground floor for a split level, or a minimum of 2,000 square feet for a two storey (with a minimum of 1,200 square feet on the ground floor) of liveable space excluding attic and basement and garage areas and other areas which are not normally heated and in addition not less than a two car garage and paved or other driveway surface approved by 9013466 Canada Corporation or its appointee.

3. Access

The Developer reserves an easement in favour of itself, its servants, agents, successors and assigns to permit such persons, until such time as the Developer has been released from all of its obligations of the subdivision agreement, to enter upon the real property for the purpose of performing any work that the Developer is required to perform pursuant to the subdivision, or other agreement.

4. Transfer Covenants

Terms of the Subdivision Agreement with the City of Ottawa the covenants shall be incorporated in all Transfers with the express intent that they shall be covenants running with the lands for the benefit of the lands in the subdivision as a building scheme as well as the following covenants:

- (a) The Transferee for himself, his heirs, executors, administrators, successors and assigns covenants and agrees that he will not fill in any ditches or swales on the lands described herein or in any road ditch adjacent to the said lands nor install any storm sewer in any such ditches or swales including road ditches adjacent to the said lands without the prior written consent of the City of Ottawa Engineer and 9013466 Canada Corporation or its appointee.
- (b) The Transferee for himself, his heirs, executors, administrators, successors and assigns covenants and agrees that any well drilled and any sanitary system installed on the lands herein described shall be located and constructed in accordance with the most stringent requirements of the City of Ottawa and the Ministry of the Environment (MOE) and in particular with any requirements in any Subdivision Agreement affecting these lands.
- (c) The Transferee for himself, his heirs, executors, administrators, successors and assigns covenants and agrees that all sump lines must discharge to the roadside ditch and agrees that any sump lines located in the right of way, between the property line and the ditch are the sole responsibility of the property owner. In order to avoid damage to sump discharge lines the line shall either end immediately adjacent to the culvert or at the property line.
- (d) The Transferee, his heirs, executors, administrators, successors and assigns, are advised that the drainage system on lots is part of the storm water management system and in order to function properly the homeowner shall maintain grass within the swales keeping it cut to an optimum height of 10 centimetres and shall ensure the swales are not obstructed by physical



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structures, disposition of materials or alterations to the grade. Failure to comply will result in the City of Ottawa taking corrective action and charging costs back to the property.

- (e) The Transferee, for himself, his heirs, his successors and assigns covenants and agrees that because the storm water management system for this subdivision will ultimately require repair or replacement in the future, the City of Ottawa may seek to recover from the then Owner a proportionate share of the cost pursuant to applicable legislation.
- (f) The Transferee for himself, his heirs, executors, administrators, successors and assigns covenants and agrees to protect and repair any damage caused to subdrain pipes abutting the subject lands which are located under roadside ditches.
- (g) The Transferee for himself, his heirs, executors, administrators, successors and assigns covenants and agrees that the construction of wells shall be supervised by a qualified engineer, as approved by the City of Ottawa, who shall certify by signing the "Well compliance" form set out in the subdivision agreement with the City of Ottawa that wells are constructed in accordance with the specifications in the Hydrogeological Report including all addendums and the MOE Guideline "Water Wells and Groundwater Supplies in Ontario".
- (h) The Transferee for himself, his heirs, executors, administrators, successors and assigns acknowledges that he is aware of the provisions of the City's standard form of sewer and drainage easement which reads in part as follows:

The Transferor for himself/herself/itself and for his/her/its heirs, executors, administrators, successors and assigns, covenants with the Transferee that the Transferor shall not construct any fences on the lands described in the drainage easement area and that the Transferor shall not plant or maintain any trees or shrubs of any nature which when mature reach a height greater than two metres.

and the Transferee covenants and agrees to comply with such requirements.

- (i) Grading and Drainage

The design, location and elevation of any structure or landscaping shall not be such as to interfere with the drainage of surface water on the lands nor of surface water originating from adjacent lands and lands subject to drainage easements shall be free of buildings or other structures or any part of septic system or well or trees, shrubs or other vegetation other than maintained grass. For the benefit of all the lands dedicated to and owned by the City for municipal streets within this plan of subdivision the grantee or mortgagee, as the case may be, for himself, itself, his heirs, executors, administrators, successors and assigns, covenants and agrees that he will not alter the slope of the lands described herein nor interfere with any drains established on the said lands, except in accordance with the established grade control plan, without the prior written consent of the City of Ottawa Engineer. The express intent of this covenant is that the same shall run with the lands and will benefit all lands within the subdivision by providing proper and adequate drainage.

- (j) The Transferee for himself, his heirs, executors, administrators, successors and assigns covenants and agrees that if any damage is caused to any of the works located within the plan of subdivision as the result of any act or omission on the part of the purchaser, the purchaser shall repair such damage or be proceeding diligently to repair such damage within a period of seven days after notice from the City of Ottawa, or 9013466 Canada Corporation, or Lakewood Trails Owners Association Inc., and the Purchaser agrees that in default thereof the City of Ottawa may enter upon the land for the purpose of so doing and may recover the cost thereof together with an amount equal to 30% of that cost as a fee for supervision and an amount equal to 30% of that cost as a fee for administration, all as municipal taxes under Section 325 of the Municipal Act of Ontario. The works referred to above shall include any or all of the following within Plan 4M-1590:
 - (i) Roads;
 - (ii) Road ditches and culverts, drainage ditches and swales;
 - (iii) Utility services;
 - (iv) Street and traffic signs.

- 5. The Transferee, for himself, his heirs, executors, administrators, successors and assigns covenants and agrees that he will not commence construction of any buildings unless,

- (a) a building permit has been issued;
- (b) all requirements with respect to road base granulars and first lift of asphalt have been carried out on the Roads on which the subject lot fronts;
- (c) the Road on which the subject lot fronts has been connected by Roads which are, at a minimum, at a similar stage of completion to the overall City Road Network; and
- (d) the whole or such portion of the mass earth moving or general grading deemed necessary by the General Manager, Planning, Infrastructure and Economic Development has been completed and approved.

6. Lawn Lamps

The Transferee for himself, his heirs, executors, administrators, successors and assigns covenants and agrees that he, or the person obtaining the building permit for the residential unit, shall supply and install two automatic photo-cell operated lawn lamps to be located at the edge of laneway within 1.5 metres of the street allowance limit; power supply to be provided from the dwelling unit. The purchaser shall maintain and keep in working order and regularly lit every night the said lawn lamps including carrying out the replacement of bulbs and the repair of the power line if such is damaged. The purchaser shall be responsible for the payment of a deposit as prescribed by Lakewood Trails Owners Association Inc. from time to time, to ensure the installation of the lamps within one year from the issuance of a building permit. The developer or Lakewood Trails Owners Association Inc. shall have the right to install the lamps at the owner's cost if the owner fails to install within the one year period referred to above and the cost of same shall become a lien against the purchaser's land.

7. Television Antenna, Clothes Lines

All satellite dish antenna devices and exterior clotheslines shall be adequately screened from view from the roadways and adjoining properties and shall not be erected without prior consultation and written consent from 9013466 Canada Corporation or the Lakewood Trails Owners Association Inc.

8. Appearance

The exterior of any dwelling unit and its gardens and grounds shall not be left in an unsightly or untidy condition.

9. The Transferee for himself, his heirs, executors, administrators, successors and assigns covenants and agrees that none of the following are permitted to be permanently located or stored in the front yard without written approval from 9013466 Canada Corporation or the Lakewood Trails Owners Association Inc., namely, lawn and garden maintenance equipment, storage sheds, play structures.

10. The Transferee for himself, his heirs, executors, administrators, successors and assigns covenants and agrees that he will maintain the land within the road allowance abutting his lands, from the edge of the gravel shoulder to the lot line in a neat and orderly fashion including cutting of grass regularly and replacing any that dies, maintaining the stone infiltration strip where provided, removing any debris, leaves, grass and sediment all to the satisfaction of the City of Ottawa and 9013466 Canada Corporation or its appointee and pursuant to the Subdivision Agreement with the City of Ottawa.

11. Signs

No signs, billboards, notions or other advertising matter of any kind (except the ordinary signs offering the dwelling unit thereon for sale or rent) shall be placed on any part of the lands or upon or on any buildings or on any fence, tree or other structure on the lands without prior written permission of 9013466 Canada Corporation or its appointee.

12. Pets

No animals of any kind may be kept or maintained on the said land, other than household pets normally permitted in private homes in urban residential areas and provided they do not constitute an annoyance or nuisance to the occupants of neighbouring lands as may be determined by Lakewood Trails Owners Association Inc. There shall be no commercial breeding of animals, fish or fowl. Lakewood Trails Owners Association Inc. may pass Rules and Regulations governing pets on lands designated as common areas and under the control of Lakewood Trails Owners Association Inc. No contravention of these Rules and Regulations shall be permitted.

13. Street Number

The Transferee for himself, his heirs, executors, administrators, successors and assigns covenants he shall not occupy the unit until he provides and places in a conspicuous position on the aforementioned lamp pedestal, a proper street number that is visible from the street line in front of such building or structure. This must be done before a Certificate of Occupancy will be issued by the City.

14. Restricted Chattels, Equipment & Furniture

No unlicensed vehicles, terrain vehicles, snowmobiles, motorized trail bikes, or motorized personal watercraft or other motorized watercraft shall be permitted on the subject lands or any block or parcel in the subdivision including the lakes.

15. The Transferee for himself, his heirs, executors, administrators, successors and assigns covenants and agrees not to install any docks, boat houses and rafts without written approval from 9013466 Canada Corporation, Lakewood Trails Owners Association Inc. or their assignees or successors.



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16. Zoning By-Law

Notwithstanding the provisions of the City of Ottawa Zoning By-Law, no person shall:

- (a) Use any part of a lot for the purpose of exterior storage;
- (b) Use any part of a lot for the parking of a derelict vehicle, recreational vehicle, trailer, motor home, bus, or commercial vehicle, or vehicle of more than a 1/2 ton capacity;
- (c) Use any part of a lot for the purpose of long-term parking of vehicles under repair or not in good working order;

without the express written consent of 9013466 Canada Corporation, its successor or assigns, after making adequate provision for screening.

17. Setback Requirements

The Transferee for himself, his heirs, executors, administrators, successors and assigns covenants and agrees that heat pumps, air-conditioning units, pool filters, sheds and decks are building appurtenances and shall meet the minimum setback requirements established in the City’s zoning by-law(s).

18. Drilled Wells

The Transferee for himself, his heirs, executors, administrators, successors and assigns covenants and agrees that wells shall be drilled in compliance with Ministry of Environment well regulations (Ontario Water Resources Act, R.R.O. 1990, Regulation 903, amended to 128/03, and any subsequent amendments), in accordance with the recommendations of the approved Hydrogeological and Terrain Analysis Report and City Standards, to ensure long term water quality and well protection.

- 19.** The Transferee for himself, his heirs, executors, administrators, successors and assigns covenants and agrees to drill all wells to the lower formations through the limestone formation and that all such wells must be cased a minimum of 30m as per the approved Hydrogeological and Terrain Evaluation Report and property grouted in accordance with Ontario Regulation 903, as amended and supervised by a Professional Geoscientist or Professional Engineer, with experience in hydrogeology.

20. Construction and Grouting of the Well

The Transferee for himself, his heirs, executors, administrators, successors and assigns covenants and agrees being advised that all wells are to be drilled wells with casings set into the bedrock and the entire annular space filled with grout. Dug wells and sand points shall not be permitted. The Transferee for himself, his heirs, executors, administrators, successors and assigns covenants and agrees that the construction and grouting of the well shall be inspected and certified by a qualified Professional Engineer or Professional Geologist, in accordance with Ontario Regulation 903 and a well compliance certificate (containing the information set out below), signed by the Professional Engineer or Professional Geologist shall be provided to the Owner and the South Nation Conservation Authority. The well compliance certificate shall include:

- (a) Ministry of Environment well record, well number and global positioning system coordinates,
- (b) Standard subdivision water quality analysis results (including as minimum chloride, nitrites, nitrates, TKN, sodium, total coliform and e-coli), which will be used as baseline data for the performance evaluation of each phase prior to the registration of the next phase,
- (c) Qualifications of the on-site well inspector,
- (d) Detailed observations for annular space creation, well casing installation and the grouting type and procedure, and a statement that detailed observations indicates that the well was constructed in compliance with both Ministry of Environment and City Standards.

21. Well Construction and Certification

The Transferee for himself, his heirs, executors, administrators, successors and assigns covenants and agrees that the well construction shall be in accordance with the recommendations of the approved Hydrogeological and Terrain Analysis Report, dated December 2014 and updated February 2016, prepared by Paterson Group Inc. Consulting Engineers and certification by a Professional Engineer or a Professional Geoscientist, licensed in the province of Ontario, shall be provided to the City of Ottawa in this regard. All wells shall be certified in accordance with Ontario Regulation 903, or as superseded by any City of Ottawa well inspection program in effect at the time of well certification. In addition to bacteriological testing, well water shall be tested for all nitrogen species, sodium and chloride and the results shall be submitted to the City with the well certification. This certification is required prior to final inspection by the City to permit occupancy of buildings.

- 22.** The owner agrees that Notices on Title shall be included in all future Agreements of Purchase and Sale and Deeds, in accordance with the Subdivision Agreement, that existing wells on the site, including test wells that will not be utilized for potable water supply or monitoring in the



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future, shall be abandoned in accordance with well regulations (Ontario Water Resources Act, R.R.O. 1990, Regulation 903, and any subsequent amendments) at no cost to the City.

23. Water Quality Analysis

The Transferee for himself, his heirs, executors, administrators, successors and assigns covenants and agrees being advised to have a water quality analysis completed on a regular basis. The analysis shall include fluorides and septic effluent indicators (chlorides, nitrites, nitrates, TKN, total coliform, e-coli). Any readings which exceed acceptable values shall be reported to the City of Ottawa Medical Officer of Health for further evaluation and advice.

- 24.** The Transferee for himself, his heirs, executors, administrators, successors and assigns covenants and agrees being advised to perform a water quality analysis for fluoride, bacteria, indicator parameters (chlorides, nitrites, nitrates, TKN, turbidity, ammonia, sodium, total coliform, e-coli) and other health related parameters before connecting the water supply to the house plumbing. Where requested the owner will provide reasonable access to 9013466 Canada Corporation or Lakewood Trails Owners Association Inc. (LWTOAI) for obtaining water samples to conduct such testing.

25. Water Quality and Treatment Systems

The Transferee for himself, his heirs, executors, administrators, successors and assigns covenants and agrees that some wells may exhibit elevated aesthetic parameters (hardness, iron, manganese, total dissolved solids, sodium, etc.). Some incrustation, taste and colour problems can be expected. It may be necessary to use treatment systems to improve water quality.

- 26.** The Transferee for himself, his heirs, executors, administrators, successors and assigns covenants and agrees being advised that the sodium levels in well water may exceed 20 mg/l. The City Medical Officer of Health recommends that persons with cardiac problems such as hypertension, etc. discuss this matter with their family physician prior to accepting an offer of purchase.
- 27.** The Transferee for himself, his heirs, executors, administrators, successors and assigns covenants and agrees being advised to perform regular water quality analysis to avoid any future serious health issues. In case of any exceedances, the Medical Officer of Health shall be informed for further evaluation and necessary measures.

28. Well Turbidity

The Transferee for himself, his heirs, executors, administrators, successors and assigns covenants and agrees that new developed wells may encounter turbidity. High levels of turbidity may interfere with the effective operation of water treatment systems and efficient bacterial control. Wells must be properly developed before connection to the plumbing system.

29. Well Management Program

The Transferee for himself, his heirs, executors, administrators, successors and assigns covenants and agrees being advised to follow a well management program to avoid any adverse impact on the groundwater. The guides entitled "How Well is Your Well" and "Water Well Best Management Practices" can be obtained from the City of Ottawa or the Rideau Valley Conservation Authority.

- 30.** The Purchaser/Owner will provide well samples to the Vendor or its assignee upon request and will not refuse to participate in a well water monitoring program established for the benefit of all residents.

31. Groundwater Quality or Quantity

The Transferee for himself, his heirs, executors, administrators, successors and assigns covenants and agrees that the City of Ottawa does not guarantee the quality or quantity of the groundwater. If, at some future date, the quality or the quantity of groundwater becomes deficient, the City of Ottawa bears no responsibility, financial or otherwise, to provide solutions to the deficiency, such solutions being the sole responsibility of the homeowner. The homeowner is advised to test his/her well on a regular basis for bacteriological and select chemical parameters (for eg. – nitrate and chloride). Advice on well maintenance can be requested from the City of Ottawa or Rideau Valley Conservation Landowner Resource Office.

32. Groundwater Extraction

The Transferee for himself, his heirs, executors, administrators, successors and assigns covenants and agrees that any operation involving groundwater extraction (groundwater source open loop heat pumps, etc.) has not been approved as part of the development.

33. Conserve Water During Extended Dry Periods

The Transferee for himself, his heirs, executors, administrators, successors and assigns covenants and agrees that although well interference problems have not been identified for this Subdivision, the Transferee is advised to conserve water during extended dry periods.

34. Well and Sewage System Installation

The Transferee for himself, his heirs, executors, administrators, successors and assigns acknowledges that:

- (a) Lots shall be made suitable for installation of sewage systems prior to, or at the building permit stage to the satisfaction of the Ministry of the Environment in accordance with Ontario Regulation 358/90 made under the Environmental Protection Act and the owner shall conduct individual lot by lot percolation tests, high groundwater measurement and mounding calculations and other studies, as required by the City of Ottawa Septic System Office, before sewage system installation;
- (b) The development shall be in accordance with the Lot Development Plan prepared by John D. Paterson and Associates Limited;
- (c) The Report prepared by John D. Paterson and Associates Limited titled "Terrain Analysis and Hydrogeological Study" and all addendum (the hydrogeological report) are available from the Owner to lot purchasers as a guide to development;
- (d) Wells shall be located and constructed in accordance with the recommendations of the Hydrogeological Reports and shall be completed in conformance with the City of Ottawa well compliance program;
- (e) Wells shall be constructed in accordance with Ontario Regulations 612/84.

35. Installation of a Swimming Pool or Any Accessory Buildings and/or Structure

The Transferee acknowledges that rear yards within this subdivision may be used for on-site storage of infrequent storm events. Pool installation and/or grading alterations on some of the lots may not be permitted and/or revisions to the approved Subdivision Stormwater Management Plan Report may be required to study the possibility of pool installation on any individual lot. The owner must obtain approval of the General Manager, Planning, Infrastructure and Economic Development of the City of Ottawa prior to undertaking any grading alterations.

The Transferee of Lots 16 – 19 inclusive for himself, his heirs, executors, administrators, successors and assigns covenants and agrees that special soil conditions may exist on this lot which will require:

- (a) a geotechnical engineer licensed in the Province of Ontario to approve any proposal or design for a swimming pool installation on this lot prior to applying for a pool enclosure permit or installing the pool; and
- (b) the Owner to submit a copy of the geotechnical engineer's report to the General Manager, Planning, Infrastructure and Economic Development at the time of the application for the pool enclosure permit.

The Owner also acknowledges that said engineer will be required to certify that the construction has been completed in accordance with his/her recommendation and that a copy of the certification or report will be submitted to the General Manager, Planning, Infrastructure and Economic Development.

36. Mail Delivery

The Transferee for himself, his heirs, executors, administrators, successors and assigns covenants and agrees that Canada Post does not intend to provide door-to-door mail delivery. It is anticipated that mail delivery will be provided through a system of permanent communal boxes.

37. School Accommodations

The Purchaser acknowledges that school accommodation problems exist in the Ottawa-Carleton District School Board designated to service in this area, and that at the present time this problem is being addressed by the utilization of portable classrooms and/or by directing students to schools outside their community.

38. Active Lighted Sports, Recreation and Leisure Facilities

The Transferee, for himself, his heirs, executors, administrators, successors and assigns, acknowledges being advised that parkland within this subdivision and/or already existing in the vicinity of the subdivision may have (a) active hard surface and soft surface recreational facilities; (b) active lighted sports fields; (c) recreation and leisure facilities; (d) potential community centre; (e) other potential public buildings/facilities.

39. The transferee for himself, his heirs, executors, administers, successors and assigns acknowledges being advised that gates accessing public property are not permitted in the fences.

40. Environmental Protection

No Transferee shall refrain from compliance with the following covenants:



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- (a) Lakewood Trails Owners Association Inc., or 9013466 Canada Corporation or their appointees shall have the right at any time upon twenty-four hours written notice delivered to the lot owner at the subject lands to enter upon the lands and premises for the purposes of inspecting the well or septic system or other potential environmental hazard or pollutant.
- (b) Following the results of such inspection, either 9013466 Canada Corporation, Lakewood Trails Owners Association Inc. or its appointees, may make an order to rectify the well or specific system or any source of contamination at the owner's cost and if such order is not complied with to take such enforcement measures as are within its contractual or legal authority.
- (c) No Transferee, his heirs, executors, administrators, successors or assigns shall permit fertilizer or lawn chemicals of any kind to be applied to the lands, without the express written consent of Lakewood Trails Owners Association Inc. The Transferee shall be responsible for contamination of any kind that may occur from a source within his lands. In particular the Transferee shall not permit animal, human, organic or chemical waste to contaminate or impact in any way the run off, seep into ground water, or into the lakes.
- (d) No soil, or fill, of any kind shall be brought onto the lands without the express written consent of the Lakewood Trails Owners Association Inc. The owner shall be responsible for making good any damage or contamination, which occurs from bringing onto the land any new material notwithstanding the approval of Lakewood Trails Owners Association Inc.

41. Terrain Analysis and Hydrogeological Study

The Owner agrees to develop each lot in accordance with the findings and recommendations of the Terrain Analysis and Hydrogeological Study – Lakewood Trails Subdivision - Part of Lot 9, Concession 5, Geographic Township of Osgoode, Ottawa (Greely), Ontario prepared by John D. Paterson and Associates Ltd. (Report No. PH2678-REP.02, dated December 2014; Updated: February 2016 and that certification by a Professional Engineer will be provided to the City of Ottawa in this regard. The owner shall advise all prospective lot purchasers, in the Agreements of Purchase and Sale, of these certification requirements. The owner also agrees that the Subdivision Agreement with the City of Ottawa will require lot owners to provide this certification by a Professional Engineer, prior to final inspection by the City to permit occupancy of buildings.

- 42.** The owner shall implement the recommendations described in the “Terrain Analysis and Hydrogeological Study” (Report No. PH2678-REP.02).

43. Tree Planting and Conservation Plan

The Transferee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that a Detailed Tree Conservation Report has been prepared by DST Consulting Engineers, Final Report dated June 2015. Further, the Transferee agrees to develop each lot in accordance with the findings and recommendations of the detailed Tree Conservation Report and to implement the specific tree saving measures contained in the report prepared by DST Consulting Engineers dated June 2015, applicable to the lot they are purchasing, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development of the City of Ottawa.

The Transferee further acknowledges being advised that for each lot the Transferee shall submit to the City for approval by the General Manager, Planning, Infrastructure and Economic Development a detailed site plan / grading plan with any building permit application. The Transferee agrees that no tree in excess of 10 centimetres in diameter can be removed after construction of the home except for the driveway, septic and living area.

- 44.** The Owner or the Owner’s successor(s) acknowledges and agrees that the construction of the subdivision shall be in accordance with the recommendation of the Detailed Environmental Impact Statement and Tree Conservation Report prepared by DST Consulting Engineers dated June 2015.
- Retained trees between the rear drainage swale and the building envelope will generally be six (6) metres in width, as shown on Grading Plan Drawings by ARK Engineering.
 - No tree in excess of 10 cm dbh can be removed except for the footprint of the home, driveway, septic and living area (yards).
 - Native plantings will be placed adjacent to the retained vegetation at the rear of each lot once the lot servicing is completed. Non-native species are not to be planted.
 - Bands of trees are to be protected with sturdy fencing installed a distance of ten times the trunk diameter from the trunk.
 - No grading activities that may cause soil compaction such as heavy machinery and stockpiling of material are permitted within the fencing, or grade raises, or digging.

- If any roots are exposed during site alterations, the roots shall be immediately reburied with soil or covered with filter cloth to keep moist until roots can be buried permanently.
- No tree or shrub removal will occur between April 15th and August 15th, unless a breeding bird survey is conducted within 5 days to identify no active nests are in the trees and shrubs.
- Effective sediment and erosion control measures are to be maintained until complete re-vegetation of disturbed areas is achieved.
- Any tree and shrub plantings are to be monitored and any dead or dying material is to be replaced.
- The Transferee for himself, his heirs, executors, administrators, successors and assigns, covenants and agrees that post development landscaping/tree planting shall be undertaken between lots and at the back of lots as shown in Figure 5 EIS/TCR including lots 1 to 6, and 27 to 40 and block 41 and should concentrate on tree and shrub species native to the area, including those listed in Table 1 of the Tree Conservation Report such as Red Oak, Bur Oak, American Basswood, Red Maple, Sugar Maple, White Cedar, Balsam Fir and Trembling Aspen. Replanting of Ash trees should be avoided due to potential future damage from the Emerald Ash Borer. Tree planting in proximity to buildings will be in accordance with the approved landscaping / streetscaping plan, geotechnical report and the City of Ottawa's "Trees and Foundation Strategy in Areas of Sensitive Marine Clay" policy, where applicable.

45. Purchasers are advised of the following.

- (a) They must preserve and plant as required to maintain a minimum of 30% tree canopy coverage for the lot. A list of suitable trees is noted above.
- (b) That they must plant a minimum of 1 tree per interior lot and 2 trees per exterior side yard lots where lots were not provided with retained trees. A list of suitable trees is provided in the approved Tree Conservation Report.

46. The Owner or the Owner's successor(s) agrees to develop each lot in accordance with the findings and recommendations of the detailed Tree Conservation Report and to inform future Purchasers regarding their obligation to implement the specific tree saving measures applicable to the lot they are purchasing.

47. Excavation

No excavation shall be made on the lands except excavations for the purpose of building on same at the time of commencement of such building, or for the improvement of the gardens and grounds thereof, and no soil, sand or gravel shall be removed from the lands except in each case with the prior written permission of 9013466 Canada Corporation or its appointee.

48. No Dumping

The Transferee for himself, his heirs, executors, administrators, successors and assigns covenants and agrees that "No Dumping" is permitted on vacant lots or on adjacent lands including snow, grass cuttings, and landscape waste.

49. Waste Storage

No building waste or other material of any kind shall be dumped or stored on the lands except clean earth for the purpose of leveling and landscaping in connection with the erection of a building thereon or of the immediate improvement of the grounds.

50. Utilities

All utility services such as gas, hydro, Bell telephone and cable systems shall be brought from the mains underground into each dwelling by the lot owner. The lot owner shall not commence construction without first notifying the appropriate utilities.

51. Culvert

The Transferee, his heirs, executors, administrators, successors and assigns shall be responsible for any default or defects resulting from arranging for the supply and installation at his expense of any laneway culvert, to City of Ottawa standards.

52. Security Deposit

The vendor shall collect on closing a security deposit of \$2,000.00 until completion of the installation of the culvert and all grading works and tree planting. The deposit will be refunded to landowner upon final release of the developer under the subdivision agreement. In the event that the land *owner* or his agents, successors, assigns, does not complete the grading in accordance with the grading and drainage plan or takes any action that causes the developer to be held in default under the subdivision agreement, the vendor may use the deposit money to

rectify the default, if such default is not rectified within 15 days of notice by the developer to the landowner, without further notice to the landowner.

53. Footings

The Transferee for himself, his heirs, executors, administrators, successors and assigns covenants and agrees that the footings of all buildings shall be constructed above the normal water table to prevent moisture problems in basements and to minimize the demand on the sump pump system.

54. All proposed residential units shall have their underside of footing elevations set at a minimum 300 mm above the 1:100 year storm event water levels in the proposed storm water management ponds or the high ground water elevation identified in the geotechnical report, which ever is greater, or such other level as recommended by a Professional Engineer and accepted by the City, to provide an appropriate safeguard against basement flooding.

55. The Transferee for himself, his heirs, executors, administrators, successors and assigns covenants and agrees to have a Civil Engineer or Ontario Land Surveyor certify the elevation of the top of footings prior to completion of the foundation walls, and the Owner shall remove said footing if found to be out by more than 0.1 metre from the approved design grading plan. Said elevation shall be submitted by the Professional Civil Engineer or Ontario Land Surveyor to the Director, Planning and Infrastructure Approvals for approval prior to the completion of the foundation walls.

56. Grade Control and Drainage

The City of Ottawa may at any time enter upon the lands for the purposes of inspection or restoration of the established Grade Control Plan and the cost of the City in performing any restoration work shall be paid to the City by the Owner of the lands upon which such restoration work was performed, within thirty (30) days of demand therefore by the City and failing payment as aforesaid the cost shall be added to the tax roll and collected in like manner as municipal taxes. The express intent of this covenant is that the same shall run with the lands and will benefit all lands within the Subdivision by providing proper and adequate drainage.

57. Purchaser Remediation of Lot Grade Compliance

The Parties acknowledge that the Purchaser is acquiring a lot in an ungraded condition. It is the responsibility of the Purchaser to ensure that the final lot grading meets the approved grading and drainage design.

58. As-Built

The Owner acknowledges and agrees to submit an as-built grading plan showing actual ground elevations to geodetic datum at front, rear and side of house, driveways at edge of pavement and at garage, all lot corners, swale inverts, terraces and top and bottom of retaining walls. The grades must be taken under the supervision of a professional Civil Engineer or Ontario Land Surveyor. The Owner acknowledges and agrees to have a Civil Engineer licensed in the Province of Ontario or an Ontario Land Surveyor certify that the final lot grading is within 0.2 metres of the approved grades on the grading and drainage plan.

The Owner acknowledges and agrees to have a Civil Engineer licensed in the Province of Ontario or Ontario Land Surveyor certify the elevation of the top of footings prior to completion of the foundation walls, and the Owner shall remove said footing if found to be out by more than 0.1 metre from the approved design grading plan. Said elevation shall be submitted by the professional engineer or Ontario land Surveyor to the General Manager, Planning, Infrastructure and Economic Development for approval prior to the completion of the foundation walls.

59. Roof Leaders and Sump Pump Hoses

The Transferee, for himself, his heirs, executors, administrators, successors and assigns covenants and agrees to direct roof leaders, sump pump outlet and infiltration areas to a sufficiently large pervious area or where specified designated infiltration mechanism, all of which shall be to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.

60. Right of Repurchase

In the event that five years after the registration of the conveyance to the purchaser, construction of a residence on a property has not proceeded to the "roof on" stage, 9013466 Canada Corporation or its assignee shall have the right at any time thereafter to purchase back the property from the purchaser or his transferee, heirs, executors, administrators, successors or assigns, at the same price that the original purchaser paid to 9013466 Canada Corporation. This right may be exercised by a notice in writing to the transferee, his heirs, executors, administrators, successors or assigns, delivered to or mailed by prepaid registered mail to his last known address. If mailed, the notice shall be deemed given on the next business day following the date of mailing, and the purchase shall be completed on the first business day,

thirty days following the date notice is given. In calculating the price 9013466 Canada Corporation shall deduct the amount outstanding as well as the cost of obtaining a discharge or a release from any encumbrance or lien holder affecting the subject lands.

61. Completion of Dwelling

The exterior of any building and landscaping erected on a lot shall not be completed any later than one year after the date of commencement of construction thereof.

62. Approval of Building & Siting Plans

In the event that the Transferee, his heirs, executors, administrators, successors or assigns has failed to obtain the approval of 9013466 Canada Corporation to his building and siting plans within 48 months from the date of the registration of the purchaser's conveyance, then the rights and terms of repurchase referred to above, paragraph 66, shall be immediately applicable in favour of 9013466 Canada Corporation, the vendor herein.

63. No Subdivision

The Transferee for himself, his heirs, executors, administrators, successors and assigns covenants that he will make no attempt to further subdivide his lot without the written authorization of 9013466 Canada Corporation or its appointee.

64. Driveway Location

The Transferee for himself, his heirs, executors, administrators, successors and assigns covenants and agrees not to alter an existing driveway location or a predetermined driveway location without prior written consent of the City Engineer. If such permission is granted the Purchaser shall pay for all costs associated with relocating the driveway including any portions on municipal properties.

65. The purchaser of any lot or block hereby acknowledges being advised of:

- (a) An approved composite utility plan showing the proposed location of any streetlights, hydro transformers and utility pedestals abutting the lot.
- (b) Approved Subdivision Plans showing specific site and landscaping design, engineering details, and constraints to development.
- (c) The proposed driveway location.
- (e) The proposed grading and drainage plan for the lot or block and understands that it is the responsibility of the purchaser to maintain the proposed drainage patterns.
- (f) The approved Official Plan designation for the Subdivision.

The purchaser further acknowledges that the information he has been advised of and described above is subject to change through the City's approval process.

66. Roads

The Transferee for himself, his heirs, executors, administrators, successors and assigns, hereinafter called the purchaser, covenants and agrees that if, during the course of the construction of any building or buildings on any lot which he owns in the subdivision, any damage is done to the surface of the roads in the plan of subdivision at any time prior to the City of Ottawa assuming the responsibility of those roads, then and in that event the purchaser will reimburse 9013466 Canada Corporation for the costs of any repairs necessitated by damage done by the purchaser or his agents.

67. Trans-Northern Pipelines Inc.

The Transferee for himself, his heirs, executors, administrators, successors and assigns, hereinafter called the Purchaser agrees that the development shall comply with the NEB Act and Pipeline Crossing Regulations and encroachments will not be created on the pipeline right-of-way and that future owners will be informed of the presence and possible restrictions due to the pipeline.

68. Future owners of lots adjoining Block 42 will obtain prior written consent of Trans-Northern before installing or replacing fences on or near the limits of said blocks. For Lots 3, 4, 25, 26, 27, 29, 30 and 40 the restriction would be extended to acknowledge that no structures other than fences are permitted within the limits of the pipeline right-of-way.

69. Hydro One Networks Inc.

The Transferee for himself, his heirs, executors, administrators, successors and assigns hereby acknowledges and agrees that the development of the lands upon which this development has been constructed, will be undertaken and completed in accordance with any requirements that may be imposed from time to time by any Governmental Authorities, and that the proximity of this Development to facilities, installations and/or equipment owned and/or operated by HONI may result in noise, vibration, electromagnetic interference and stray current transmissions (hereinafter collectively referred to as the "Interferences") to this Development, and despite the

inclusion of control features within this Development, Interferences from the aforementioned sources may, occasionally interfere with some activities of the occupants in this Development. In addition, it is expressly acknowledged and agreed that HONI does not, and will not, accept any responsibility or liability for any of the Interferences in respect of this Development and/or its occupants. Furthermore, there may be alterations and/or expansions by HONI to its facilities and/or transformer station which may temporarily affect the living environment of the residents notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the Development. HONI will not be responsible for any complaints or claims of any kind howsoever arising from use, expansion and/or alterations of such facilities and/or operations on, over or under its transformer station. Furthermore, each purchaser acknowledges and agrees that an electro-magnetic, stray current and noise-warning/vibration clause similar to the foregoing shall be inserted into any succeeding or subsequent sales agreement, lease or sublease, and that this requirement shall be binding not only on the Purchaser hereunder but also upon the Purchaser's respective heirs, estate trustees, successors and permitted assigns, and shall not cease or terminate on the closing of this purchase and sale transaction with the Vendor.

70. Lakewood Trails Owners Association Inc.

No Transferee shall refrain from compliance with the following covenants:

- (a) The Transferee for himself, his heirs, executors, administrators, successors and assigns hereby covenants and agrees to be a member in good standing of Lakewood Trails Owners Association Inc. ("the Association") and agrees at all times to pay such fees, dues, levies and special assessments as are imposed from time to time by the said Association for the purpose of carrying out its objects and acknowledges that membership in the Association is mandatory and runs with the land.
- (b) The Transferee for himself, his heirs, executors, administrators, successors and assigns covenants and agrees, as a member of the Association, to cause the Association, if applicable, to carry out and perform all the terms and conditions and provisions of any agreement with the municipality with respect to the maintenance of lands and improvements owned, leased or used by Lakewood Trails Owners Association Inc.
- (c) The Transferee for himself, his heirs, executors, administrators, successors and assigns covenants and agrees as a member of the Association to cause the Association to maintain, repair and operate at its own expense the common areas and facilities constructed or to be constructed.
- (d) The Transferee for himself, his heirs, executors, administrators, successors and assigns further agrees to permit registration of the covenants contained herein against title to the subject land.
- (e) The Transferee for himself, his heirs, executors, administrators, successors and assigns agrees to be bound by and to comply with any rules and regulations which may be imposed from time to time by the Association.
- (f) The Transferee for himself, his heirs, executors, administrators, successors and assigns herein acknowledge and agree that the Association has the power to:
 - (i) Elect a board of directors;
 - (ii) Establish and enforce by-laws, rules and regulations affecting individual lots and common areas;
 - (iii) Charge and collect monthly assessments and special assessments payable from each lot owner to the Association;
- (iv) Register a charge, notice, order or lien against title to any owner who is in default of payment of any assessment or arrears for more than 30 days. No owner shall take any action to apply for removal of such charge, notice, order or lien until the assessment or arrears are paid in full together with the Association costs of registration. The owner shall not object to the having granted an interest on title to the Association sufficient to register such a charge, notice, order or lien pursuant to covenant 77 herein, and, shall refrain from any objection to the charge, notice, order or lien until the outstanding account is paid in full.

- 71.** The Owner agrees that the development of the Subdivision shall be undertaken in such a manner as to prevent any adverse effects and to protect, enhance or restore any of the existing or natural environment, through the preparation of any stormwater management reports, as required by the City. All reports are to be approved by the General Manager, Planning, Infrastructure and Economic Development prior to the commencement of any Works.

The Owner agrees that the responsibility of the maintenance of the stormwater management pond shall be transferred at such time as the establishment of the Owner's Association.

- 72.** The Owner and Lakewood Trails Owners Association Inc. (LWTOAI), acknowledges and agrees that Lakewood Trails Owners Association Inc., the Owner's Association, shall maintain the stormwater management pond in accordance with the recommendations of the Stormwater



Initials

Management Plan and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.

- 73.** The developer will provide to Lakewood Trails Owners Association Inc. for the exclusive use of Lakewood Trails Owners Association Inc. members, a parcel of land shown as Block 43 in the plan of subdivision. In the event that Phases 2 and 3 are not registered before December 31, 2020, the developer may in its sole and absolute discretion convey in fee simple the Block 43 and no further facilities will be provided.
- 74.** The initial owners association fees will be set at \$180.00 per lot per year. If Phases 2 - 3 proceed to be registered, then additional recreational facilities may be provided by the developer in its sole and absolute discretion, such as a swimming pool, and small fitness/washroom building. At that time, membership fees shall be increased to the greater of \$350.00 per year or the average of the then current annual charges for Sunset Lakes Owners Association Inc., Woodstream Owners Association Inc. and South Village Owners Association Inc.
- 75.** All decisions with respect to the timing, design, location, construction and material selection of amenities noted above will be at the sole and absolute discretion of the developer. The agreement of purchase and sale between the purchaser and the vendor/developer provides consideration from the purchaser to the vendor for the lot only. The developer will have no contractual obligations to individual purchasers or Lakewood Trails Owners Association Inc. (LWTOAI) with respect to the proposed private recreational facilities. Following the transfer of the facilities, the developer will assign the applicable warranties of all contractors and sub-contractors which Lakewood Trails Owners Association Inc. (LWTOAI) may elect to enforce, however there will be no warranty whatsoever given by the developer with respect to lands, improvements, fixtures or personal property that is ultimately transferred to Lakewood Trails Owners Association Inc. (LWTOAI).
- 76. Terms**
- The terms "purchaser", or "owner", or "person", or "lot owner", or "Transferee" used herein shall include a male or female person or a corporation or any combinations thereof, and all heirs, executors, administrators, successors and assigns of these persons and all covenants and obligations shall be joint and several.
- 77. Enforcement**
- No Transferee shall refrain from compliance with the following covenants:
- Where a Transferee, his heirs, executors, administrators, successors or assigns is in breach of any of these covenants, or of the provisions of the Lakewood Trails Design Review Guidelines or a ruling of the Design Review Committee or the rules, regulations, or bylaws of Lakewood Trails Owners Association Inc. then enforcement may be sought by an order of a court of competent jurisdiction or pursuant to arbitration under the Arbitration Act of Ontario. All costs incurred by the Association in enforcing these covenants including legal and court costs shall be the responsibility of the defaulting owner and payment of same may be secured by way of notice of charge against the owner's lands. Lakewood Trails Owners Association Inc. is deemed to be granted sufficient interest in title to the subject lands to register such notice.
- 78.** Any of the obligations, rights and covenants of 9013466 Canada Corporation contained in these restrictions may be assigned to the Association and upon such assignment, the Association shall assume all obligations, rights and covenants of 9013466 Canada Corporation and perform the same as would be performed by 9013466 Canada Corporation and, without limiting the foregoing, to and including the issuance of any certificate of compliance to date with respect to these restrictions.
- 79.** 9013466 Canada Corporation or its assignee may agree to vary, alter, amend or remove any of the foregoing conditions in respect of those or any other lands on the said plan or other plans in the Association without notice to or consent of the Purchaser or the owner of any other land to which the foregoing conditions may apply so long as such variation, alteration, amendment or removal is not, in the opinion of 9013466 Canada Corporation, or its assignee a substantial deviation from the general nature of the foregoing conditions.
- 80.** If for any reason whatsoever any term, covenant or condition of this Agreement, or the application thereof to any party or circumstance, is to any extent held or rendered invalid, unenforceable or illegal, then such term, covenant or condition:
- (a) Is deemed to be independent of the remainder of the Agreement and to be severable and divisible therefrom and its invalidity, unenforceability or illegality does not affect, impair or invalidate the remainder of the Agreement or any part thereof; and
 - (b) Continues to be applicable to and enforceable to the fullest extent permitted by law against any part and circumstances other than those as to which it has been held or rendered invalid, unenforceable or illegal.

- 81.** The Owner, for himself, his heirs, executors, administrators, successors and assigns (hereinafter the "Owner") hereby irrevocably constitutes, appoints and shall refrain from any action to object to or impede 9013466 Canada Corporation or the Lakewood Trails Owners Association Inc. (hereinafter the "Association") as the true and lawful attorney of the Owner with power of substitution in the name of the Owner to do any and all such acts and things or execute and deliver all such agreements, documents and instruments as 9013466 Canada Corporation or the Association, in its sole discretion, considers necessary to exercise any of its rights and remedies hereunder, and to do all acts or things necessary including the registration of a charge, notice, order or lien on the Owner's title to the subject property for any outstanding amount owing to the Association, including but not limited to any default of payment of fees, due to the Association and for the costs associated with remedying any contravention of the Association rules or covenants herein.
- 82.** The Owner, for himself, his heirs, executors, administrators, successors and assigns (hereinafter the "Owner") hereby acknowledges that they have been directed to the information in the Homeowners Awareness Package as provided in the link below.
- <http://www.sunsetlakes.ca/important-information/rural-living-matters>
- 83.** The covenants in respect to the foregoing protective restrictions shall extend to and be binding upon, and may be taken by, the respective heirs, executors, administrators, successors and assigns of the parties hereto.
- 84.** PROVIDED that in construing these presents the words "Vendor" and "Purchaser" and the pronouns "he", "his", or "him" relating thereto and used therewith shall be read and construed as "Vendor" or "Vendors", "Purchaser" or "Purchasers", and "he", "she", "it", or "they", "his", "her", or "their", or "him", "her", "it" or "them", respectively, as the number and gender of the party or parties referred to in each case require, and the number of the verb agreeing therewith shall be construed as agreeing with the said word or pronoun so substituted.

I/WE HAVE READ THE FOREGOING AND AGREE TO BE BOUND BY SAME.

x _____

PURCHASER

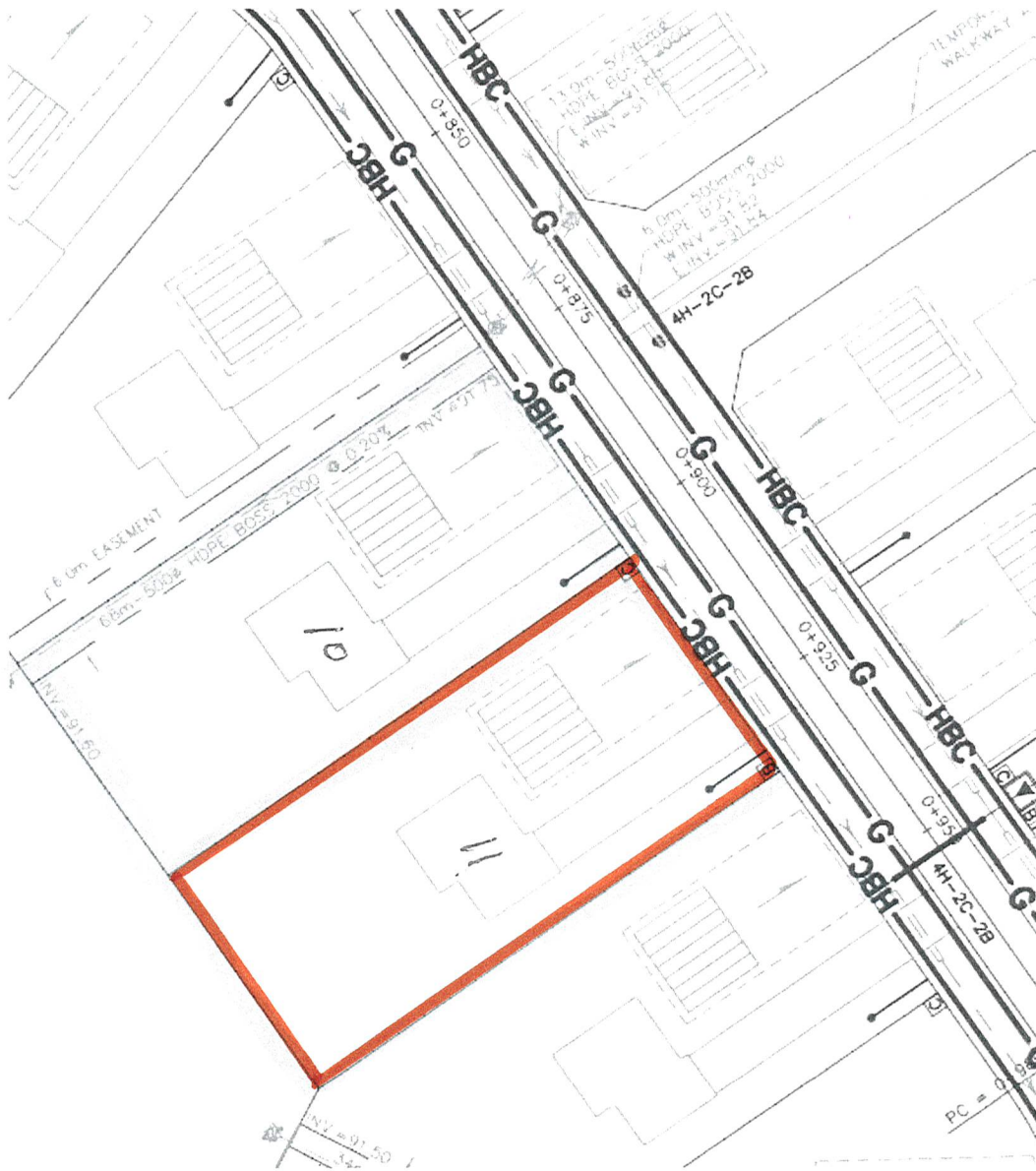
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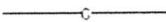
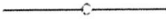
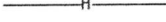
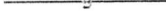
PURCHASER



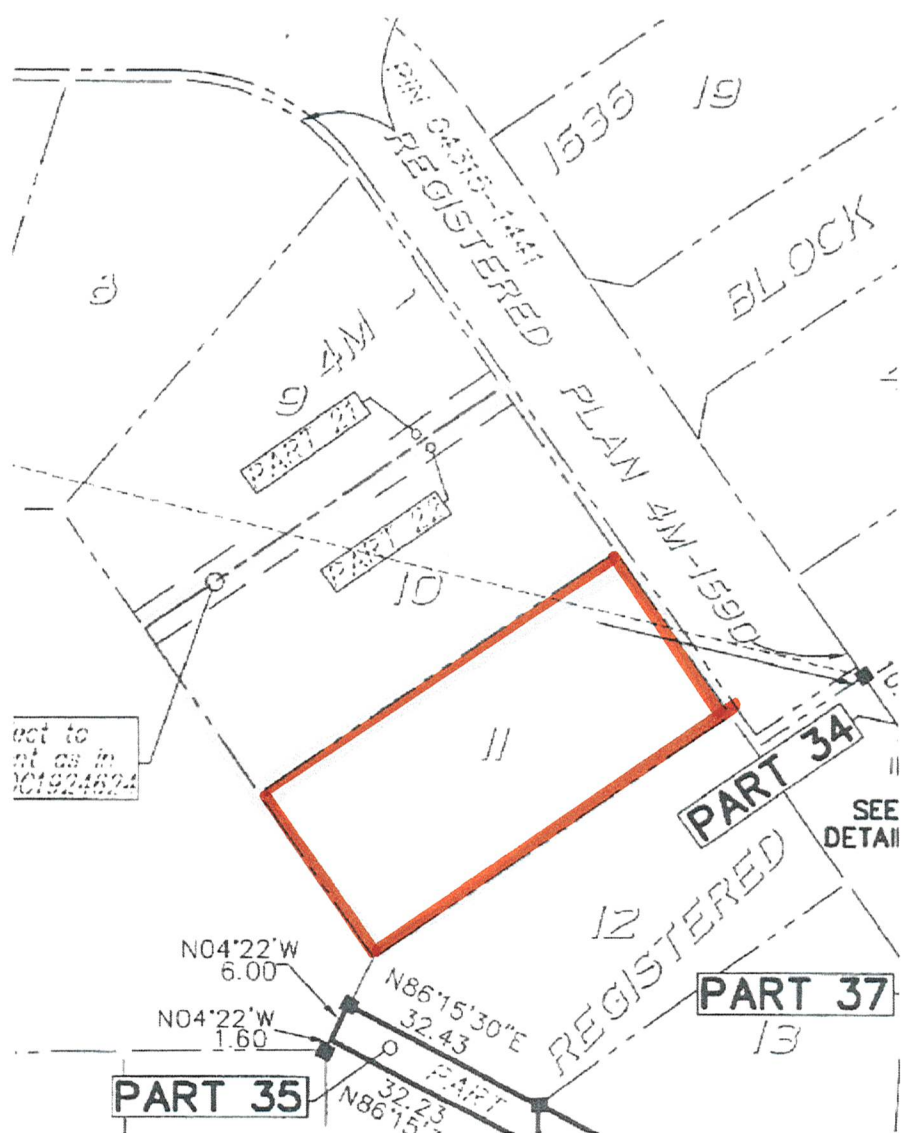
Initials

SCHEDULE "CUP"



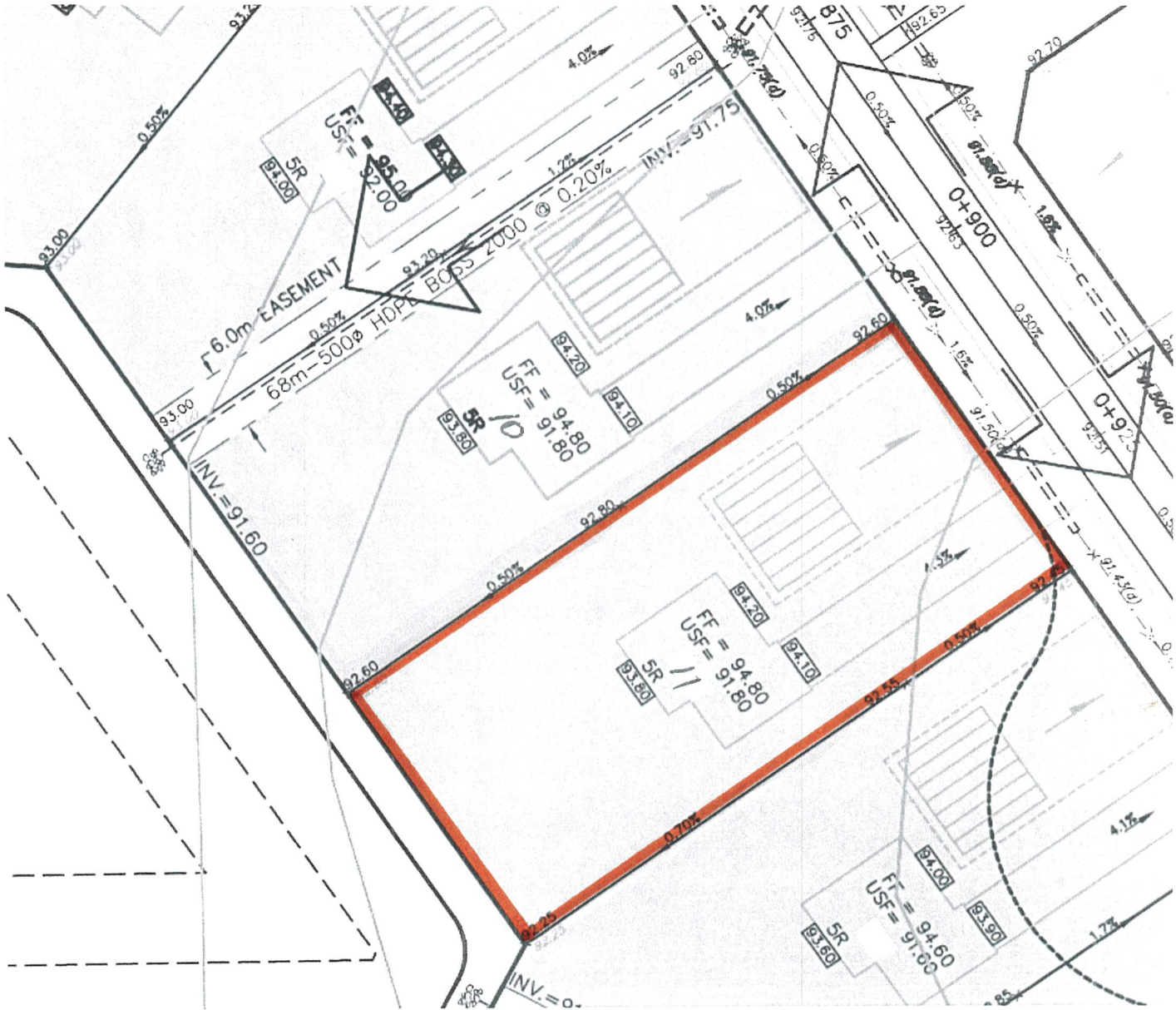
Legend	
	PADMOUNT HYDRO TRANSFORMER
	ABOVE GRADE BELL PEDESTAL AND VAULT
	BELL GRADE LEVEL BOX
	ABOVE GRADE CABLE PEDESTAL AND VAULT
	GAS LINE
	CABLE TELEVISION TRENCH
	HYDRO TRENCH
	BELL TRENCH
	STREET LIGHT CABLE
	HOUSE UTILITY CONNECTION
<u>4H 2B 2C 1STL</u>	
4H	HYDRO (4 DUCTS)
2B	BELL (2 DUCTS)
2C	CABLE TELEVISION (2 DUCTS)
1STL	STREET LIGHT(1 DUCT)
	PROPOSED STREET LIGHT
	COMMUNITY MAIL BOX

SCHEDULE "DE"



Legend	
	PADMOUNT HYDRO TRANSFORMER
	ABOVE GRADE BELL PEDESTAL AND VAULT
	BELL GRADE LEVEL BOX
	ABOVE GRADE CABLE PEDESTAL AND VAULT
	GAS LINE
	CABLE TELEVISION TRENCH
	HYDRO TRENCH
	BELL TRENCH
	STREET LIGHT CABLE
	HOUSE UTILITY CONNECTION
	DUCT CROSSING
4H	HYDRO (4 DUCTS)
2B	BELL (2 DUCTS)
2C	CABLE TELEVISION (2 DUCTS)
1STL	STREET LIGHT(1 DUCT)
	PROPOSED STREET LIGHT
	COMMUNITY MAIL BOX

SCHEDULE "G"



Legend

- EXISTING SPOT ELEVATION
- PROPOSED ELEVATION
EXISTING ELEVATION
- PROPOSED SWALE ELEVATION
- PROPOSED DITCH ELEVATION
- PROPOSED SWALE AND/OR DITCH
- PROPOSED VERTICAL ELEVATION OF ROAD HIGH POINT
- PROPOSED VERTICAL ELEVATION OF ROAD LOW POINT
- % SLOPE
PROPOSED DIRECTION OF FLOW
- PROPOSED HOUSE PERIMETER ELEVATION
- PROPOSED FINISHED FIRST FLOOR ELEVATION
- PROPOSED MINIMUM UNDERSIDE
OF FOOTING AT FRONT OF HOUSE
- MAJOR SYSTEM DRAINAGE
- EXISTING TERRACING 3:1 MAX.
- PROPOSED RIP-RAP TREATMENT
AS PER OPSO 810.010

SCHEDULE M

