

AGREEMENT OF PURCHASE AND SALE

1. THE PARTIES

- 1.1

Purchaser Name(s):

Address:

Telephone:                      Res:                      Cell:                      Bus:

E-mail:
- 1.2

Vendor:                      PD WELLINGTON (HOMES) INC.

Address:                      1 Herons Hill Way  
Toronto, ON   M2J 0G2

Telephone:                      (416) 756-1972

2. THE PROPERTY

- 2.1

Lot Number:

(This reference is for construction purposes only and is not a legal description.)
- 2.2

Subdivision:                      Aurora Trails
- 2.3

Dwelling Type:
- 2.4

Legal Description:

3. THE PURCHASE PRICE

- 3.1

The Vendor agrees to sell and the Purchaser agrees to buy the property for the purchase price of    dollars (    ) of lawful money of Canada, which the Purchaser covenants to pay as follows:

1st deposit

2nd deposit

3rd deposit

4th deposit

5th deposit

6th deposit

7th deposit

Deposit due date:

Deposit due date:

Deposit due date:

Deposit due date:

Deposit due date:

Deposit due date:

Deposit due date:

The Purchaser agrees to deliver to the Vendor post-dated cheques payable to the Vendor in the amounts set out in subparagraphs (a), (b), (c) and (d) upon execution of this Agreement.

3.2

The balance of the Purchase Price to be paid by certified solicitors trust cheque to the Vendor, as the Vendor may direct upon the Closing Date, drawn upon a chartered bank or trust company subject to the usual adjustments and any other adjustments described in this Agreement.
4. SCHEDULES
- 4.1

Schedules “A”, “B”, ”C”, ”E”, ”H”, ”H1”, ”N”, ”O” (Statement of Critical Dates and Tarion Information Sheet – Warranty Information for New Freehold Homes), ”S”, ”W”, ”Y”, ”Z” and                      are annexed hereto and form part hereof and are integral to this Agreement. The Purchaser acknowledges that he/she has read and understands this Agreement including such schedules.
5. CLOSING DATE
- 5.1

This Agreement of Purchase and Sale is to be completed no later than 4:00 pm on the First Tentative Closing Date (as defined in the Statement of Critical Dates being a part of the Tarion Addendum as hereinafter defined) as set out in Schedule “O” to this Agreement, or such extended or accelerated date established in accordance with the terms of this Agreement including, without limitation, the Tarion Addendum (the “Closing Date” or “Date of Closing”).
6. OFFER IRREVOCABLE
- 6.1

This Offer is irrevocable by the Purchaser until one minute before the close of business on the Irrevocable Date as set out below, after which time, if not accepted, this Offer shall be null and void and the deposit(s) returned to the Purchaser, without interest and without deduction.

Irrevocable Date:                      day of
- DATED at , this    day of

WITNESS:
- Purchaser:

(Date of Birth)

Purchaser:

(Date of Birth)

Purchaser:

(Date of Birth)
- The undersigned accepts the above Offer and agrees to complete the transaction in accordance with the terms thereof.
- Dated on
- Vendor’s Solicitor:

HARRIS, SHEAFFER LLP

Yonge Sheppard Centre

4881 Yonge Street, 8<sup>th</sup> Floor

Toronto, Ontario, M2N 5X3

Telephone: (416) 250-5800

Solicitor: Ari M. Katz

Fax: (416) 250-5300

Email: [akatz@harris-sheaffer.com](mailto:akatz@harris-sheaffer.com)
- PD WELLINGTON (HOMES) INC.
- Per: \_\_\_\_\_

I have authority to bind the corporation
- Salesperson: Cara Ramani/Deborah Beament/Julie Corby/Micheline Nicola/Stephanie Kocialek

SCHEDULE “A”

1. AMENDING CLOSING DATE

- 1.1Extension

If, for any reason except the Vendor’s willful neglect, the dwelling is not completed on or before the Closing Date, the Purchaser agrees to grant such reasonable extension or extensions of time for completion of the dwelling as may be required by the Vendor and as allowed under the Tarion Warranty Corporation ("TARION"), and the Closing Date shall be extended accordingly as provided in the Statement of Critical Dates as attached hereto in Schedule “O”. The Vendor will notify the Purchaser of any required extension(s) at the earliest possible time and shall take all reasonable steps to construct the dwelling without delay.
- 1.2Advancement

Intentionally deleted.
- 1.3TARION Extension and Termination Clarification

The provisions of TARION with respect to the extension and termination apply to this Agreement of Purchase and Sale (hereinafter referred to as "Agreement") and are described in Schedule “O” Statement of Critical Dates to this Agreement.

2. ADJUSTMENTS ON CLOSING

- 2.1Realty Taxes

2.1.1Realty taxes (including local improvement charges), and utility rates, except insofar as same are included in common expenses and estimated common expenses shall be apportioned and allowed to the Closing Date. With respect to Realty Taxes (including local improvement charges), the same shall be estimated as if the Property had been assessed as fully completed by the relevant taxing authority for the calendar year in which the Closing Date occurs, and shall be adjusted as if such taxes had been paid by the Vendor, notwithstanding that same may not, by the Closing Date, have been levied or paid, subject however to readjustment upon the actual amount of such taxes being ascertained.

2.1.2Subject to the Purchaser complying with all his/her obligations, a readjustment will be made by the Vendor the later of one hundred and eighty (180) days or receipt of the final assessment for Realty Taxes as applicable to the Property.

2.1.3Purchaser shall pay any charge of the municipality in respect of creating a new separate tax account for the Property.
- 2.2Other

2.2.1Water Heater and Tank

The hot water heater and tank for the dwelling will not be included in the Purchase and shall remain chattel property. The Purchaser agrees to execute a rental contract if requested for the hot water heater and tank and agrees to take all necessary steps to assume immediately on the Closing Date, charges for hydro, water and other services, and the Vendor may recover any payments from the Purchaser which are the Purchaser’s responsibility but which may be billed to the Vendor. In the event that a rental program for the hot water tank is not available at the Closing Date, the cost of the hot water tank shall be reimbursed by the Purchaser to the Vendor as an Adjustment on the Closing Date, as outlined in the TARION Schedule "O-B" attached hereto.

2.2.2Water Meter

The water meter for the dwelling is not included in the Purchase Price and the Purchaser shall be required to pay or reimburse the Vendor as an Adjustment on the Closing Date for the cost, or charge for, water service, water meter and/or installation or connection thereof, as outlined in the TARION Schedule "O-B" attached hereto.

2.2.3Hydro

The Purchaser shall reimburse the Vendor as an Adjustment on the Closing Date for the cost, or charge for, hydro service, installation or connection thereof, as outlined in the TARION Schedule "O-B" attached hereto.

2.2.4Driveway Paving

The Purchaser shall pay to the Vendor as an Adjustment on the Closing Date with respect to the Vendor completing the final coat of asphalt on the driveway, as outlined in the TARION Schedule "O-B" attached hereto.

**2.2.5 Transaction Fees**

The Purchaser shall pay to the Vendor as an Adjustment on the Closing Date, as outlined in the TARION Schedule "O-B" attached hereto:

- a) the charge imposed upon the Vendor or its solicitors by the Law Society of Ontario upon registration of the Transfer/Deed of Land or Charge/Mortgage of Land or any other instrument; and
- b) the legal fees and disbursements incurred by the Vendor for the internet delivery of documentation to the Purchaser's solicitor and the LawyerDoneDeal Web Usage Fee in the sum of \$190.00 plus HST.

**2.3 Tarion Warranty Corporation (TARION) and Home Construction Regulatory Authority (HCRA)**

The Purchaser shall reimburse the Vendor as an Adjustment on the Closing Date for the cost of enrolment of the dwelling under TARION, as outlined in the TARION Schedule "O-B" attached hereto. The Purchaser will also reimburse the vendor for the Home Construction Regulatory Authority (HCRA) Oversight Fee in the TARION Schedule "O-B" attached hereto.

**2.4 Mortgage Insurance**

If the Vendor obtains MICC Excess Deposit Insurance or other prescribed security pursuant to the Act, the Purchaser shall pay the MICC Excess Deposit Insurance premiums and other fees charged by MICC in connection therewith or such premiums, fees or charges for such prescribed security, on the Closing Date, as a credit to the Vendor on the Adjustments, as outlined in the TARION Schedule "O-B" attached hereto.

**2.5 Chattel Property**

If chattel property is included in this transaction, the Vendor may collect the retail sales tax payable on such chattel property as an Adjustment on the Closing Date, as outlined in the TARION Schedule "O-B" attached hereto and the Vendor agrees to remit payment of such retail sales tax immediately following the Closing Date.

**2.6 Increased Levies or Taxes**

It is further understood and agreed that the Purchaser shall pay to the Vendor as an Adjustment on the Closing Date an amount equal to any increased costs to the Vendor attributable to any new levies and/or taxes introduced by any level of government which occur between the signing of this Agreement and the Closing Date, as outlined in the TARION Schedule "O-B" attached hereto.

**2.7 GST/HST**

- a) Subject to Schedule "H" and "H1" attached hereto the Vendor and Purchaser agree that the Purchase Price (but not any Adjustments, upgrades and/or extras on which the Purchaser agrees to pay GST/HST in accordance with the relevant legislation) includes GST/HST payable in respect of this transaction and the Vendor shall, subject to Subsection 2.7(c) remit the GST/HST out of the Purchase Price on behalf of the Purchaser. For the purposes of this Agreement "GST/HST" means the tax payable under Section 165 of the *Excise Tax Act* (Canada) including the provincial component thereof payable under Subsection 165(2), if applicable. The parties acknowledge that the provincial component of the GST/HST will apply to the within purchase and sale if this Agreement is completed and both ownership and possession of the Property is transferred to the Purchaser after June 30, 2010.
- b) The Purchaser agrees to submit to the Vendor on or before the Closing Date a properly completed and fully executed application in the prescribed form for the new housing rebates as set out in Section 254 of the *Excise Tax Act* (Canada) (the "Rebate") together with an assignment of the Purchaser's right, title and interest in and to the Rebate to the Vendor, together with such documentation as the Vendor may require from time to time to give effect to the foregoing.
- c) The Purchaser acknowledges and confirms that the dwelling is being acquired for use as a primary place of residence of the Purchaser or a relation of the Purchaser, in accordance with Section 254 of the *Excise Tax Act* (Canada) as may be amended from time to time prior to the Closing Date, and the Purchaser agrees to execute and deliver to the Vendor upon execution of the Agreement and on the Closing Date a statutory declaration of the Purchaser on the Vendor's form to that effect, together with such other documentation and evidence which the Vendor may require from time to time to give effect to the foregoing.
- d) Subject to Schedule "H" attached hereto the Purchaser acknowledges that the Purchase Price has been calculated on the basis of the Vendor receiving the full benefit of the Rebate in an amount applicable as of the date of execution of this Agreement. If the Vendor does not receive the benefit of the Rebate, whether or not as a result of the Purchaser's acts or omissions, the Purchase Price shall be increased by the amount of the Rebate not received.

- e) The Purchaser agrees to pay as an Adjustment on the Closing Date the GST/HST exigible on any Adjustments to the Purchase Price credited to the Vendor on the Adjustments.

**2.8 NSF Cheques**

The Purchaser acknowledges that he shall be responsible for the payment to the Vendor as a credit to the Vendor on the Adjustments on the Closing Date, the sum of **\$500.00** representing the charge payable for each cheque payable to the Vendor from the Purchaser which is returned as non-sufficient funds or funds not cleared, to the Vendor with respect to any deposits payable pursuant to this Agreement or any extras requested by the Purchaser prior to the Closing Date.

**2.9 General**

- 2.9.1 All proper readjustments shall be made after the Closing Date, if necessary, forthwith upon request. Any monies owing to the Vendor pursuant to such readjustment or as a result of any expenses incurred by the Vendor arising from a breach by the Purchaser of any of the Purchaser's obligations described in this Agreement shall be payable upon written demand by the Vendor and shall bear interest from the date of written demand at the rate of twelve percent (12%) per annum, calculated daily, not in advance and shall be a charge on the Property until paid and such charge shall be enforceable in the same manner as a mortgage in default.
- 2.9.2 The Vendor may reserve a Vendor's Lien, following the Vendor's usual form, for unpaid purchase monies or Adjustments or claims herein provided together with the interest thereon as set forth in Section 2.9.1 hereof, and the Vendor will upon request deliver to the Purchaser (for registration at the Purchaser's expense) a release of the Vendor's Lien after such monies have been received by the Vendor.

**3. CONSTRUCTION MATTERS**

**3.1 Construction Completion**

- 3.1.1 The Purchaser acknowledges that the dwelling will be constructed substantially in accordance with plans and specifications to be filed with the Building Department of the municipality in which the building is located and in accordance with the *Ontario Building Code* and that the Purchaser shall have no claims against the Vendor for any higher or better standards of workmanship or materials than required in such plans and specifications and pursuant to the *Ontario Building Code*. The foregoing shall constitute complete and absolute acceptance by the Purchaser of all construction matters, and the quality and sufficiency thereof, including, without limitation, all mechanical, structural and architectural matters. The Purchaser agrees that the foregoing may be pleaded by the Vendor as an estoppel in any action brought by the Purchaser or his successors in title against the Vendor. Subject to TARION, the Vendor reserves the right to make changes to the plans and specifications and/or substitute materials provided that such materials are substantially equal in quality to the materials so replaced and the Purchaser shall have absolutely no claim or cause of action against the Vendor for any such changes, variances or modifications, nor shall the Purchaser be entitled to any notice thereof.
- 3.1.2 Without limiting the generality of the foregoing, the Purchaser acknowledges and agrees as follows:
  - a) the Vendor shall have the right to construct the reverse mirror image of the dwelling type, including reversal of the garage siting and reversal of the interior floor plan layout, without notice to the Purchaser and without compensation or abatement to the Purchase Price.
  - b) as of the date of this Agreement, the final site plan relating to the lands showing the actual siting of the dwelling on the lands may not have been completed by the Vendor or approved by all governmental authorities. Consequently, the Purchaser acknowledges and agrees that the Vendor shall have the right to construct the dwelling type on the lands in a location or angle different and relocate sidewalks or fences other than as depicted in the sales brochures, renderings and other plans and specifications reviewed by the Purchaser at the time of entering into this Agreement, without notice to the Purchaser and without compensation or abatement to the Purchase Price.
  - c) the Purchaser hereby acknowledges that, as of the date of this Agreement, final grading plans relating to the lands may not have been completed by the Vendor or approved by all governmental authorities. Consequently, the Purchaser acknowledges and agrees that the Vendor shall have the right to construct the dwelling type at a grade level different than as depicted in the sales brochures, renderings and other plans and specifications reviewed by the Purchaser at the time of entering into this Agreement, without notice to the Purchaser and without compensation or abatement to the Purchase Price.

- d) in the event this Agreement calls for the construction of a deck or patio and such is not possible, the Purchaser hereby irrevocably agrees to accept such change without notice, without any right of abatement to the Purchase Price and in full satisfaction of the Vendor's obligations with respect to the construction of the dwelling. In the event that this Agreement does not call for a deck or patio and such is required by the municipality pursuant to final approved grading, engineering and/or site plans, the Purchaser shall pay to the Vendor the additional cost involved in constructing the deck or patio, which shall be determined by the Vendor in its sole and absolute discretion.
- e) in the event that the dwelling type is constructed at a grade level different than as depicted in the sales brochures, renderings and other plans and specifications reviewed by the Purchaser at the time of entering into this Agreement necessitating a step or series of steps to the front door, side door, rear door or any other door of the dwelling in addition to any changes in windows, side or garage access doors the Purchaser hereby irrevocably agrees to accept such change without notice, without any right of abatement to the Purchase Price and in full satisfaction of the Vendor's obligations with respect to the construction of the dwelling.
- f) the Purchaser acknowledges that the dimensions of the Property and the square footage of the dwelling are approximate only. In the event that the frontage, depth or area of the Property and/or the square footage of the dwelling as a whole are varied by up to and including five percent (5%) from the specifications set out in this Agreement, the Purchaser acknowledges and agrees to accept all such variations without notice and without a claim for compensation or abatement to the Purchase Price.
- g) the Vendor is not responsible for shade difference occurring in the manufacture of items such as, but not limited to, finishing materials or products such as cushion floor, carpet, floor tiles, roof shingles, brick, aluminum or vinyl siding, bath tubs, water closets, sinks and other such products where the product manufacturer establishes the standard for such finishes. The Vendor is also not responsible for colour variations in natural products or the finishes on natural products such as, but not limited to, marble, granite, hardwood flooring, kitchen cabinets, wood stair railings, spindles, trim as well as stains or finishes applied to any of the aforesaid which colours may vary when finishes are applied to them. Nor shall the Vendor be responsible for shade difference in colour of components manufactured from different materials but which components are designed to be assembled into either one product or installed in conjunction with another product such as, but not limited to, plastic toilet seats, china toilets, enamel tubs, melamine cabinet finishes and paint and in these circumstances the product as manufactured shall be accepted by the Purchaser. In the event the purchaser requests loop type "berber" carpet, the purchaser acknowledges that seams may be visible; and shall sign a waiver of such upon selection of colours.
- h) in the event, the Purchaser purchases granite or quartz countertop(s), the Purchaser acknowledges that the granite or quartz can come with shade, veining, and pattern variances from one end of the slab to the other and requires frequent applications of sealant in order to properly maintain the countertop(s). The Purchaser further acknowledges that joints in granite or quartz countertop(s) are visible to the touch and sight joints are at the sole discretion of the fabricator.
- i) in addition, the following alterations and adjustments may be made by the Vendor to the lot and model type selected by the Purchaser for any reason, and the Purchaser agrees that such alterations and adjustments for all purposes are minor and permissible, and the Purchaser shall accept the dwelling constructed on the Property with any or all of the following alterations and adjustments, without compensation or abatement (which alterations and adjustments the Purchaser hereby irrevocably authorizes the Vendor to complete): (a) a change in the front elevation of the Property that results in an increase or decrease in the number of steps to the front door and any change to the grading which affects or alters the steps or entry to the dwelling from the front door to the lot line of the Property; (b) the deletion or addition or relocation of any and all entry doors to the garage; (c) the relocation or the lowering of the elevation of any other entry doors into the dwelling or the elevation of the laundry area or the elimination of laundry room door(s); (d) the addition or deletion of steps into any and all of the rear yard, the side yard and the garage; (e) the installation of thresholds dividing rooms or living areas required by differences in surface elevations or floor materials; (f) the substitution of a door for a patio door, or a patio door for a door; (g) the substitution of a door or patio door for a window, or a window for a door or patio door; (h) the construction of the dwelling reversed to the layout shown on the floor plans (mirror image which may cause side windows to align with neighboring home's windows); (i) any reduced or increased ceiling heights; (j) changes in the location of the furnace, fireplace, water tank, or other services; (k) a reduction or increase in the area of the dwelling of up to five percent (5%), using HCRA's published uniform method for the calculation of floor area (and in addition to the equivalency tolerances provided for by such method); (l) any changes either before or after approval of the plans imposed by the municipality, developer or the architectural control architect or imposed by

any architectural controls, including without limitation any change to external elevations of the dwelling or the elimination of walkouts and/or lookouts; (m) the installation of catchbasins, as completed in compliance with the grading and drainage requirements of the Vendor and/or the municipality; (n) sunken foyers, rooms or other areas of the dwelling as a result of grading changes; (o) variation of rooflines which may differ from those shown on plans; (p) any other change that does not materially diminish the value of the Property or substantially objectively alter the dwelling; (q) any other substitution by the Vendor permitted under this Agreement; and (r) any other change that the Vendor's architect in his unfettered discretion considers minor and permissible, and the statutory declaration of the architect or his employee in charge of the project shall be deemed to be conclusive and binding on the Purchaser.

- j) lot sizes and dimensions are also subject to change without notice provided that they are not substantially varied and, without limiting the foregoing, any decrease of less than 10% of any single lot dimension or of less than 10% of the total lot area will not be considered a substantial variation.

3.1.3 The Purchaser agrees to complete the transaction without holdback of any part of the Purchase Price. The Vendor and Purchaser shall complete on or before the Closing Date the Pre-delivery Inspection Form as called for pursuant to TARION.

3.1.4 The Purchaser will accept the Vendor's covenant of indemnity regarding lien claims which are the responsibility of the Vendor, its trades and/or suppliers in full satisfaction of the Purchaser's rights under *The Construction Act* and will not claim any lien holdback on the Closing Date.

### 3.2 Siting

If the dwelling type described herein cannot be sited or built on the Property in accordance with the requirements of the municipality or any architectural control committee having jurisdiction in respect of the Property, the Vendor or Purchaser may cancel this Agreement and shall be entitled to a refund of any deposit(s) paid, without interest, but in no event shall the Vendor or the Vendor's agent be liable for any damages or costs whatsoever.

### 3.3 Construction, Siting and Grading Acceptance

3.3.1 The Purchaser agrees that acceptance of construction, site and grading by the municipality and/or the subdivider's consulting engineers shall conclusively constitute acceptance by the Purchaser.

3.3.2 The Vendor shall have the sole right (subject to architectural control requirements) to choose the exterior colour package including type, colour and texture of materials including, without limitation, brick for the dwelling to be erected. Should the original colours chosen by the Vendor not be available at the time of construction, the Vendor shall have the right to substitute alternative available materials provided that the alternate materials are of equal quality. The Vendor agrees to notify the Purchaser of any required changes as soon as the need for such required changes becomes known to the Vendor.

3.3.3 The Purchaser acknowledges that certain lots within the subdivision may require catch basins in the rear yard and associated leads and that hydro transformers, street light poles and hydrants will front onto certain lots (including the Property) and sidewalk locations and fences are subject to change subject to 3.3.1 above within the subdivision.

### 3.4 Features and Specifications

Included in the Purchase Price are the specification features listed in Schedule "B", which forms part of this Agreement.

### 3.5 Extras or Changes Requested by Purchaser

- a) The Purchaser covenants and agrees to pay the Vendor at the time of request for any and all extras or changes specifically ordered by the Purchaser failing which, the Vendor shall have no obligation to provide the requested extras or changes.
- b) The Purchaser acknowledges that the selection of optional extras, upgrades and options for the dwelling can affect the marketability and saleability of the Property in the event the Purchaser defaults hereunder. The Purchaser agrees that before accepting any order for extras, upgrades and options, the Vendor may, at its option, require evidence of the Purchaser's continuing financial ability to complete the transaction. If such evidence is not satisfactory to the Vendor, in its sole, subjective and absolute discretion, the Vendor may refuse to accept any or all such orders for extras, upgrades and options and the dwelling will be completed in accordance with the original terms hereof.

**3.6      Colour Selection**

- 3.6.1      In the event that the Purchaser shall have made a choice of colours and/or materials from either the Vendor's samples or otherwise as aforesaid and because of lack of supply the installation of such colour choice and material cannot be completed in accordance with the Vendor's construction schedule, the Purchaser shall choose alternate colours and materials within three (3) days and in the event the Purchaser fails to make an alternate selection as aforesaid, the Vendor shall have the option of choosing the colours and materials and the Purchaser shall be obligated to accept same.
- 3.6.2      In the event that the Purchaser shall not have made his selection within fourteen (14) days after the acceptance of this Agreement by the Vendor or an extended date acceptable to the Vendor, then the Vendor shall have the option of choosing the colours and materials for and on behalf of the Purchaser and the Purchaser agrees to accept same.
- 3.6.3      In the event that the Purchaser has installed or has requested the Vendor to install, a different floor covering than that which the Vendor would normally install in the dwelling, then the Purchaser agrees that if any defects should come to light for which the Vendor is normally responsible and repairs to which require the removal of the said floor covering, the Vendor will not be responsible to effect such repairs. For purposes of this Agreement, "floor covering" shall mean any type of finished floor covering which is normally placed on the sub-floor and without limiting the generality of the foregoing, shall include tile, hardwood, marble, terrazzo and carpet.
- 3.6.4      Where omissions occur on the original colour selection sheet, the Purchaser acknowledges that selection by the Vendor will be final.
- 3.6.5      Upgrades listed on a standard colour chart will not be deemed to be part of this Agreement.
- 3.6.6      The Purchaser agrees that if after having made the original colour selections the Purchaser does make a change erroneously or otherwise, he will be deemed responsible for all errors resulting from any double selections.
- 3.6.7      The Purchaser further agrees that in the event that the Vendor has preselected colours prior to the purchase herein of the Property, the prescribed colours shall be final notwithstanding that the Purchaser may have completed a colour selection/chart.
- 3.6.8      In the event that any of the terms and conditions stated on the Customer Request for Optional Extras ("B" Sheet) form (the "Purchaser's Extras Contract") are in conflict or contradiction of any terms or conditions stated in this Agreement, it is hereby agreed that the terms and conditions stated on the Purchaser's Extras Contract shall take precedence over the terms and conditions of this Agreement.
- 3.6.9      The Purchaser may not change its original selections (including, among other things, materials and colours) without the approval of the Vendor in its sole, subjective and absolute discretion, in which event the Vendor shall be entitled to charge an administration fee of \$500.00 (plus HST) in addition to the price of the revised selections.
- 3.6.10      If there is more than one Purchaser, each Purchaser appoints each other Purchaser as his or her representative and agent with full authority to make colour/material selections and to enter into additional agreements for optional extras. As a result any such selections or agreements for extras made by any one Purchaser shall be binding on all other Purchasers as if they had made such selections or entered into such agreements themselves.

**4.      GRADING AND DRAINAGE MATTERS AND THE VENDOR'S RIGHT TO RE-ENTER**

**4.1      Sodding and Paving**

The Purchaser acknowledges that the grading, paving, and sodding shall be done between June and October of any year as per the Vendor's scheduling program. The Purchaser agrees that he shall be solely responsible for watering and general maintenance of sod from the Closing Date or from the date that sod is laid, whichever shall be the latter, and the Vendor shall have no obligation in that regard. In the event the Vendor is, for any reason, required to replace laid sod, the Vendor shall not be obligated to do so until payment has been made therefor by the Purchaser. In the event the Vendor is providing the final coat of asphalt in the driveway, the Vendor shall be obligated to pave once and such paving it is agreed shall occur within 24 months after the base coat of asphalt is provided, subject to weather conditions and any excessive settlement that may occur.

**Alteration**

4.1.1 The Purchaser agrees not to alter the grading of the Property in any way which will affect its surface drainage pattern or that of the adjoining lots and promises not to widen or alter driveways or curbs, construct any fences, patios, sheds or similar structures without the written consent of the Vendor up to the date on which the subdivision is assumed by the municipality. Any breach of this covenant which requires rectification may be carried out by the Vendor, subdivider, or municipality at the sole expense of the Purchaser, payable forthwith upon demand. The Purchaser further agrees not to install any foundation planting with six feet (6') of any external wall or to finish the whole or any part of the basement of the dwelling for a period of twenty-four (24) months after the Closing Date or install any air conditioning units on the side of the house whereby it would obstruct access to the rear yard and interfere with the completion of tree grading or landscaping of the lot. A breach of either of the above terms relieves the Vendor of any obligation to rectify any basement water leakage or seepage which result or damage caused thereby. If the Purchaser installs asphalt on the Property after the Closing Date but prior to the assumption of the plan of subdivision by the municipality, and if there has been any subsidence or settlement of the Property under or about such asphalt, which subsidence or settlement must be remedied prior to the assumption of the plan of subdivision by the municipality, such subsidence or settlement shall be remedied by the Purchaser, at the sole expense of the Purchaser, within thirty (30) days of receiving notice in writing of the necessity to remedy such subsidence or settlement, failing which, the subdivider or Vendor may remedy such subsidence or settlement at the sole expense of the Purchaser plus a fee equal to fifteen percent (15%) of such expense. Purchaser acknowledges that he is not permitted to encroach (which may include, but is not limited to: extensions of structures, walls, fences, plantings, sports equipment, landscaping, etc.) on municipal property from the front, sides or rear of the Purchaser's yard. Please note that the municipality's realty department regulates and manages encroachments and will require purchasers/tenants to remove any encroachment and/or comply with the encroachment standards set forth by the municipality.

4.1.2 The Purchaser hereby releases the Vendor from any liability whatsoever in respect of water damage to improvements and chattels or damage caused by the remedying of any deficiencies or warranted items. The Vendor is not responsible for the repair or rectification of any exterior work resulting from minor and ordinary settlement, including driveways, walkways, patio stones or sodded areas or for any damage to interior household improvements or decor caused by material shrinkage, twisting or warpage. Provided further, the Vendor shall not be liable for any secondary or consequential damages whatsoever which may result from any defect in materials, design or workmanship related to the Property and the Vendor's only obligation shall be to rectify the defect pursuant to the terms of this Agreement. In the event that after taking possession of the dwelling, the Purchaser shall complete and/or install any improvements, additions or alterations thereto, including, but not limited to, finishing basement, wallpapering, cabinetry and/or mouldings and/or finishings, the Purchaser shall be required to remove such improvements, additions or alterations at his own expense, in the event that the Vendor shall be required to carry out any repairs or replacements to the dwelling in the area of such improvements, additions or alterations. The Purchaser shall indemnify and save the Vendor, its servants and agents harmless from all actions, causes of action, claims and demands for, upon or by reason of any damage or injury to person or property of the Purchaser, or any of his friends, relatives, workmen or agents who have entered on the Property or any part of the subdivision of which the Property forms a part whether with or without the authorization, express or implied, of the Vendor.

4.2 **Vendor's Right to Enter on Property**

Notwithstanding the closing of this transaction, the Purchaser's covenants and agreements contained in this Agreement shall not merge. The Vendor, the subdivider, the municipality/region or their respective servants or agents may, until that date upon which the municipality/region accepts all of the services within the subdivision of which the Property forms a part and releases the Vendor and/or the subdivider from all obligations in connection therewith, enter upon the Property at all reasonable hours in order to carry out any lot grading work which in the opinion of the Municipal/Region Engineer or Director of Public Works may be required and to inspect, repair, complete, maintain or rectify construction, grade and undertake modifications to the surface drainage, including installation of catch basins, and including construction and maintenance of fences, if any, constructed by the Vendor or the subdivider in accordance with municipal requirements or in accordance with the Vendor's own design plan.



## 5. OCCUPANCY MATTERS

- 5.1 The Purchaser will not occupy the dwelling until the municipality consents if such consent is required, and the Vendor and Purchaser hereby agree to postpone the Closing Date until such consent is given.
- 5.2 The Purchaser acknowledges that if it is the policy of the municipality to issue occupancy permits or certificates, such permits or certificates may not be available for delivery to the Purchaser on the Closing Date. Provided that the dwelling has been inspected and approved for occupancy by the municipality on or before the Closing Date, the Purchaser shall accept the undertaking of the Vendor to provide a copy of the occupancy permit or certificate to be issued by the municipality as soon as possible following the Closing Date.
- 5.3 The Purchaser covenants to occupy the dwelling forthwith after the Closing Date.

## 6. TARION

### 6.1 Membership

The Vendor hereby advises the Purchaser that it is a registered builder under the provisions of TARION and/or HCRA, as applicable.

### 6.2 Enrolment

The Vendor hereby warrants that the premises are or will be enrolled under TARION.

### 6.3 Certificate of Completion and Possession

- 6.3.1 The Purchaser agrees to meet the Vendor's representative prior to the Closing Date to inspect and to list all items remaining uncompleted at the time of such inspection and mutually agreed deficiencies in the dwelling, on the Vendor's certificate, which certificate shall be executed by both the Purchaser and the Vendor's representative forthwith after such inspection, and shall constitute the Vendor's only undertaking with respect to incomplete or deficient work or in respect of any aspect of the construction of the dwelling (the "Pre-delivery Inspection Form"). The Purchaser further agrees that the Vendor shall have the right to enter upon the Property after the Closing Date, if necessary, in order to complete such items as are included in the Pre-delivery Inspection Form. Such work shall be completed by the Vendor within a reasonable time after the Closing Date, having regard to weather conditions and the availability of supplies and labour. The Purchaser acknowledges and agrees that no further request for completion or correction of items may be maintained by the Purchaser, and this shall serve as a good and sufficient release of the Vendor in that regard.
- 6.3.2 It is understood and agreed that in no event shall the Purchaser be entitled to obtain possession of the Property unless and until the Purchaser has inspected the dwelling, and completed and executed the Pre-delivery Inspection Form. Failure by the Purchaser to complete an inspection of the dwelling and to complete and execute the Pre-delivery Inspection Form prior to the Closing Date, shall constitute default by the Purchaser hereunder and the Vendor may at its option, (and without prejudice to any other rights which the Vendor may have on the Purchaser's default), terminate this Agreement and retain the deposit(s) paid by the Purchaser as liquidated damages and not as penalty.
- 6.3.3 The Vendor covenants and agrees to issue the TARION Certificate of Completion and Possession / Warranty Certificate ("CCP") in favour of the Purchaser. The Vendor further covenants to deliver a copy of the TARION Home Owner Information Package to the Purchaser at or before the inspection referred to in Section 6.3.1 above. The Purchaser acknowledges that the CCP will be issued by the Vendor prior to or on the Closing Date and issuance of the CCP shall not be a condition of closing. The CCP, administered by TARION shall constitute the Vendor's only warranty, express or implied, in respect of any aspect of construction of the dwelling and further shall be the full extent of the Vendor's liability for defects in materials or workmanship or damage, loss or injury of any sort, delay or otherwise with respect to the dwelling, the Property and the relationship between the Purchaser and the Vendor, whether arising in tort or in contract. The Purchaser is urged to review the CCP, particularly its exclusions, and to be aware that the Vendor is not liable for loss or damage to any landscaping, furnishing or improvement by the Purchaser caused either by any defect for which the Vendor is responsible or by the remedying of such defect.

#### **6.4 Warranty Information Form and Tarion Online Learning Hub**

- 6.4.1 The Purchaser acknowledges that the Warranty Information Sheet - Warranty Information for New Freehold Homes is appended hereto and is available on the Tarion website (which is currently at the following web address: <https://www.tarion.com/resources/publications/64092/warranty-information-sheet-agreements-purchase-and-sale>). This information sheet provides a basic overview of the warranties and protections that come with a freehold home. This warranty is provided to purchasers by the Vendor and backed by Tarion. For more detailed information, visit [tarion.com](https://www.tarion.com) and log into the Tarion online learning hub at [www.tarion.com/learninghub](https://www.tarion.com/learninghub).

### **7. TITLE MATTERS**

#### **7.1 Requisitions to Title**

Provided that the title is good and free from all encumbrances, save as aforesaid, and except as to any registered restrictions or covenants that run with the land provided that such are complied with. The Purchaser acknowledges that he will satisfy himself that all such restrictions, agreements or covenants have been complied with. The Purchaser is not to call for the production of any title deed or abstract or other evidence of title except such as are in the possession of the Vendor. The Vendor shall deliver to the Purchaser a survey of the Property prior to the Closing Date. The Purchaser is to be allowed until thirty (30) days prior to the Closing Date to examine the title at his own expense. If within that time any valid objection to title is made in writing to the Vendor's Solicitor which the Vendor shall be unable or unwilling to remove and which the Purchaser will not waive, this Agreement shall, notwithstanding any intermediate negotiations in respect of such objections, be null and void and the deposit(s) shall be returned to the Purchaser without interest or deduction, other than the cost of putting the premises back into their original state, reasonable wear and tear excepted, and save for any extras ordered by the Purchaser, and the Vendor shall not be liable for any costs or damages. Save as to any valid objections so made within such time, the Purchaser shall be conclusively deemed to have accepted the title of the Vendor.

#### **7.2 Restrictions, Easements, Subdivision Agreements**

- 7.2.1 The Purchaser agrees to accept title subject to the following:

- a) any subdivision, development, site plan, servicing agreement, condominium or like agreement with the municipality in which the Property is located, or any governmental authority having jurisdiction over the Property;
- b) any easements, licenses or encroachment agreements for the installation and maintenance of any public or other utilities including, without limitation, telephone, hydro, gas, sewer, water and cablevision or master antenna T.V. distribution system; and
- c) all restrictions, rights-of-way, easements, agreements, maintenance easements as provided in the subdivision agreement or any other including without limitation, any encroachment agreements, conditions or covenants that run with the land as prescribed by the municipality and/or the regional authorities.

- 7.2.2 The Purchaser acknowledges and agrees that the retention by the municipality or by any other relevant government authorities of security that is satisfactory to such municipality and/or government authorities intended to guarantee the fulfillment of any outstanding obligations under the municipal agreements shall for the purposes of the within Agreement be deemed to be satisfactory compliance with the terms and provisions of the municipal agreements. The Vendor shall not be obligated to obtain nor register releases of any agreements or restrictions as aforesaid and the Purchaser shall satisfy himself concerning compliance therewith. The Purchaser agrees to observe and comply with the terms and provisions of all agreements, restrictions and covenants registered on title.

- 7.2.3 The Purchaser acknowledges receipt of notice from the Vendor that the Vendor and/or the subdivider may apply for a re-zoning with respect to blocks or lots not purchased hereunder as laid down by the Plan of Subdivision or with regard to the lands adjacent to or near the lands laid down by the Plan of Subdivision, and the Purchaser, and his heirs, executors, administrators, successors and assigns, shall consent to any such application and agrees that this paragraph may be pleaded as a bar to any objection by the Purchaser and his heirs, executors, administrators, successors and assigns to such re-zoning. The Purchaser covenants to include this clause in any conveyance, mortgage or disposition of the Property.

7.2.4 The Purchaser acknowledges that the subdivision agreement entered into between the Vendor and/or the subdivider and the municipality may require the Vendor to provide the Purchaser with certain notices, including, but not limited to, land usage, maintenance of municipal fencing, school transportation (including the bussing or transportation of students to schools outside of the neighbourhood), noise levels from adjacent roadways, noise and/or vibration levels from nearby railway lines, the absence of door-to-door mail delivery, the absence of local or neighbourhood schools, the location of "super mailboxes", which may be included on the Property or on the boulevard adjacent to the Property, and in general, any other matter that may be deemed by the municipality to inhibit or interfere with the enjoyment by the Purchaser of the Property. The Purchaser agrees to be bound by the contents of the subdivision agreement or any other municipal agreement wherein such warning clauses are more fully set out and the Purchaser covenants to execute forthwith upon request by the Vendor and in any event, at least twenty-one (21) days prior to the Closing Date, an acknowledgement of receipt by the Purchaser of such notices and/or an amendment to this Agreement including such warning clauses and all schedules, plans statement attached to the agreement and as required by the subdivision agreement, and the Purchaser's acknowledgement of receipt of same.

**7.3 Title Transfer and Purchaser Acting through Agent or Multiple Purchasers**

At its sole option, the Vendor may direct the developer (subdivider) to transfer title on the Closing Date directly to the Purchaser in which case the Purchaser agrees to accept such direct transfer and further agrees to provide to the Vendor on the Closing Date a form or acknowledgment acknowledging and confirming that the dwelling purchased has not been constructed by the developer (subdivider) and that the developer (subdivider) is in no way responsible for the construction of the dwelling, grading of the Property or any matter related hereto and has no liability to the Purchaser with respect to the same. For greater certainty for the purposes of the foregoing the developer and/or subdivider is the registered owner of the Property, if the Vendor is not the registered owner, and/or the party who entered into obligations with the municipality for subdivision or servicing of the Property.

The Purchaser agrees that any person who takes title to the Property as a beneficiary and/or pursuant to a Direction or Authorization signed by the Purchaser shall be deemed for all purposes to have signed this Agreement through the agency of the Purchaser, or to be the partner of the Purchaser, and to be jointly and severally bound by this Agreement. In doing so, the Purchaser acknowledges that this may result in the ineligibility for the Rebates (as defined and further described in Section 2.7 of this Schedule "A" to this Agreement).

Notwithstanding any other term in this Agreement, the Vendor may demand as a condition precedent to the Vendor's obligation to close, that any person referred to as a beneficiary and/or in a Direction or Authorization as a person to be named as a Transferee shall sign an Acknowledgement on the Vendor's form agreeing to be bound by this Agreement.

**7.4 Consent**

The Purchaser further acknowledges and agrees to consent to the granting of any such easements, rights-of-way or licenses and to execute all documents and do all other necessary acts, without payment, as may be required to give effect to the foregoing, whether before or after the Closing Date.

**8. PRIOR MORTGAGES**

8.1 The Purchaser acknowledges that the Property may be encumbered by mortgages, charges, debentures or trust deeds (the "encumbrances") which are not intended to be assumed by the Purchaser and that the Vendor shall not be obliged to obtain and register a partial discharge of such encumbrances insofar as it or they affect(s) the Property until sixty (60) days after the Closing Date. The Purchaser agrees to accept the Vendor's Solicitor's Undertaking on the Closing Date to obtain and register partial discharges of such encumbrances in accordance with the terms of this paragraph provided that the following shall be delivered to the Purchaser or his solicitor on or before the Closing Date: a mortgage statement or letter from the holder of such encumbrance with respect to the Property; a Direction to pay any necessary funds to the holder of such encumbrance on the Closing Date to obtain the partial discharge of the encumbrance; and the Vendor's Solicitor's Undertaking to deliver the said funds to the holder of such encumbrance and to register the partial discharges upon receipt and advise concerning registration particulars. The Purchaser agrees to pay as an adjustment on the Closing Date the costs incurred by the Vendor to obtain and register partial discharges of such encumbrances, whether such partial discharges are registered prior to the Closing Date, on the Closing Date, or after the Closing Date, in the amount of \$150.00 plus HST per partial discharge, as outlined in the TARIION Schedule "O-B" attached hereto.

## 9. PURCHASER COVENANTS

The Purchaser covenants and agrees:

### 9.1 Title

- 9.1.1 that he will not, prior to the Closing Date, register this Agreement or any notice thereof or any other document on title to the Property;
- 9.1.2 to comply with all applicable provisions of the subdivision or development agreement registered against the title to the Property;
- 9.1.3 to advise the Vendor's Solicitor forthwith upon execution of this Agreement by the parties hereto and in any event at least twenty-one (21) days prior to the Closing Date, of the manner in which title is to be taken by the Purchaser, including the birthdates of the parties taking title to the Property. If this Purchaser fails to so notify the Vendor's Solicitor, the Vendor's Solicitor shall be entitled to engross the Transfer/Deed of Land in favour of the Purchaser;
- 9.1.4 to register the Transfer/Deed of Land, at his own expense, on the Closing Date;

### 9.2 Non-Assignment

- 9.2.1 not to register Notice of this Agreement or Notice of any assignment of this Agreement, against title to the Property;
- 9.2.2 not to sell, advertise, list for sale, transfer or assign this Agreement or make or attempt to make any other disposition of the Property or the Agreement without the consent of the Vendor, which consent may be arbitrarily withheld. If the Purchaser should die prior to the Closing Date, the Vendor shall at its option be entitled to declare this Agreement null and void and upon so doing shall return all monies paid on account of the Purchase Price hereunder to the personal representative of the Purchaser without interest or deduction, other than the cost of putting the Property back to its original state, except for reasonable wear and tear and except for any extras ordered by the Purchaser;

### 9.3 Subordination

that this Agreement is subordinate to and postponed to any mortgages arranged and granted by the Vendor and/or subdivider (developer) and any advances thereunder from time to time, and to any easement, license or other agreement to provide services to the Property or to any lands adjacent thereto;

### 9.4 Statutory Declaration

- 9.4.1 to execute a statutory declaration in a form satisfactory to the Vendor confirming that:
  - a) the Purchaser is acquiring the Property for use as the primary place of residence of the Purchaser, an individual related to the Purchaser or a former spouse of the Purchaser; and
  - b) the Purchaser or a person related to the Purchaser will be the first individual to occupy the Property as a place of residence;
- 9.4.2 to submit to the Vendor an application pursuant to the *Excise Tax Act* (Canada) in prescribed form;

### 9.5 Payment of Extras

to pay the Vendor for those extras and/or upgrades ordered by the Purchaser at the time such order is made. All such payments shall be non-refundable if this transaction is not completed by any reason whatsoever, save for the default of the Vendor. If any of the extras, plan changes and/or upgrades ordered by the Purchaser in Schedule "E" or the B-Sheet optional extras are not supplied or cannot be completed by the Vendor, the Vendor shall refund to the Purchaser upon the Closing Date the amount paid, if any by the Purchaser in connection with such extras and/or upgrades and the amount so paid to the Purchaser (or for which, at the Vendor's option, the Purchaser shall receive credit in the statement of adjustments) shall be accepted by the Purchaser as full and final settlement of any claim by

the Purchaser with respect to such extras and/or upgrades, and the Purchaser acknowledges that the Vendor's liability with respect to such extras and/or upgrades shall be limited to the return of the amounts referred to aforesaid and, upon such payment being made or credit being given, the Vendor shall be released from any and all obligations, claims or demands whatsoever with respect thereto. In the event, no such amount was paid or quantified in the Schedule "E" or the B-Sheet, no refund or credit shall be paid to the Purchaser and no further compensation shall be owed by the Vendor;

**9.6      Vendor's Rezoning**

not to directly or indirectly, nor cause anyone through him, directly or indirectly, to object or oppose any amendment or change in zoning by-laws or official plan related to the subdivision or adjoining lands or any adjacent properties in which the Vendor or any of its principals may have any interest or to any severances or applications for consents to any variances from zoning or other by-laws or other municipal approvals relating to the subdivision or adjoining lands or any adjacent properties in which the Vendor or any of its principals may have any interest. The foregoing may be pleaded as an estoppel or bar to any opposition or objection raised;

**9.7      Access**

that notwithstanding the closing of this transaction and the delivery of title to the Property to the Purchaser, the Vendor or any person authorized by it shall be entitled at all reasonable times and upon reasonable prior notice to the Purchaser to enter the dwelling in order to make inspections or to do any work or repairs therein or thereon which may be deemed necessary by the Vendor in connection with the completion, rectification or servicing of any installations in the dwelling or any other dwelling;

**9.8      Covenant Not to Enter Site**

not to enter upon the Property at any time prior to the Closing Date without (a) the Vendor's permission and (b) without the appropriate head and footwear if such permission is received. Should the Purchaser enter upon the Property without proper permission or safety apparel, the Purchaser agrees to indemnify and save the Vendor harmless from the consequences of any actions or claims brought against the Vendor, under the *Occupational Health and Safety Act*, and the Vendor will assume no responsibility for any actions or claims brought against the Purchaser under the *Occupational Health and Safety Act*. Under no circumstances will the Purchaser perform or cause to be performed any work of any nature on or to the Property prior to the conveyance thereof to the Purchaser and, in the event of a breach of this covenant, the Vendor, in addition to any other rights and remedies to which it is entitled, may take whatever steps it deems necessary, in its sole, subjective and absolute discretion, to remove, correct or remedy any such work and the cost and expenses thereof plus a fifteen percent (15%) administration fee (plus HST) shall be paid by the Purchaser forthwith upon demand to the Vendor or, at the Vendor's option, charged as an adjustment on the Closing Date, as outlined in the TARION Schedule O-B attached hereto; and

**9.9      Breach**

for breach of any of the provisions of this Section, the Purchaser shall be in default of this Agreement and the Vendor may, at its option, terminate the Agreement and retain the deposit(s) as liquidated damages and not as penalty.

**10.    RISK**

10.1      The dwelling to be erected upon the Property shall be and remain at the Vendor's risk until the Closing Date.

10.2      In the event of substantial damage to the dwelling prior to the Closing Date, the Vendor may either repair the damage and finish the dwelling and complete the sale, or may cancel this Agreement and have all deposit monies returned to the Purchaser without interest provided that the Purchaser completes all documents as may be necessary to clear the title to the Property and enable the Vendor to effect a re-sale of the Property to another purchaser.

**11.    TENDER**

11.1      Any tender of documents or monies hereunder may be made upon either party hereto, or upon their respective solicitors, and, subject to Subsection 11.1.2(iv) below, money may be tendered by a negotiable cheque certified by a chartered bank or trust company.

11.1.2      Inasmuch as 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 Plan of Subdivision is registered, the following provisions shall prevail, namely:

- i) The Purchaser shall be obliged to retain a lawyer, who is both an authorized TERS user and in good standing with the Law Society of Ontario, to represent the Purchaser in connection with the completion of this 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, and to be delivered by the Vendor's Solicitor to the Purchaser's lawyer no later than ten (10) days before the Closing Date.
- ii) The delivery and exchange of documents, monies and keys to the Property, and the release thereof to the Vendor and the Purchaser, as the case may be:
  - a) shall not occur contemporaneously with the registration of the transfer/deed (and other registerable documentation); and
  - b) shall be governed by the Escrow Document Registration Agreement, pursuant to which the solicitor receiving any documents, keys 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.
- iii) If the Purchaser's lawyer is unwilling or unable to complete this transaction via TERS, in accordance with the provisions contemplated under the Escrow Document 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 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.
- iv) The Purchaser expressly acknowledges and agrees that he or she will not be entitled to receive the transfer/deed to the Property for registration until the **balance of funds due on closing, in accordance with the statement of adjustments, are either remitted by solicitor's certified trust cheque via personal delivery or by wire transfer using the large value system to the Vendor's Solicitor (or in such other manner as the latter may direct) by no later than 1:00 p.m. on the Closing Date.**
- v) Each of the parties hereto agrees that, at the option of the Vendor's Solicitor, the delivery of any documents not intended for registration on title to the Property and to be executed by the Vendor, may be delivered to the Purchaser's solicitor by electronic transmission of electronically signed documents through the internet, by telefax transmission (or by a similar system reproducing the original), provided that all documents so transmitted have been duly and properly executed and the Purchaser agrees to accept and to instruct the Purchaser's solicitor to accept the delivery of any documents delivered as aforesaid.
- vi) At the option At the option of the Vendor's Solicitor, the Purchaser's solicitor may deliver any documents not intended for registration on title to the Property by telefax transmission (or by a similar system reproducing the original), provided that:
  - a) save and except the documentation required pursuant to Section 7.2.4, any and all such documents have been duly and properly executed by the appropriate parties/signatories thereto and received by the Vendor's Solicitor forty-eight (48) hours prior to the Closing Date; and
  - b) the Purchaser's solicitor provides a personal undertaking to deliver all originally executed closing documents to the Vendor's Solicitor to be sent by overnight courier on the Closing Date.
- vii) The Purchaser agrees, subject to Subsection (vi) that the delivery of any original documents not intended for registration on title to the Property and to be executed by the Purchaser will be delivered to the Vendor's Solicitor properly executed by the appropriate parties/signatories thereto and received by the Vendor's Solicitor forty-eight (48) hours prior to the Closing Date.
- viii) Pursuant to Subsection 3 (1) of the *Electronic Commerce Act* (Ontario), as amended (or any successor or similar legislation): (i) at the option of the Vendor's Solicitor, the Purchaser acknowledges and agrees to use and accept and to instruct the Purchaser's solicitor to accept, any information and/or document to be provided by the Vendor and/or its solicitors in respect of this transaction in an electronic form (including via the internet) if, when and in the form provided by the Vendor and/or its solicitors; and (ii) the Purchaser acknowledges and agrees to provide to the Vendor and/or its solicitors and to instruct the Purchaser's solicitor to provide to the Vendor and/or its solicitors, any information and/or document required in respect of this transaction in such manner required by the Vendor's Solicitor including in an electronic form (including via the internet) as, when and in the form required by the Vendor and/or its solicitors, in their sole and unfettered discretion.

- ix) If, after the Purchaser's solicitor has provided the information necessary for the Vendor's Solicitor to prepare all closing documents, including title instructions pursuant to Section 9.1.3; and such closing documents have been delivered by the Vendor's Solicitor, and such information is subsequently changed or amended by the Purchaser or the Purchaser's solicitors, the Purchaser shall pay the Vendor's reasonable legal fees, plus HST, incurred in making all such changes and delivering the amended documents as outlined in the TARION Schedule "O-B" attached hereto.
- x) Notwithstanding anything contained in this Agreement to the contrary, it is expressly understood and agreed by the 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:
  - a) delivered all closing documents and/or funds to the Purchaser's solicitor in accordance with the provisions of the Escrow Document Registration Agreement.
  - b) 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 that the keys will be made available for pick up by the Purchaser at the Vendor's Solicitor's office upon completion of the transaction contemplated herein; and
  - c) 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, keys and/or funds, and without any requirement to have an independent witness evidencing the foregoing.**

## 12. DEFAULT AND REMEDIES

- 12.1 The Purchaser shall be deemed to be in default under this Agreement in each and every of the following events, namely:
  - a) upon the non-payment of all or any portion of the Purchase Price, or any other sum due herein when due;
  - b) upon a breach of, or failure in the performance or observance of any covenant, restriction, stipulation or provision of this Agreement to be performed and/or observed by the Purchaser;
- 12.2 A certificate of an officer of the Vendor that default has been made and the date of default and that notice, if required, of such default has been given to the Purchaser or his solicitor, shall be conclusive evidence of the facts therein stated.
- 12.3 In the event the Purchaser is in default under this Agreement, the Vendor may give written notice of such default to the Purchaser and in the event the Purchaser does not rectify and cure such default within ten (10) days of the giving of such notice, the Vendor may terminate this Agreement by giving notice of termination to the Purchaser or his solicitor and if such notice of termination is given, this Agreement shall be at an end and all deposit monies shall be forfeited by the Purchaser and retained by the Vendor, the Vendor shall have no further rights, obligations or liabilities to the Purchaser pursuant to this Agreement and the Purchaser shall be liable to the Vendor for all damages suffered or incurred by the Vendor. Notwithstanding the foregoing no notice of default shall be required to be given by the Vendor to the Purchaser if the Purchaser defaults in completing the within transaction. If the Purchaser defaults in completing the within transaction the Vendor may terminate this Agreement by giving notice of termination to the Purchaser or his solicitor and if such notice of termination is given, this Agreement shall be at an end and all deposit monies shall be forfeited by the Purchaser and retained by the Vendor, the Vendor shall have no further rights, obligations or liabilities to the Purchaser pursuant to this Agreement and the Purchaser shall be liable to the Vendor for all damages suffered or incurred by the Vendor.
- 12.4 It is understood and agreed that the rights contained in this Section on the part of the Vendor are in addition to any other rights which the Vendor may have at law, in equity or under any other provision of this Agreement and the Vendor expressly has the right to exercise all or any one or more of the rights contained in this Agreement, at law or in equity, without exercising at such time the remainder of such right or rights and without prejudice to the subsequent right of the Vendor to exercise any remaining right or rights at law, in equity or in this Agreement.

## 13. GENERAL

- 13.1 All of the covenants, warranties and obligations contained in this Agreement shall survive the closing of this transaction and shall remain in full force and effect notwithstanding the transfer of title to the Property to the Purchaser.

- 13.2 If the Closing Date shall fall on a day on which the relevant Land Registry Office is not open for business, the Closing Date shall be the day next following when the Land Registry Office is open for business.
- 13.3 The Purchaser is hereby notified that a consumer report containing credit and/or personal information may be requested at any time in connection with this transaction.
- 13.4 The Vendor hereby represents that it is not a non-resident of Canada within the meaning of the *Income Tax Act* (Canada).
- 13.5 If any provision of this Agreement or the application to any circumstances shall be held to be invalid or unenforceable, then the remaining provisions of this Agreement or the application thereof to other circumstances shall not be affected thereby and shall be valid and enforceable to the fullest extent permitted by law.
- 13.6 This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and permitted assigns.
- 13.7 This Agreement and the transaction arising therefrom are conditional upon compliance by the Vendor, at its expense, with the provisions of Section 50 of the *Planning Act, R.S.O. 1990*, and amendments thereto on or before the Closing Date.
- 13.8 Time shall be at the very essence of this Agreement but no extensions of time for the making of any payment or the doing of any act hereunder shall be deemed to be a waiver or modification or affect this provision.

#### 14. INTERPRETATION OF AGREEMENT

- 14.1 If the Purchaser cannot identify or understand any of the provisions of this Agreement, the Purchaser should discuss them with the Vendor or salesperson.
- 14.2 All headings are for convenience of reference only and have no bearing or meaning in the interpretation of any particular clause in this Agreement.
- 14.3 This Agreement is to be read with all changes of gender or number required by the context and, when accepted, shall constitute a binding Agreement of Purchase and Sale.

#### 15. WHOLE AGREEMENT

- 15.1 This offer, when accepted, shall constitute a binding contract of purchase and sale and time shall in all respects be of the essence hereof. It is agreed that 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 whether contained in any sales brochures or alleged to have been made by any sales representative or agent.
- 15.2 This Agreement shall be governed by the laws of the Province of Ontario and Canada.

#### 16. ELECTRONIC COMMERCE ACT

- 16.1 It is expressly acknowledged and agreed by the parties hereto that: (a) the Vendor's execution and delivery of this Agreement and any schedules, amendments and/or addendums thereto, and any and all documents ancillary thereto, including any documents required or desired in connection with the closing of this purchase and sale transaction (including without limitation, the Vendor's provision and delivery of any notices and/or documents that may be required to be in writing); and (b) the Purchaser's execution and delivery of this Agreement and any schedules, amendments and/or addendums thereto, and any and all documents ancillary thereto, including the acknowledgement of receipt of the executed agreement of purchase and sale, as well as any documents required or desired in connection with the closing of this purchase and sale transaction (including without limitation, the Purchaser's provision and delivery of any notices and/or documents that may be required to be in writing); may be made or manifested in an electronic format, and may be executed by way of an electronic signature of any such documents (undertaken by or through a computer program, or by any other electronic means, including without limitation, by or through DocuSign Inc.'s electronic signing platform, or by any other similar secure electronic application or platform), as expressly contemplated and permitted by the *Electronic Commerce Act 2000, S.O. 2000, as amended*, and as and when any such document(s) is/are executed by way of an electronic signature, same shall thereupon be deemed to be valid, binding and enforceable upon the party or parties so executing same electronically.



For purposes of clarification, the terms "electronic signature" and "electronic" shall have the meanings respectively ascribed to such terms in the *Electronic Commerce Act 2000, S.O. 2000, as amended*. If and when either or both of the parties hereto executes this Agreement by or through DocuSign Inc.'s electronic signing platform (or by any other similar secure electronic application or platform), then such party or parties shall, upon the request of the other, be obliged to forthwith provide the other party hereto with a certificate of completion produced or issued by DocuSign Inc. (or any similar certificate issued by any other secure electronic platform) which confirms, verifies and/or validates the electronic signature of the party or parties so executing same electronically. **Notwithstanding anything hereinbefore provided to the contrary, it is expressly understood and agreed that the Purchaser shall nevertheless be obliged to provide and deliver to the Vendor's Solicitors at least one originally-signed HST New Housing Rebate Form (and not an electronically-signed version thereof, nor a photocopy, a telefaxed copy or a scanned/e-mailed copy thereof) in connection with the final closing of this purchase and sale transaction.** It is expressly acknowledged and agreed by the parties hereto that a photocopy or a scanned and e-mailed copy of this executed Agreement may be relied upon (and correspondingly enforced) to the same extent as if it were an originally-executed version.

# SCHEDULE “B”

**Purchase Price to Include:**

1. Selection of exterior colours including, brick, aluminum, roof, etc. as may be selected by the purchaser from the Vendor’s packages, if available, and if not previously ordered, or installed. The Purchaser acknowledges that the exterior colours may have been pre-selected or changed by the Vendor as a result of the Urban Design Guidelines provisions.
2. Self sealing asphalt shingles.
3. Windows are fully caulked and are installed with a vapour barrier.
4. Insulated metal front entry door with weatherstripping.
5. Sectional roll-up attached garage door.
6. Energy efficient (low “E” argon) qualified sliding glass patio door with screen, as per plan. Thermopane sliding patio door for most detached units only with complementing transom above for additional natural light, where size permits, as per plan.
7. Cold cellar, as per plan. (if grade permits.)
8. Aluminum soffits, fascias and eavestroughs, as per plan.
9. Thermopane energy efficient (low “E” argon) qualified vinyl casement windows on main and second floor except for garage and basement. Basement windows will be double glazed where applicable per plan.
10. Screens provided on all operating windows.
11. Poured concrete basement walls.
12. Driveway to be paved asphalt. (Vendor will provide base coat asphalt) The finished coat will be completed by the Vendor at the Purchaser’s expense (not refundable) to be adjusted on closing.
13. Lot to be graded and sodded to requirements of the Municipality.
14. Two exterior water service taps; one in the garage and one at the rear or side, as per plan.
15. Three exterior electrical outlets; one in the garage and one weatherproof outlet at the front and rear and all accessible second floor balconies, as per plan.
16. Pre-cast cement slabs from driveway to front entrance.
17. Exterior walls, ceiling, and basement to be insulated to Ontario Building Code standards.
18. Quality 2” x 6” exterior wood frame construction.
19. 5/8” or 3/4” tongue and groove subflooring throughout main and second floor, as per plan screwed down and joints sanded with an advanced Engineered Floor Joist System.
20. Oak main staircase to feature oak stringers, handrail and pickets from ground floor to main floor (Street Towns & Detached Units) and from ground floor to main floor and main floor to third floor (Urban and Laneway Town Units), as per plan excluding stairs to basement and landings.
21. 9’ ground and second floor ceilings (Street Towns & Detached Units). 8’ ground floor ceilings and 9’ main and third floor ceilings (Urban and Laneway Town Units). as per plan.
22. Broadloom and underpad on second floor excluding staircase to all non-tiled areas (Street Towns & Detached Units), as per plan. Broadloom and underpad on third floor excluding staircase to all non-tiled areas (Urban and Laneway Town Units), as per plan.
23. 2 ¼” Red Oak solid oak flooring from Vendor’s standard samples on ground floor (Street Towns & Detached Units) and ground and main floors (Urban and Laneway Towns) including staircase landings to all non-tiled areas, as per plan.
24. Electric fireplace, as per plan.
25. Carrera Series doors and trim with quality hardware. Arches to be trimmed on main floor.
26. Smooth ceilings on ground floor (Street Towns & Detached Units), and ground and main floors (Urban and Laneway Towns), and sprayed and stippled ceilings on second and third floors in all rooms except kitchen (as permitted per plan), bathrooms and main floor laundry room, as per plan.
27. All interior walls, trim and doors painted with low VOC paint throughout, off white.
28. Ceramic floor tile in the front vestibule, foyer (as per applicable plan), laundry room (if on main or second floor) powder room, main and principal ensuite bathrooms as per plan from Vendor’s standard samples.
29. Custom quality cabinets on bathroom vanities, as per plan selected from Vendor’s standard samples. Extra height principal ensuite bathroom vanity and extra height kitchen cabinets, as per plan.
30. \*Primary Level granite countertop with standard edge from Vendor’s standard samples in kitchen and servery, and bathrooms, as per plan (All Models).
31. Kitchen includes double stainless steel sink with single lever faucet and hood fan ducted to outside.
32. Ceramic wall tiles in bathtub enclosure, as per plan. Bathrooms with separate shower stall have tiles around the tub and tiles to ceiling in shower stall, as per plan.
33. Freestanding bathtub in principal ensuite from Builder standard selections, as per plan.
34. Frameless glass shower enclosure in principal ensuite, as per plan.
35. Quality plumbing fixtures in bathrooms.
36. Single shower controls in all tubs and showers to feature temperature control valve.
37. Chrome finish single lever taps on all sinks, basins and bathtubs excluding laundry tub.
38. Pedestal sink and mirror in powder room, as per plan.
39. Mirror in bathrooms and powder rooms.
40. Electrical service with circuit breaker panel including heavy duty cable and outlet for stove and dryer as per the Ontario Building Code.
41. Electric door chime.
42. Smoke detectors and carbon monoxide detectors as per Ontario Building Code standards.
43. Prewire for future home automation, 1 CAT-6 prewire to terminate in great room from basement, as per plan.
44. Rough-in for future dishwasher (plumbing and electrical).
45. Rough-in 3 piece bathroom in basement, as per plan. (Location may vary from that shown on plan.)
46. Qualified high efficiency forced air gas furnace and tankless water heater contributing to energy efficiency in the home. (Location may vary from that shown on plan.)
47. Rental of tankless water heater. The purchaser acknowledges that the tankless water heater is a rental and agrees to execute a rental agreement on or before closing.
48. Single fiberglass laundry tub and washer taps, as per plan.
49. Taps installed for automatic washer connection.
50. Warranty as set out by the Taron Warranty Corporation (TARION), save and except the enrolment fee.
51. White decora style switches and receptacles throughout.

**Purchaser acknowledges that:**

1. The Vendor will not allow the Purchaser to do any work and/or supply any material to finish the dwelling before final closing.
2. If an item selected by the Purchaser is not available, the Purchaser must reselect from the Vendor’s samples within forty-eight (48) hours of notification, failing which the provisions of the Agreement in respect of an original selection shall prevail.
3. Purchasers are notified that the side door (where applicable) may be lowered to accommodate side yard drainage as per grading or municipality requirements.
4. Laundry room layout and stairs are particularly susceptible to alteration in order to accommodate building code, municipally approved grading and drainage requirements. Purchasers are notified that the number of steps to front entrance and rear entrance, landing and vestibule may be increased or decreased depending on final grading. Purchasers are notified that jogs in walls of rooms may vary from model to model to accommodate structural requirements and/or venting for the house.
5. Main floor laundry room floor, landing and vestibules, where applicable, may be lowered to accommodate entry door(s) at the vendor’s discretion (unfinished basement ceiling height or cold cellar height shall be lowered accordingly). Some ceiling heights in various rooms, hallways and bulkheads may be lower than 9’, as per plan.

SCHEDULE “B”

- 6. Purchaser acknowledges that variations from Vendor’s samples may occur in finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production process and any variations in colour or grain in natural wood products or manufactured flooring products including but not limited to manufactured laminate, birch, maple, oak flooring is not the responsibility of the Vendor as the flooring finish may not match the stain or finish of stairs, pickets and railings because of the difference of materials used.
- 7. Purchaser acknowledges that the Taron Warranty Corporation (TARION) enrolment fee and HCRA FEE are not included in the purchase price.
- 8. The purchase price has been determined on the assumption that the Purchaser is eligible for the HST new housing rebate and that the Purchaser will assign said rebate to the Vendor in accordance with the terms of the Agreement of Purchase and Sale. In the event that the Vendor does not accept the assignment of the HST new housing rebate in accordance with the terms of the Agreement of Purchase and Sale, the Purchaser acknowledges that it will pay an amount equivalent to the rebate in addition to the purchase price, and shall have the right to claim the rebate amount directly from the CRA should the Purchaser be eligible for said rebate. HST (Provincial and Federal portions) is included in purchase price.
- 9. SELECTIONS ALREADY MADE ON THE ABOVE ITEMS BY THE BUILDER CANNOT BE CHANGED.
- 10. EXTERIOR ELEVATION, APPEARANCES AND FINISHINGS WILL BE SIMILAR TO PICTURES OR RENDERINGS BUT MAY NOT NECESSARILY BE IDENTICAL.
- 11. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. LOT FRONTAGES ON SITE PLAN REFER TO THE MINIMUM WIDTH OF THE LOT AT THE FRONT BUILDING SETBACK.
- 12. SOME EXTERIOR DETAILS MAY BE IN COMPLIMENTARY MATERIALS OTHER THAN BRICK INCLUDING BUT NOT LIMITED TO SIDE ROOF GABLES.

Notes:

- 1. Natural products (i.e. granite, wood and marble) are subject to natural variations in colour and grain. Tile is subject to pattern, shade and colour variations.
- 2. Purchasers must make all finishing selections from the Vendor’s standard selections. If the Potl/Lot/Unit/Dwelling is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and material choices from the Vendor’s standard selections, then the Purchaser shall have until the Vendor’s date designated by the Vendor (of which the Purchaser shall be given ten (10) days prior notice) to properly complete the Vendor’s colour and material selection form. If the Purchaser fails to do so within such time period, the Vendor may irrevocably exercise all of the Purchaser’s rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colours or materials so selected by the Vendor, except that the Vendor shall have the right to substitute other materials and items for those provided in this Schedule provided that such materials and items are of quality equal to or better than the materials and items set out herein.
- 3. References to model types or model numbers refer to current manufacturer’s models. If these types or models change, the Vendor shall provide an equivalent model.
- 4. All dimensions, if any, are approximate. Actual useable floor space may vary from the stated floor area, if so stated.
- 5. All features, finishes, specifications and materials are subject to change without notice.
- 6. Pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchase order, the Purchaser may have requested the Vendor to construct an additional feature within the Potl/Lot/Unit/Dwelling which is in the nature of an optional extra (such as, by way of example only, a fireplace). If, as a result of building, construction or site conditions within the Potl/Lot/Unit/Dwelling, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor’s obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the vendor in respect of such extra, without interest and in all other respects this agreement shall continue in full force and effect.
- 7. Floor and specific features will depend on the Vendor's package as selected.
- 8. The Purchaser acknowledges that the exposed texture of the concrete ceiling finish is equivalent to concrete forming industry standards.
- 9. The Vendor shall have the right to substitute other products and materials for those listed in this Schedule, represented to the Purchaser or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to or better than the products and materials so listed or so provided. The determination of whether or not substituted materials and products are of equal or better quality shall be made by the Vendor’s architect, whose determination shall be final and binding.
- 10. Colour, grain, texture and appearance, etc. of features and finishes installed in the Potl/Lot/Unit/Dwelling may vary from Vendor's samples as a result of normal manufacturing and installation processes. Sizes and specifications subject to change without notice.
- 11. All suites protected by the Taron Warranty Corporation.

The purchaser acknowledges receipt of the aforementioned Features and Finishes in Schedule “B”.

E. & O.E.

## SCHEDULE “C”

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This Agreement is firm and binding.

The Purchaser covenants to provide evidence of a valid approval for mortgage financing or reasonable evidence demonstrating the purchaser’s ability to provide the balance due on closing, to the Vendor within seven (7) days after the acceptance of this Agreement of Purchase and Sale.

Lot:

Plan:

Purchaser:

SCHEDULE “E”

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*The Purchase Price shall include the following:*

Lot:  
Plan:  
Purchaser:

## SCHEDULE “H”

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The parties acknowledge and agree that, subject to the last paragraph of this Schedule "H", the purchase price stipulated in the within Agreement is inclusive of the Net Amount of Goods and Services Tax/Harmonized Sales Tax ("HST") which would otherwise be payable by the Purchaser pursuant to the appropriate HST legislation. For the purposes hereof, "HST" means the tax payable under Section 165 of the Excise Tax Act (Canada) including the provincial component thereof payable under Subsection 165(2), if applicable.

The term "Net Amount of HST" shall mean the total amount of HST payable by the Purchaser, up to a maximum of the rate being charged, or to be charged, as of the date of execution of this Agreement, less any refunds, credits, rebates or the like ("Rebates") to which the Purchaser is entitled under the HST legislation, which Rebates may be reasonably estimated by the Vendor if necessary. The Purchaser shall, both before and after closing, on demand of the Vendor, execute and deliver to the Vendor any assignments, directions, applications, consents, declarations, undertakings and other documents required by the Vendor to enable the Vendor to apply for and receive the Rebates.

The Purchaser covenants, warrants and represents that the Purchaser is an individual who is eligible for the HST new housing rebate and/or, subject to Schedule "H1" attached hereto, the additional new housing rebate as a first-time home buyer, as the case may be, and is acquiring this property for use as a primary place of residence, and shall execute all documents and do all such things so as to fully cooperate with the Vendor in any manner which would legally minimize the amount of the HST payable.

Notwithstanding that the purchase price stipulated in the within Agreement is inclusive of the Net Amount of HST payable, the Purchaser shall, at its own cost and expense, be responsible for payment of HST on all closing adjustments and amounts payable for extras and any increase in the rate of HST after the date hereof.

If the Purchaser is not entitled to the HST new housing rebate for any reason whatsoever or if the said rebate is reduced or withdrawn by the applicable government authority and not replaced with an amount equivalent to the amount of the rebate to which the Purchaser is entitled by the applicable government authority, or if the said rebate is not or cannot be assigned to the Vendor then, the Purchaser shall forthwith upon demand by the Vendor pay to the Vendor an amount equal to the Rebates or the amount so reduced or withdrawn and until so paid, the amount of the Rebates shall form a charge against the property which charge shall be recoverable by the Vendor in the same manner as a mortgage in default. The Purchaser acknowledges and agrees that he shall not be entitled to any refund, credit or abatement in any manner whatsoever should the provincial portion of the HST not apply to this transaction for any reason whatsoever.

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Purchaser

SCHEDULE “H1”

FTHB GST REBATE

The Government of Canada introduced legislation to provide a rebate of the GST for first time home buyers of new home purchases with a purchase price under \$1,500,000.00 (the “**FTHB GST Rebate**”). The legislation has not yet been enacted and may contain further or revised terms and conditions other than as listed herein. The Vendor understands that the following will be required, at a minimum and there could be other criteria, in order for a freehold dwelling purchase to qualify for the FTHB GST Rebate:

- Available to first-time home buyers, currently defined by the Government of Canada as:
  - at least 18 years of age;
  - either a Canadian citizen or a permanent resident of Canada; and
  - has not have lived in a home, whether in or outside of Canada, that they owned or that their spouse or common-law partner owned in the calendar year or in the four preceding calendar years.
- The FTHB GST Rebate would allow an individual to recover up to \$50,000 of the GST (or the federal part of the HST) paid in respect of a new home purchased from a builder.
- To qualify for a FTHB GST Rebate, at least one of the purchasers of the home would need to be a “first-time home buyer” that is acquiring the new home for use as their primary place of residence. That individual would also need to be the first individual to occupy the home as a place of residence.
- The FTHB GST Rebate would be phased out in a linear manner for new homes with a purchase price between \$1,000,000.00 and \$1,500,000.00. For example, under the linear phase-out, a home with a purchase price of \$1,250,000.00 would be eligible for 50% of the FTHB GST Rebate (a FTHB GST Rebate of up to \$25,000).
- There is no FTHB GST Rebate for homes with a purchase price at or above \$1,500,000.00.
- The Agreement of Purchase and Sale must have been entered into on or after May 27, 2025.

Subject to the following, the Vendor is prepared to provide the Purchaser with a credit equal to the FTHB GST Rebate on the Statement of Adjustments if:

1. The Purchaser qualifies for the FTHB GST Rebate, and provides all evidence requested by the Vendor and/or required by the legislation or regulations thereunder, which is satisfactory to the Vendor to prove that the Purchaser qualifies for the FTHB GST Rebate, and the Purchaser completes and submits any forms, applications, information or declarations as may be requested or required (as determined by the Vendor acting reasonably) from time to time, in a timely fashion;
2. The Purchaser, the project, transaction and the dwelling, as the case may be, qualifies for the FTHB GST Rebate; and
3. The legislation and regulations thereunder permits the assignment and/or transfer of the benefit of the FTHB GST Rebate to the Vendor as determined by the Vendor acting reasonably, and the Purchaser assigns or transfers the benefit of the FTHB GST Rebate to the Vendor or as it may in writing direct in a manor satisfactory to the Vendor.

If the legislation and regulations thereunder do not permit the assignment or transfer of the benefit of the FTHB GST Rebate to the Vendor, the Purchaser will be entitled to apply for it separately after closing, if available, and there will be no credit in the Statement of Adjustments. In the event the FTHB GST Rebate is not credited to the Purchaser on closing, and the Purchaser advises the Vendor it is entitled to same, the Vendor hereby agrees to provide such further reasonable documentation following closing to assist the Purchaser in its application for the FTHB GST Rebate, without any liability therefor.

The Vendor makes no representation that the Purchaser, this transaction or the project will qualify for the FTHB GST Rebate and/or that the Government of Canada will enact legislation or regulations in this regard.

Dated this            day of

VENDOR:

Purchaser

Purchaser

# SCHEDULE “N”

## Prohibition on the Purchase of Residential Property by Non-Canadians

1. The Purchaser acknowledges the provisions set forth in the *Prohibition on the Purchase of Residential Property by Non-Canadians Act* and the regulations thereto (collectively, the “**N-C Act**”), and the Purchaser hereby covenants, warrants and represents to the Vendor, unless the Purchaser is exempt from the application of the N-C Act (an “**Exempt Person**”), that the Purchaser is not a non-Canadian as defined by the N-C Act (a “**non-Canadian**”) nor will the Purchaser be a non-Canadian before the final closing of the transaction contemplated by this Agreement (the “**Closing**”). The Purchaser further covenants, warrants and represents to the Vendor that it is purchasing the subject property as principal for its own account and same is not being purchased by the Purchaser as an agent, trustee or otherwise on behalf of or for another person or entity. In the event the Purchaser (or any assignee of the Agreement by the Purchaser, whether permitted or not by the Agreement) is determined by the Vendor, on or before Closing, to be a non-Canadian and on the date of such determination is not an Exempt Person, same shall constitute a default under this Agreement and the Vendor shall be entitled, at its sole option, to unilaterally declare this Agreement (and the Occupancy Licence (if applicable)) to be terminated and of no further force or effect. All monies paid hereunder (including the deposit monies paid or agreed to be paid by the Purchaser pursuant to this Agreement which sums shall be accelerated on demand of the Vendor), together with any interest earned thereon (whether or not such interest would have been payable or accrue to the benefit of the Purchaser as provided for elsewhere in this Agreement) and monies paid or payable for extras or upgrades or changes ordered by the Purchaser, whether or not installed in the dwelling, shall be forfeited to the Vendor. The Purchaser agrees that the forfeiture of the aforesaid monies shall not be a penalty and it shall not be necessary for the Vendor to prove it suffered any damages in order for the Vendor to be able to retain the aforesaid monies. The Vendor shall in such event still be entitled to claim damages from the Purchaser in addition to any monies forfeited to the Vendor. In addition, the Purchaser shall indemnify and save harmless the Vendor and/or related or associated corporations to the Vendor, their directors, officers, employees and agents, and the legal counsel of the Vendor, and/or authorized agents of the Vendor, and the successors or assigns of each, from and against all loss, penalties, fines, liability, claims, demands, damages, costs (including without limitation all legal costs) and expenses which may be made or brought against any of them, or which they may sustain by reason of the Purchaser being determined to be a non-Canadian who is not an Exempt Person and this indemnity shall survive the Closing. Upon execution of this Agreement, the Purchaser shall provide written evidence and confirmation satisfactory to the Vendor that the Purchaser is not a non-Canadian or is an Exempt Person. In addition, at any time on or prior to Closing but within ten (10) days of written demand from the Vendor, the Purchaser shall provide such written evidence and confirmation, satisfactory to the Vendor (which may include, without limitation, a statutory declaration of the Purchaser), that the Purchaser is not a non-Canadian in accordance with the N-C Act or is an Exempt Person.
2. The Purchaser(s) shall provide the following identification and/or documentation to evidence that they are not a non-Canadian and SHALL PROVIDE NOTICE TO THE VENDOR SHOULD THE PURCHASER BECOME i) a non-Canadian or ii) person who is not an Exempt Person: (Copies of documentation may be kept on file by the Vendor):

(a) **For Individuals:** (a) Canadian Passport; (b) Canadian Permanent Residency Card; (c) Canadian Birth Certificate<sup>1</sup>; and/or (d) Indian Status Card;

(b) **For Corporations:** (a) Obtain the ARTICLES of incorporation and FORM 1 for the corporation; (b) If the corporation was created under the Canada Business Corporations Act, obtain the register of individuals with significant control (ISC Register); (c) If the corporation was created under the Ontario Business Corporations Act, obtain the transparency register of individuals with significant control (Transparency Register); (d) If the percent of control as shown on either the ISC Register or Transparency Register, as applicable, equals 100% when added up, obtain appropriate identification for each individual listed in the registers noted in items b. and c., above (as applicable); (e) If the percent of control as shown on either the ISC Register or Transparency Register, as applicable, equals LESS THAN 100% when added up, obtain (A) a statutory declaration regarding control from an officer of the corporation, and (B) appropriate identification for each individual listed in the statutory declaration; and/or (f) To be advised by Vendor if the corporation is created in any other jurisdiction.

(c) **For Trusts/Partnership:** To be advised by Vendor

Acknowledged at **Aurora**,

VENDOR:

Purchaser

Purchaser

Purchaser

Purchaser

<sup>1</sup> Please note: a Canadian birth certificate doesn’t prove your citizenship if when you were born: (a) none of your parents were a Canadian citizen or permanent resident of Canada and; (b) at least 1 of your parents worked for a foreign government/international organization. We also don’t accept DND 419 birth certificates as proof of citizenship.



Statement Of Critical Dates

Delayed Closing Warranty

This statement of Critical Dates forms part of the Addendum to which it is attached, which in turn forms part of the agreement of purchase and sale between the Vendor and the Purchaser relating to the Property. **The Vendor must complete all blanks set out below. Both the Vendor and Purchaser must sign this page.**

**NOTE TO HOME BUYERS:** Home buyers are encouraged to refer to the Home Construction Regulatory Authority's website [www.hcraontario.ca](http://www.hcraontario.ca) to confirm a vendor's licence status prior to purchase as well as to review advise about buying a new home. *Please visit Tarion's website: [www.tarion.com](http://www.tarion.com) for important information about all Tarion's warranties including the Delayed Closing Warranty, the Pre-Delivery Inspection and other matters of interest to new home buyers. The Warranty Information Sheet, which accompanies your purchase agreement and has important information, is strongly recommended as essential reading for all home buyers. The website features a calculator which will assist you in confirming the various Critical Dates related to occupancy of your home.*

VENDOR

PURCHASER

PD Wellington (Homes) Inc.

Full Name(s)

Full Names(s)

1. Critical Dates

The **First Tentative Closing Date**, which is the date that the Vendor anticipates the home will be completed and ready to move in, is:

A **Second Tentative Closing Date** can subsequently be set by the Vendor by giving proper written notice at least 90 days before the First Tentative Closing Date. The Second Tentative Closing Date can be up to 120 days after the First Tentative Closing Date, and so could be as late as:

The Vendor must set a **Firm Closing Date** by giving proper written notice at least 90 days before the Second Tentative Closing Date. The Firm Closing Date can be up to 120 days after the Second Tentative closing Date, and so could be as late as:

*If the Vendor cannot close by the Firm Closing Date, then the Purchaser is entitled to delayed closing compensation (see section 7 of the Addendum) and the Vendor must set a Delayed Closing Date.*

The Vendor can set a Delayed Closing Date that is up to 365 days after the earlier of the Second Tentative Closing Date and the Firm Closing Date. This **Outside Closing Date** could be as late as:

2. Notice Period for a Closing Delay

Changing a Closing Date requires proper written notice. The Vendor, without the Purchaser's consent, may delay Closing twice by up to 120 days each time by setting a Second Tentative Closing Date and then a Firm Closing Date in accordance with section 1 of the Addendum but no later than the Outside Closing Date.

Notice of a delay beyond the First Tentative Closing Date must be given no later than: (i.e., at least **90 days** before the First Tentative Closing Date), or else the First Tentative Closing Date automatically becomes the Firm Closing Date.

Notice of a second delay in Closing must be given no later than: (i.e., at least **90 days** before the Second Tentative Closing Date), or else the Second Tentative Closing Date becomes the Firm Closing Date.

3. Purchaser's Termination Period

If the purchase of the home is not completed by the Outside Closing Date, then the Purchase can terminate the transaction during a period of **30 days** thereafter (the **"Purchaser's Termination Period"**), which period, unless extended by mutual agreement, will end on:

If the Purchaser terminates the transaction during the Purchaser's Termination Period, then the Purchaser is entitled to delayed closing compensation and to a full refund of all monies paid plus interest (see sections 7, 10 and 11 of the Addendum).

**Note: Any time a Critical Date is set or changed as permitted in the Addendum, other Critical Dates may change as well. At any given time the parties must refer to: the most recent revised Statement of Critical Dates; or agreement or written notice that sets a Critical Date, and calculate revised Critical Dates using the formulas contained in the Addendum. Critical Dates can also change if there are unavoidable delays (see section 5 of the Addendum).**

Acknowledged this day of

VENDOR:

PURCHASER

**Addendum to Agreement of Purchase and Sale**  
**Delayed Closing Warranty**

This addendum, including the accompanying Statement of Critical Dates (the “**Addendum**”), forms part of the agreement of purchase and sale (the “**Purchase Agreement**”) between the Vendor and the Purchaser relating to the Property. This Addendum is to be used for a transaction where the home purchase is in substance a purchase of freehold land and residential dwelling. This Addendum contains important provisions that are part of the delayed closing warranty provided by the Vendor in accordance with the *Ontario New Home Warranties Plan Act* (the “ONHWP Act”). If there are any differences between the provisions in the Addendum and the Purchase Agreement, then the Addendum provisions shall prevail. **PRIOR TO SIGNING THE PURCHASE AGREEMENT OR ANY AMENDMENT TO IT, THE PURCHASER SHOULD SEEK ADVICE FROM A LAWYER WITH REPECT TO THE PURCHASE AGREEMENT OR AMENDING AGREEMENT, THE ADDENDUM AND THE DELAYED CLOSING WARRANTY.**

Tarion recommends that Purchasers register on Tarion’s **MyHome** on-line portal and visit Tarion’s website – **tarion.com**, to better understand their rights and obligations under the statutory warranties.

**The Vendor shall complete all blanks set out below.**

**VENDOR**

PD Wellington (Homes) Inc.  
Full Name(s)

B60747  
HCRA Licence Number

(416) 756-1972  
Phone

(416) 756-1973  
Fax

1 Herons Hill Way  
Address

Toronto  
City

ON  
Province

M2J 0G2  
Postal Code

auroratrailssales@paradisedevelopments.com  
Email\*

**PURCHASER**

Full Name(s)

Address

Phone

City

Province

Postal Code

Fax

Email\*

**PROPERTY DESCRIPTION**

Municipal Address

City

Province

Postal Code

Short Legal Description

Number of Homes in the Freehold Project 36 (if applicable – see Schedule A)

**INFORMATION REGARDING THE PROPERTY**

The Vendor confirms that:

- (a)

The Property is within a plan of subdivision or a proposed plan of subdivision.  
If yes, the plan of subdivision is registered.  
If the plan of subdivision is not registered, approval of the draft plan of subdivision has been given.

☒ Yes

☐ No

☒ Yes

☐ No

☒ Yes

☐ No
- (b)

The Vendor has received confirmation from the relevant government authorities that there is sufficient:  
(i) water capacity and (ii) sewage capacity to service the Property.  
If yes, the nature of the confirmation is as follows:  
  
If the availability of water and sewage capacity is uncertain, the issues to be resolved are as follows:

☒ Yes

☐ No

☒ Yes

☐ No
- (c)

A building permit has been issued for the Property.

☒ Yes

☐ No
- (d)

Commencement of Construction: ☒ has occurred; or ☐ is expected to occur by the 1<sup>st</sup> day of **March, 2023**.

The Vendor shall give written notice to the Purchaser within 10 days after the actual date of Commencement of Construction.

**NOTE: Since important notices will be sent to this address, it is essential that you ensure that a reliable email address is provided : your computer settings permit receipt of notices from the other party.**

**SETTING AND CHANGING CRITICAL DATES****1. Setting Tentative Closing Dates and the Firm Closing Date**

- (a) **Completing Construction Without Delay:** The Vendor shall take all reasonable steps to complete construction of the home on the Property and to Close without delay.
- (b) **First Tentative Closing Date:** The Vendor shall identify the First Tentative Closing Date in the Statement of Critical Dates attached to the Addendum at the time the Purchase Agreement is signed.
- (c) **Second Tentative Closing Date:** The Vendor may choose to set a Second Tentative Closing Date that is no later than 120 days after the First Tentative Closing Date. The Vendor shall give written notice of the Second Tentative Closing Date to the Purchaser at least 90 days before the First Tentative Closing Date, or else the First Tentative Closing Date shall for all purposes be the Firm Closing Date.
- (d) **Firm Closing Date:** The Vendor shall set a Firm Closing Date, which can be no later than 120 days after the Second Tentative Closing Date or, if a Second Tentative Closing Date is not set, no later than 120 days after the First Tentative Closing Date. If the Vendor elects not to set a Second Tentative Closing Date, the Vendor shall give written notice of the Firm Closing Date to the Purchaser at least 90 days before the First Tentative Closing Date, or else the First Tentative Closing Date shall for all purposes be the Firm Closing Date. If the Vendor elects to set a Second Tentative Closing Date, the Vendor shall give written notice of the Firm Closing Date to the Purchaser at least 90 days before the Second Tentative Closing Date, or else the Second Tentative Closing Date shall for all purposes be the Firm Closing Date.
- (e) **Notice:** Any notice given by the Vendor under paragraphs (c) and (d) above, must set out the stipulated Critical Date, as applicable.

**2. Changing the Firm Closing Date – Three Ways**

- (a) The Firm Closing Date, once set or deemed to be set in accordance with section 1, can be changed only:
  - (i) by the Vendor setting a Delayed Closing Date in accordance with section 3;
  - (ii) by the mutual written agreement of the Vendor and Purchaser in accordance with section 4; or
  - (iii) as the result of an Unavoidable Delay of which proper written notice is given in accordance with section 5.
- (b) If a new Firm Closing Date is set in accordance with section 4 or 5, then the new date is the “Firm Closing Date” for all purposes in this Addendum.

**3. Changing the Firm Closing Date – By Setting a Delayed Closing Date**

- (a) If the Vendor cannot Close on the Firm Closing Date and sections 4 and 5 do not apply, the Vendor shall select and give written notice to the Purchaser of a Delayed Closing Date in accordance with this section, and delayed closing compensation is payable in accordance with section 7.
- (b) The Delayed Closing Date may be any Business Day after the date the Purchaser receives written notice of the Delayed Closing Date but not later than the Outside Closing Date.
- (c) The Vendor shall give written notice to the Purchaser of the Delayed Closing Date as soon as the Vendor knows that it will be unable to Close on the Firm Closing Date, and in any event at least 10 days before the Firm Closing Date, failing which delayed closing compensation is payable from the date that is 10 days before the Firm Closing Date, in accordance with paragraph 7(c). If notice of a new Delayed Closing Date is not given by the Vendor before the Firm Closing Date, then the new Delayed Closing Date shall be deemed to be the date which is 90 days after the Firm Closing Date.
- (d) After the Delayed Closing Date is set, if the Vendor cannot Close on the Delayed Closing Date, the Vendor shall select and give written notice to the Purchaser of a new Delayed Closing Date, unless the delay arises due to Unavoidable Delay under section 5 or is mutually agreed upon under section 4, in which case the requirements of those sections must be met. Paragraphs (b) and (c) above apply with respect to the setting of the new Delayed Closing Date.
- (e) Nothing in this section affects the right of the Purchaser or Vendor to terminate the Purchase Agreement on the bases set out in section 10.

**4. Changing Critical Dates – By Mutual Agreement**

- (a) This Addendum sets out a framework for setting, extending and/or accelerating Critical dates, which cannot be altered contractually except as set out in this section 4. Any amendment not in accordance with this section is voidable at the option of the Purchaser.
- (b) The Vendor and Purchaser may at any time, after signing the Purchase Agreement, mutually agree in writing to accelerate or extend any of the Critical Dates. Any amendment which accelerates or extends any of the Critical Dates must include the following provisions:
  - (i) the Purchaser and Vendor agree that the amendment is entirely voluntary – the Purchaser has no obligation to sign the amendment and each understands that this purchase transaction will still be valid if the Purchaser does not sign this amendment;
  - (ii) the amendment includes a revised Statement of Critical Dates which replaces the previous Statement of Critical Dates;
  - (iii) the Purchaser acknowledges that the amendment may affect delayed closing compensation payable; and

- (i) if the change involves extending either the Firm Closing Date or the Delayed Closing Date, then the amending agreement shall:
  - i. disclose to the Purchaser that the signing of the amendment may result in the loss of delayed closing compensation as described in section 7;
  - ii. unless there is an express waiver of compensation, describe in reasonable detail the cash amount, goods, services, or other consideration which the Purchaser accepts as compensation; and
  - iii. contain a statement by the Purchaser that the Purchaser waives compensation or accepts the compensation referred to in clause ii above, in either case, in full satisfaction of any delayed closing compensation payable by the Vendor for the period up to the new Firm Closing Date or Delayed Closing Date.

If the Purchaser for his or her own purposes requests a change of the Firm Closing Date or the Delayed Closing Date, then subparagraphs (b)(i), (iii) and (iv) above shall not apply.

- (c) A Vendor is permitted to include a provision in the Purchase Agreement allowing the Vendor a one-time unilateral right to extend a Firm Closing Date or Delayed Closing Date, as the case may be, for one (1) Business Day to avoid the necessity of tender where a Purchaser is not ready to complete the transaction on the Firm Closing Date or Delayed Closing Date, as the case may be. Delayed closing compensation will not be payable for such period and the Vendor may not impose any penalty or interest charge upon the Purchaser with respect to such extension.
- (d) The Vendor and Purchaser may agree in the Purchase Agreement to any unilateral extension or acceleration rights that are for the benefit of the Purchaser.

## 5. Extending Dates – Due to Unavoidable Delay

- (a) If Unavoidable Delay occurs, the Vendor may extend Critical Dates by no more than the length of the Unavoidable Delay Period, without the approval of the Purchaser and without the requirement to pay delayed closing compensation in connection with the Unavoidable Delay, provided the requirements of this section are met.
- (b) If the Vendor wishes to extend Critical Dates on account of Unavoidable Delay, the Vendor shall provide written notice to the Purchaser setting out a brief description of the Unavoidable Delay, and an estimate of the duration of the delay. Once the Vendor knows or ought reasonably to know that an Unavoidable Delay has commenced, the Vendor shall provide written notice to the Purchaser by the earlier of: 20 days thereafter; and the next Critical Date.
- (c) As soon as reasonably possible, and no later than 20 days after the Vendor knows or ought reasonably to know that an Unavoidable Delay has concluded, the Vendor shall provide written notice to the Purchaser setting out a brief description of the Unavoidable Delay, identifying the date of its conclusion, and setting new Critical Dates. The new Critical Dates are calculated by adding to the then next Critical Date the number of days of the Unavoidable Delay Period (the other Critical Dates changing accordingly), provided that the Firm Closing Date or Delayed Closing Date, as the case may be, must be at least 10 days after the day of giving notice unless the parties agree otherwise. Either the Vendor or the Purchaser may request in writing an earlier Firm Closing Date or Delayed Closing Date, and the other party's consent to the earlier date shall not be unreasonably withheld.
- (d) If the Vendor fails to give written notice of the conclusion of the Unavoidable Delay in the manner required by paragraph (c) above, then the notice is ineffective, the existing Critical Dates are unchanged, and any delayed closing compensation payable under section 7 is payable from the existing Firm Closing Date.
- (e) Any notice setting new Critical Dates given by the Vendor under this section shall include an updated revised Statement of Critical Dates.

## EARLY TERMINATION CONDITIONS

### 6. Early Termination Conditions

- (a) The Vendor and Purchaser may include conditions in the Purchase Agreement that, if not satisfied, give rise to early termination of the Purchase Agreement, but only in the limited way described in this section.
- (b) The Vendor is not permitted to include any conditions in the Purchase Agreement other than: the types of Early Termination Conditions listed in Schedule A; and/or the conditions referred to in paragraphs (j), (k) and (l) below. Any other condition included in a Purchase Agreement for the benefit of the Vendor that is not expressly permitted under Schedule A or paragraphs (j), (k) and (l) below is deemed null and void and is not enforceable by the Vendor, but does not affect the validity of the balance of the Purchase Agreement.
- (c) The Vendor confirms that this Purchase Agreement is subject to Early Termination Conditions that, if not satisfied (or waived, if applicable), may result in the termination of the Purchase Agreement. ☐ Yes ☒ No
- (d) If the answer in (c) above is "Yes", then the Early Termination Conditions are as follows. The obligation of each of the Purchaser and Vendor to complete this purchase and sale transaction is subject to satisfaction (or waiver, if applicable) of the following conditions and any such conditions set out in an appendix headed "Early Termination Conditions":

**Condition #1 (if applicable)**

Description of the Early Termination Condition:

The Approving Authority (as that term is defined in Schedule A) is: \_\_\_\_\_

The date by which Condition #1 is to be satisfied is the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

**Condition #2 (if applicable)**

Description of the Early Termination Condition:

The Approving Authority (as that term is defined in Schedule A) is: \_\_\_\_\_ The date by which Condition #2 is to be satisfied is the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

The date for satisfaction of any Early Termination Condition may be changed by mutual agreement provided in all cases it is set at least 90 days before the First Tentative Closing Date, and will be deemed to be 90 days before the First Tentative Closing Date if no date is specified or if the date specified is later than 90 days before the First Tentative Closing Date. This time limitation does not apply to the condition in subparagraph 1(b)(iv) of Schedule A which must be satisfied or waived by the Vendor within 60 days following the later of: (A) the signing of the Purchase Agreement; and (B) the satisfaction or waiver by the Purchaser of a Purchaser financing condition permitted under paragraph (l) below.

*Note: The parties must add additional pages as an appendix to this Addendum if there are additional Early Termination Conditions.*

- (e) There are no Early Termination Conditions applicable to this Purchase Agreement other than those identified in subparagraph (d) above and any appendix listing additional Early Termination Conditions.
- (f) The Vendor agrees to take all commercially reasonable steps within its power to satisfy the Early Termination Conditions identified in subparagraph (d) above.
- (g) For conditions under paragraph 1(a) of Schedule A the following applies:
  - (i) conditions in paragraph 1(a) of Schedule A may not be waived by either party;
  - (ii) the Vendor shall provide written notice not later than five (5) Business Days after the date specified for satisfaction of a condition that: (A) the condition has been satisfied; or (B) the condition has not been satisfied (together with reasonable details and backup materials) and that as a result the Purchase Agreement is terminated; and
  - (iii) if notice is not provided as required by subparagraph (ii) above then the condition is deemed not satisfied and the Purchase Agreement is terminated.
- (h) For conditions under paragraph 1(b) of Schedule A the following applies:
  - (i) conditions in paragraph 1(b) of Schedule A may be waived by the Vendor;
  - (ii) the Vendor shall provide written notice on or before the date specified for satisfaction of the condition that: (A) the condition has been satisfied or waived; or (B) the condition has not been satisfied nor waived, and that as a result the Purchase Agreement is terminated; and
  - (iii) if notice is not provided as required by subparagraph (ii) above then the condition is deemed satisfied or waived and the Purchase Agreement will continue to be binding on both parties.
- (i) If a Purchase Agreement or proposed Purchase Agreement contains Early Termination Conditions, the Purchaser has three (3) Business Days after the day of receipt of a true and complete copy of the Purchase Agreement or proposed Purchase Agreement to review the nature of the conditions (preferably with legal counsel). If the Purchaser is not satisfied, in the Purchaser's sole discretion, with the Early Termination Conditions, the Purchaser may revoke the Purchaser's offer as set out in the proposed Purchase Agreement, or terminate the Purchase Agreement, as the case may be, by giving written notice to the Vendor within those three Business Days.
- (j) The Purchase Agreement may be conditional until Closing (transfer to the Purchaser of title to the home), upon compliance with the subdivision control provisions (section 50) of the *Planning Act*, which compliance shall be obtained by the Vendor at its sole expense, on or before Closing.
- (k) The Purchaser is cautioned that there may be other conditions in the Purchase Agreement that allow the Vendor to terminate the Purchase Agreement due to the fault of the Purchaser.
- (l) The Purchase Agreement may include any condition that is for the sole benefit of the Purchaser and that is agreed to by the Vendor (e.g., the sale of an existing dwelling, Purchaser financing or a basement walkout). The Purchase Agreement may specify that the Purchaser has a right to terminate the Purchase Agreement if any such condition is not met, and may set out the terms on which termination by the Purchaser may be effected.

**MAKING A COMPENSATION CLAIM****7. Delayed Closing Compensation**

- (a) The Vendor warrants to the Purchaser that, if Closing is delayed beyond the Firm Closing Date (other than by mutual agreement or as a result of Unavoidable Delay as permitted under sections 4 and 5), then the Vendor shall compensate the Purchaser up to a total amount of \$7,500, which amount includes: (i) payment to the Purchaser of a set amount of \$150 a day for living expenses for each day of delay until the date of Closing; or the date of termination of the Purchase Agreement, as applicable under paragraph (b) below; and (ii) any other expenses (supported by receipts) incurred by the Purchaser due to the delay.
- (b) Delayed closing compensation is payable only if: (i) Closing occurs; or (ii) the Purchase Agreement is terminated or deemed to have been terminated under paragraph 10(b) of this Addendum. Delayed closing compensation is payable only if the Purchaser's claim is made to Tarion in writing within one (1) year after Closing, or after termination of the Purchase Agreement, as the case may be, and otherwise in accordance with this Addendum. Compensation claims are subject to any further conditions set out in the ONHWP Act.
- (c) If the Vendor gives written notice of a Delayed Closing Date to the Purchaser less than 10 days before the Firm Closing Date, contrary to the requirements of paragraph 3(c), then delayed closing compensation is payable from the date that is 10 days before the Firm Closing Date.
- (d) Living expenses are direct living costs such as for accommodation and meals. Receipts are not required in support of a claim for living expenses, as a set daily amount of \$150 per day is payable. The Purchaser must provide receipts in support of any claim for other delayed closing compensation, such as for moving and storage costs. Submission of false receipts disentitles the Purchaser to any delayed closing compensation in connection with a claim.
- (e) If delayed closing compensation is payable, the Purchaser may make a claim to the Vendor for that compensation after Closing or after termination of the Purchase Agreement, as the case may be, and shall include all receipts (apart from living expenses) which evidence any part of the Purchaser's claim. The Vendor shall assess the Purchaser's claim by determining the amount of delayed closing compensation payable based on the rules set out in section 7 and the receipts provided by the Purchaser, and the Vendor shall promptly provide that assessment information to the Purchaser. The Purchaser and the Vendor shall use reasonable efforts to settle the claim and when the claim is settled, the Vendor shall prepare an acknowledgement signed by both parties which:
- (i) includes the Vendor's assessment of the delayed closing compensation payable;
  - (ii) describes in reasonable detail the cash amount, goods, services, or other consideration which the Purchaser accepts as compensation (the "Compensation"), if any; and
  - (iii) contains a statement by the Purchaser that the Purchaser accepts the Compensation in full satisfaction of any delay compensation payable by the Vendor.
- (f) If the Vendor and Purchaser cannot agree as contemplated in paragraph 7(e), then to make a claim to Tarion the Purchaser must file a claim with Tarion in writing within one (1) year after Closing. A claim may also be made and the same rules apply if the sale transaction is terminated under paragraph 10(b), in which case, the deadline for a claim is one (1) year after termination.

**8. Adjustments to Purchase Price**

Only the items set out in Schedule B (or an amendment to Schedule B), shall be the subject of adjustment or change to the purchase price or the balance due on Closing. The Vendor agrees that it shall not charge as an adjustment or readjustment to the purchase price of the home, any reimbursement for a sum paid or payable by the Vendor to a third party unless the sum is ultimately paid to the third party either before or after Closing. If the Vendor charges an amount in contravention of the preceding sentence, the Vendor shall forthwith readjust with the Purchaser. This section shall not: restrict or prohibit payments for items disclosed in Part I of Schedule B which have a fixed fee; nor shall it restrict or prohibit the parties from agreeing on how to allocate as between them, any rebates, refunds or incentives provided by the federal government, a provincial or municipal government or an agency of any such government, before or after Closing.

**MISCELLANEOUS****9. Ontario Building Code – Conditions of Closing**

- (a) On or before Closing, the Vendor shall deliver to the Purchaser:
- (i) an Occupancy Permit (as defined in paragraph (d)) for the home; or
  - (ii) if an Occupancy Permit is not required under the Building Code, a signed written confirmation by the Vendor that all conditions of occupancy under the Building Code have been fulfilled and occupancy is permitted under the Building Code.
- (b) Notwithstanding the requirements of paragraph (a), to the extent that the Purchaser and the Vendor agree that the Purchaser shall be responsible for one or more prerequisites to obtaining permission for occupancy under the Building Code, (the "Purchaser Occupancy Obligations"):

- (i) the Purchaser shall not be entitled to delayed closing compensation if the reason for the delay is that the Purchaser Occupancy Obligations have not been completed;
  - (ii) the Vendor shall deliver to the Purchaser, upon fulfilling all prerequisites to obtaining permission for occupancy under the Building Code (other than the Purchaser Occupancy Obligations), a signed written confirmation that the Vendor has fulfilled such prerequisites; and
  - (iii) if the Purchaser and Vendor have agreed that such prerequisites (other than the Purchaser Occupancy Obligations) are to be fulfilled prior to Closing, then the Vendor shall provide the signed written confirmation required by subparagraph (ii) on or before the date of Closing.
- (c) If the Vendor cannot satisfy the requirements of paragraph (a) or subparagraph (b)(ii), the Vendor shall set a Delayed Closing Date (or new Delayed Closing Date) on a date that the Vendor reasonably expects to have satisfied the requirements of paragraph (a) or subparagraph (b)(ii), as the case may be. In setting the Delayed Closing Date (or new Delayed Closing Date), the Vendor shall comply with the requirements of section 3, and delayed closing compensation shall be payable in accordance with section 7. Despite the foregoing, delayed closing compensation shall not be payable for a delay under this paragraph (c) if the inability to satisfy the requirements of subparagraph (b)(ii) above is because the Purchaser has failed to satisfy the Purchaser Occupancy Obligations.
- (d) For the purposes of this section, an "Occupancy Permit" means any written or electronic document, however styled, whether final, provisional or temporary, provided by the chief building official (as defined in the *Building Code Act*) or a person designated by the chief building official, that evidences that permission to occupy the home under the Building Code has been granted.

## 10. Termination of the Purchase Agreement

- (a) The Vendor and the Purchaser may terminate the Purchase Agreement by mutual written agreement. Such written mutual agreement may specify how monies paid by the Purchaser, including deposit(s) and monies for upgrades and extras are to be allocated if not repaid in full.
- (b) If for any reason (other than breach of contract by the Purchaser) Closing has not occurred by the Outside Closing Date, then the Purchaser has 30 days to terminate the Purchase Agreement by written notice to the Vendor. If the Purchaser does not provide written notice of termination within such 30-day period then the Purchase Agreement shall continue to be binding on both parties and the Delayed Closing Date shall be the date set under paragraph 3(c), regardless of whether such date is beyond the Outside Closing Date.
- (c) If: calendar dates for the applicable Critical Dates are not inserted in the Statement of Critical Dates; or if any date for Closing is expressed in the Purchase Agreement or in any other document to be subject to change depending upon the happening of an event (other than as permitted in this Addendum), then the Purchaser may terminate the Purchase Agreement by written notice to the Vendor.
- (d) The Purchase Agreement may be terminated in accordance with the provisions of section 6.
- (e) Nothing in this Addendum derogates from any right of termination that either the Purchaser or the Vendor may have at law or in equity on the basis of, for example, frustration of contract or fundamental breach of contract.
- (f) Except as permitted in this section, the Purchase Agreement may not be terminated by reason of the Vendor's delay in Closing alone.

## 11. Refund of Monies Paid on Termination

- (a) If the Purchase Agreement is terminated (other than as a result of breach of contract by the Purchaser), then unless there is agreement to the contrary under paragraph 10(a), the Vendor shall refund all monies paid by the Purchaser including deposit(s) and monies for upgrades and extras, within 10 days of such termination, with interest from the date each amount was paid to the Vendor to the date of refund to the Purchaser. The Purchaser cannot be compelled by the Vendor to execute a release of the Vendor as a prerequisite to obtaining the refund of monies payable as a result of termination of the Purchase Agreement under this paragraph, although the Purchaser may be required to sign a written acknowledgement confirming the amount of monies refunded and termination of the purchase transaction. Nothing in this Addendum prevents the Vendor and Purchaser from entering into such other termination agreement and/or release as may be agreed to by the parties.
- (b) The rate of interest payable on the Purchaser's monies is 2% less than the minimum rate at which the Bank of Canada makes short-term advances to members of Canada Payments Association, as of the date of termination of the Purchase Agreement.
- (c) Notwithstanding paragraphs (a) and (b) above, if either party initiates legal proceedings to contest termination of the Purchase Agreement or the refund of monies paid by the Purchaser, and obtains a legal determination, such amounts and interest shall be payable as determined in those proceedings.

## 12. Definitions

**"Business Day"** means any day other than: Saturday; Sunday; New Year's Day; Family Day; Good Friday; Easter Monday; Victoria Day; Canada Day; Civic Holiday; Labour Day; Thanksgiving Day; Remembrance Day; Christmas Day; Boxing Day; and any special holiday proclaimed by the Governor General or the Lieutenant Governor; and where New Year's Day, Canada Day or Remembrance Day falls on a Saturday or Sunday, the following Monday is not a Business Day, and where Christmas Day falls on a Saturday or Sunday, the following Monday and Tuesday are not Business Days; and where Christmas Day falls on a Friday, the following Monday is not a Business Day.

**"Closing"** means the completion of the sale of the home including transfer of title to the home to the Purchaser, and **"Close"** has a corresponding meaning.

**"Commencement of Construction"** means the commencement of construction of foundation components or elements (such as footings, rafts or piles) for the home.

**“Critical Dates”** means the First Tentative Closing Date, the Second Tentative Closing Date, the Firm Closing Date, the Delayed Closing Date, the Outside Closing Date and the last day of the Purchaser’s Termination Period.

**“Delayed Closing Date”** means the date, set in accordance with section 3, on which the Vendor agrees to Close, in the event the Vendor cannot Close on the Firm Closing Date.

**“Early Termination Conditions”** means the types of conditions listed in Schedule A.

**“Firm Closing Date”** means the firm date on which the Vendor agrees to Close as set in accordance with this Addendum.

**“First Tentative Closing Date”** means the date on which the Vendor, at the time of signing the Purchase Agreement, anticipates that it will be able to close, as set out in the Statement of Critical Dates.

**“Outside Closing Date”** means the date which is 365 days after the earlier of the Firm Closing Date; or Second Tentative Closing Date; or such other date as may be mutually agreed upon in accordance with section 4.

**“Property” or “home”** means the home including lands being acquired by the Purchaser from the Vendor.

**“Purchaser’s Termination Period”** means the 30-day period during which the Purchaser may terminate the Purchase Agreement for delay, in accordance with paragraph 10(b).

**“Second Tentative Closing Date”** has the meaning given to it in paragraph 1(c).

**“Statement of Critical Dates”** means the Statement of Critical Dates attached to and forming part of this Addendum (in form to be determined by Tarion from time to time), and, if applicable, as amended in accordance with this Addendum.

**“The ONHWP Act”** means the *Ontario New Home Warranties Plan Act* including regulations, as amended from time to time.

**“Unavoidable Delay”** means an event which delays Closing which is a strike, fire, explosion, flood, act of God, civil insurrection, act of war, act of terrorism or pandemic, plus any period of delay directly caused by the event, which are beyond the reasonable control of the Vendor and are not caused or contributed to by the fault of the Vendor.

**“Unavoidable Delay Period”** means the number of days between the Purchaser’s receipt of written notice of the commencement of the Unavoidable Delay, as required by paragraph 5(b), and the date on which the Unavoidable Delay concludes.

### 13. Addendum Prevails

The Addendum forms part of the Purchase Agreement. The Vendor and Purchaser agree that they shall not include any provision in the Purchase Agreement or any amendment to the Purchase Agreement or any other document (or indirectly do so through replacement of the Purchase Agreement) that derogates from, conflicts with or is inconsistent with the provisions of this Addendum, except where this Addendum expressly permits the parties to agree or consent to an alternative arrangement. The provisions of this Addendum prevail over any such provision.

### 14. Time Periods, and How Notice Must Be Sent

- (a) Any written notice required under this Addendum may be given personally or sent by email, fax, courier or registered mail to the Purchaser or the Vendor at the address/contact numbers identified on page 2 or replacement address/contact numbers as provided in paragraph (c) below. Notices may also be sent to the solicitor for each party if necessary contact information is provided, but notices in all events must be sent to the Purchaser and Vendor, as applicable. If email addresses are set out on page 2 of this Addendum, then the parties agree that notices may be sent by email to such addresses, subject to paragraph (c) below.
- (b) Written notice given by one of the means identified in paragraph (a) is deemed to be given and received: on the date of delivery or transmission, if given personally or sent by email or fax (or the next Business Day if the date of delivery or transmission is not a Business Day); on the second Business Day following the date of sending by courier; or on the fifth Business Day following the date of sending, if sent by registered mail. If a postal stoppage or interruption occurs, notices shall not be sent by registered mail, and any notice sent by registered mail within 5 Business Days prior to the commencement of the postal stoppage or interruption must be re-sent by another means in order to be effective. For purposes of this section 14, Business Day includes Remembrance Day, if it falls on a day other than Saturday or Sunday, and Easter Monday.
- (c) If either party wishes to receive written notice under this Addendum at an address/contact number other than those identified on page 2 of this Addendum, then the party shall send written notice of the change of address, fax number, or email address to the other party in accordance with paragraph (b) above.
- (d) Time periods within which or following which any act is to be done shall be calculated by excluding the day of delivery or transmission and including the day on which the period ends.
- (e) Time periods shall be calculated using calendar days including Business Days but subject to paragraphs (f), (g) and (h) below.
- (f) Where the time for making a claim under this Addendum expires on a day that is not a Business Day, the claim may be made on the next Business Day.
- (g) Prior notice periods that begin on a day that is not a Business Day shall begin on the next earlier Business Day, except that notices may be sent and/or received on Remembrance Day, if it falls on a day other than Saturday or Sunday, or Easter Monday.
- (h) Every Critical Date must occur on a Business Day. If the Vendor sets a Critical Date that occurs on a date other than a Business Day, the Critical Date is deemed to be the next Business Day.
- (i) Words in the singular include the plural and words in the plural include the singular.
- (j) Gender-specific terms include both sexes and include corporations.



**15. Disputes Regarding Termination**

- (a) The Vendor and Purchaser agree that disputes arising between them relating to termination of the Purchase Agreement under section 11 shall be submitted to arbitration in accordance with the *Arbitration Act, 1991* (Ontario) and subsection 17(4) of the ONHWP Act.
- (b) The parties agree that the arbitrator shall have the power and discretion on motion by the Vendor or Purchaser or any other interested party, or of the arbitrator's own motion, to consolidate multiple arbitration proceedings on the basis that they raise one or more common issues of fact or law that can more efficiently be addressed in a single proceeding. The arbitrator has the power and discretion to prescribe whatever procedures are useful or necessary to adjudicate the common issues in the consolidated proceedings in the most just and expeditious manner possible. The *Arbitration Act, 1991* (Ontario) applies to any consolidation of multiple arbitration proceedings.
- (c) The Vendor shall pay the costs of the arbitration proceedings and the Purchaser's reasonable legal expenses in connection with the proceedings unless the arbitrator for just cause orders otherwise.
- (d) The parties agree to cooperate so that the arbitration proceedings are conducted as expeditiously as possible, and agree that the arbitrator may impose such time limits or other procedural requirements, consistent with the requirements of the *Arbitration Act, 1991* (Ontario), as may be required to complete the proceedings as quickly as reasonably possible.
- (e) The arbitrator may grant any form of relief permitted by the *Arbitration Act, 1991* (Ontario), whether or not the arbitrator concludes that the Purchase Agreement may properly be terminated.

For more information please visit [www.tarion.com](http://www.tarion.com)

**SCHEDULE A****Types of Permitted Early Termination Conditions****1. The Vendor of a home is permitted to make the Purchase Agreement conditional as follows:**

- (a) upon receipt of Approval from an Approving Authority for:
- (i) a change to the official plan, other governmental development plan or zoning by-law (including a minor variance);
  - (ii) a consent to creation of a lot(s) or part-lot(s);
  - (iii) a certificate of water potability or other measure relating to domestic water supply to the home;
  - (iv) a certificate of approval of septic system or other measure relating to waste disposal from the home;
  - (v) completion of hard services for the property or surrounding area (i.e., roads, rail crossings, water lines, sewage lines, other utilities);
  - (vi) allocation of domestic water or storm or sanitary sewage capacity;
  - (vii) easements or similar rights serving the property or surrounding area;
  - (viii) site plan agreements, density agreements, shared facilities agreements or other development agreements with Approving Authorities or nearby landowners, and/or any development Approvals required from an Approving Authority; and/or
  - (ix) site plans, plans, elevations and/or specifications under architectural controls imposed by an Approving Authority.

The above-noted conditions are for the benefit of both the Vendor and the Purchaser and cannot be waived by either party.

- (b) upon:
- (i) subject to paragraph 1(c), receipt by the Vendor of confirmation that sales of homes in the Freehold Project have exceeded a specified threshold by a specified date;
  - (ii) subject to paragraph 1(c), receipt by the Vendor of confirmation that financing for the Freehold Project on terms satisfactory to the Vendor has been arranged by a specified date;
  - (iii) receipt of Approval from an Approving Authority for a basement walkout; and/or
  - (iv) confirmation by the Vendor that it is satisfied the Purchaser has the financial resources to complete the transaction.

The above-noted conditions are for the benefit of the Vendor and may be waived by the Vendor in its sole discretion.

- (c) the following requirements apply with respect to the conditions set out in subparagraph 1(b)(i) or 1(b)(ii):
- (i) the 3 Business Day period in section 6(i) of the Addendum shall be extended to 10 calendar days for a Purchase Agreement which contains a condition set out in subparagraphs 1(b)(i) and/or 1(b)(ii);
  - (ii) the Vendor shall complete the Property Description on page 2 of this Addendum;
  - (iii) the date for satisfaction of the condition cannot be later than 9 months following signing of the purchase Agreement; and
  - (iv) until the condition is satisfied or waived, all monies paid by the Purchaser to the Vendor, including deposit(s) and monies for upgrades and extras: (A) shall be held in trust by the Vendor's lawyer pursuant to a deposit trust agreement (executed in advance in the form specified by Tarion Warranty Corporation, which form is available for inspection at the offices of Tarion Warranty Corporation during normal business hours), or secured by other security acceptable to Tarion and arranged in writing with Tarion, or (B) failing compliance with the requirement set out in clause (A) above, shall be deemed to be held in trust by the Vendor for the Purchaser on the same terms as are set out in the form of deposit trust agreement described in clause (A) above.

**2. The following definitions apply in this Schedule:**

**"Approval"** means an approval, consent or permission (in final form not subject to appeal) from an Approving Authority and may include completion of necessary agreements (i.e., site plan agreement) to allow lawful access to and use and Closing of the property for its intended residential purpose.

**"Approving Authority"** means a government (federal, provincial or municipal), governmental agency, Crown corporation, or quasi-governmental authority (a privately operated organization exercising authority delegated by legislation or a government).

**"Freehold Project"** means the construction or proposed construction of three or more freehold homes (including the Purchaser's home) by the same Vendor in a single location, either at the same time or consecutively, as a single coordinated undertaking.

**3. Each condition must:**

- (a) be set out separately;
- (b) be reasonably specific as to the type of Approval which is needed for the transaction; and
- (c) identify the Approving Authority by reference to the level of government and/or the identity of the governmental agency, Crown corporation or quasi-governmental authority.

**4. For greater certainty, the Vendor is not permitted to make the Purchase Agreement conditional upon:**

- (a) receipt of a building permit;
- (b) receipt of an Closing permit; and/or
- (c) completion of the home.

SCHEDULE O-B

Adjustments to Purchase Price or Balance Due on Closing

PART 1Stipulated Amounts/Adjustments

These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing, the dollar value of which is stipulated in the Purchase Agreement and set out below.

As set out in Schedule “A” of the Purchase Agreement:

Section 2.2.4	Driveway Paving	
	- 42’ Detached	\$2,850.00
Section 2.2.5 (a)	Law Society of Ontario Fee	\$ 65.00
Section 2.2.5 (b)	Internet Delivery of Documentation and LawyerDoneDeal Web Usage Fee	\$ 190.00
Section 2.8	NSF Fee, if applicable - \$500.00 X	\$
Section 8.1	Fee for each Partial Discharge - \$150.00 X	\$
Section 11.1.2 (ix)	Legal Fees for delivering amended documents	\$ 500.00

(All above plus HST)

PART IIAll Other Adjustments – to be determined in accordance with the terms of the Purchase Agreement

These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing which will be determined after signing the Purchase Agreement, all in accordance with the terms of the Purchase Agreement.

As set out in Schedule "A" of the Purchase Agreement:

Section 2.1Realty Taxes

Section 2.3Tarion Homeowner Warranty Fee Plus HST. The Tarion Fee will be determined as of the Closing Date pursuant to legislation. The Current Tarion Rates effective January 1, 2024 are as follows:

Estimated Sales Price* Range	Tarion Enrolment Fee	13% HST	Total Per Home Amount to be submitted to Tarion
Up to - \$300,000.00	\$585.00	\$76.05	\$661.05
\$300,000.01 - \$350,000.00	\$655.00	\$85.15	\$740.15
\$350,000.01 - \$400,000.00	\$725.00	\$94.25	\$819.25
\$400,000.01 - \$450,000.00	\$815.00	\$105.95	\$920.95
\$450,000.01 - \$500,000.00	\$890.00	\$115.70	\$1,005.70
\$500,000.01 - \$550,000.00	\$970.00	\$126.10	\$1,096.10
\$550,000.01 - \$600,000.00	\$1,020.00	\$132.60	\$1,152.60
\$600,000.01 - \$650,000.00	\$1,460.00	\$189.80	\$1,649.80
\$650,000.01 - \$700,000.00	\$1,555.00	\$202.15	\$1,757.15
\$700,000.01 - \$750,000.00	\$1,615.00	\$209.95	\$1,824.95
\$750,000.01 - \$800,000.00	\$1,685.00	\$219.05	\$1,904.05
\$800,000.01 - \$850,000.00	\$1,750.00	\$227.50	\$1,977.50
\$850,000.01 - \$900,000.00	\$1,885.00	\$245.05	\$2,130.05
\$900,000.01 - \$950,000.00	\$1,955.00	\$254.15	\$2,209.15
\$950,000.01 - \$1,000,000.00	\$2,020.00	\$262.60	\$2,282.60
\$1,000,000.01 - \$1,250,000.00	\$2,190.00	\$284.70	\$2,474.70
\$1,250,000.01 - \$1,500,000.00	\$2,260.00	\$293.80	\$2,553.80
\$1,500,000.01 - \$1,750,000.00	\$2,440.00	\$317.20	\$2,757.20
\$1,750,000.01 - \$2,000,000.00	\$2,815.00	\$365.95	\$3,180.95
\$2,000,000.01 - \$2,250,000.00	\$3,190.00	\$414.70	\$3,604.70
\$2,250,000.01 - \$2,500,000.00	\$3,565.00	\$463.45	\$4,028.45
\$2,500,000.01 - \$3,000,000.00	\$4,125.00	\$536.25	\$4,661.25
\$3,000,000.01 - \$3,500,000.00	\$4,875.00	\$633.75	\$5,508.75
\$3,500,000.01 - \$4,000,000.00	\$5,625.00	\$731.25	\$6,356.25
\$4,000,000.01 - or more	\$6,000.00	\$780.00	\$6,780.00

2.3Flat Home Construction Regulatory Authority (HCRA) Oversight Fee\$145.00 per home

PART II

All Other Adjustments – to be determined in accordance with the terms of the Purchase Agreement

These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing which will be determined after signing the Purchase Agreement, all in accordance with the terms of the Purchase Agreement.

As set out in Schedule “A” of the Purchase Agreement:

Section 2.2.1	Hot Water Tank, if applicable	TBD
Section 2.2.2	Water Meter/Connection	<i>Not to exceed - \$750.00</i>
Section 2.2.3	Hydro Connection and Meter	<i>Not to exceed - \$1,050.00</i>
Section 2.4	Mortgage Insurance, if applicable	N/A
Section 2.5	Chattel Property, if applicable	TBD
Section 2.6	Increased Levies or Taxes, if applicable	TBD
Section 9.8	Remedial Costs, if applicable	TBD

(All above plus HST)

## Warranty Information for New Freehold Homes

### Important information about registering your purchase agreement:

This information sheet provides you with your Home ID and Registration Code for you to register your purchase agreement safely and securely. Registering your purchase agreement allows Tarion to provide you with key information on the builder's warranty and coverage. It also helps to identify illegal selling and building.

Please register your purchase agreement within 45 days of signing here:

<https://www.tarion.com/purchase-agreement-registration>

Purchaser Name:

Purchaser Email:

Home ID:

Registration Code:

Note: Purchaser fields may show only one of several purchasers listed on the purchase agreement.

This information sheet also provides a basic overview of the warranties and protections that come with your new home. This warranty is provided to you by your builder and backed by Tarion.

Visit [tarion.com](https://www.tarion.com) and log into our online learning hub at

<https://www.tarion.com/homeowners/homeowner-resources-hub>

## The Pre-Delivery Inspection (PDI)

Before you take possession of your new home, your builder is required to conduct a predelivery inspection (PDI) with you or someone you designate to act on your behalf. If you wish, you may be accompanied by someone who can provide expert assistance. The PDI is important because it is an opportunity to learn about how to operate and maintain parts of your home, such as the ventilation, plumbing, and heating systems. It is also important because it gives you an opportunity to note items in your home that are damaged, missing, incomplete, or not working properly before you take possession of your home. This record is also significant as it may help show what items may have been damaged before you moved in and helps resolve any disputes relating to whether or not an item of damage was caused by the use of the home.

The PDI is only one piece of evidence relating to damaged or incomplete items, and you should note and document (e.g. via photos or video) any concerns or damaged items as soon as you notice them after taking possession if they were missed on your PDI. If the damaged items are not addressed by your builder, you can include them in your first warranty form submission to Tarion. Damaged items are covered under the warranty if the damage was caused by the builder or their trades. There is more information about the PDI here:

<https://www.tarion.com/homeowners/homeowner-resources-hub>

## Deposit Protection

The deposit you provide to your builder is protected up to certain limits if your builder goes bankrupt, fundamentally breaches your Agreement of Purchase and Sale or you exercise your legal right to terminate it. Deposit coverage limits are \$60,000 if the purchase price is \$600,000 or less and 10% of purchase price to a maximum of \$100,000 if the purchase price is over \$600,000. This protection includes the money you put down towards upgrades and other extras.

## Delayed Closing Coverage

Your builder guarantees that your home will be ready for you to move in by a date specified in the Agreement of Purchase and Sale or a date that has been properly extended (if for certain reasons the original closing date cannot be met). You may be able to claim up to \$7,500 from your builder in compensation if they do not meet the conditions for an allowable extension that are outlined in the Addendum to your Agreement of Purchase and Sale.

## Warranty Coverage

The warranty on work and materials commences on your occupancy date and provides up to a maximum of \$400,000 in coverage. There are limitations on scope and duration as follows. Your builder warrants that your home will, on delivery, have these warranties:

### One-Year Warranty

- Your home is constructed in a workmanlike manner, free from defects in material, is fit for habitation and complies with Ontario's Building Code.

- Protects against unauthorized substitution of items specified in the Agreement of Purchase and Sale or selected by you.

#### Two-Year Warranty

- Protects against water penetration through the basement or foundation walls, windows, and the building envelope.
- Covers defects in work and materials in the electrical, plumbing, and heating delivery and distribution systems.
- Covers defects in work and materials that result in the detachment, displacement, or deterioration of exterior cladding (such as brick work, aluminum, or vinyl siding).
- Protects against violations of Ontario's Building Code that affect health and safety.

#### Seven-Year Warranty

- Protects against defects in work or materials that affect a structural load-bearing element of the home resulting in structural failure or that materially and adversely compromise the structural integrity; and/or that materially and adversely affect the use of a significant portion of the home.

### Warranty Exclusions

Your warranty, provided to you by your builder and backed by Tarion, is a limited warranty – not all deficiencies are covered. And the protection provided by Tarion is also limited. Exclusions to coverage include: normal wear and tear, damage caused by improper maintenance, damage caused by a third party, secondary damage caused by defects that are under warranty, supplementary warranties, deficiencies caused by homeowner actions, elevators, HVAC appliances, specific defects accepted in writing and damage resulting from an Act of God.

### Construction Performance Guidelines

The Construction Performance Guidelines are a resource to provide advance guidance as to how Tarion may decide disputes between homeowners and builders regarding defects in work or materials. The Construction Performance Guidelines are intended to complement Ontario's Building Code. They are supplemented by any applicable guidelines or standards produced by industry associations. They do not replace manufacturer warranties. The Construction Performance Guidelines are available in several different formats accessible via <https://tarion.com/builders/construction-performance-guidelines>

### Important Next Steps

1. Start your new home buying journey off right by registering your purchase agreement for your new home with Tarion. It's simple, fast, and allows Tarion to start providing you with key information on your builder's warranty coverage and other protections before you get the keys to your new home. Register here:

<https://myhome.tarion.com/s/purchase-agreement-registration>

2. Visit Tarion's website to learn more about your warranty coverage and the process for getting warranty assistance, as well as your rights, responsibilities, and obligations as a new homeowner.
3. Prepare for your pre-delivery inspection (PDI). Visit Tarion's website for helpful resources, including a PDI Checklist and educational videos.
4. Register for Tarion's MyHome right after you take possession. MyHome is an online tool you can use from your computer or mobile device that allows you to submit warranty claims and upload supporting documents directly to your builder and Tarion. It also alerts you to important dates and warranty timelines, allows you to receive official correspondence from Tarion electronically, and schedule an inspection with Tarion when you need assistance.

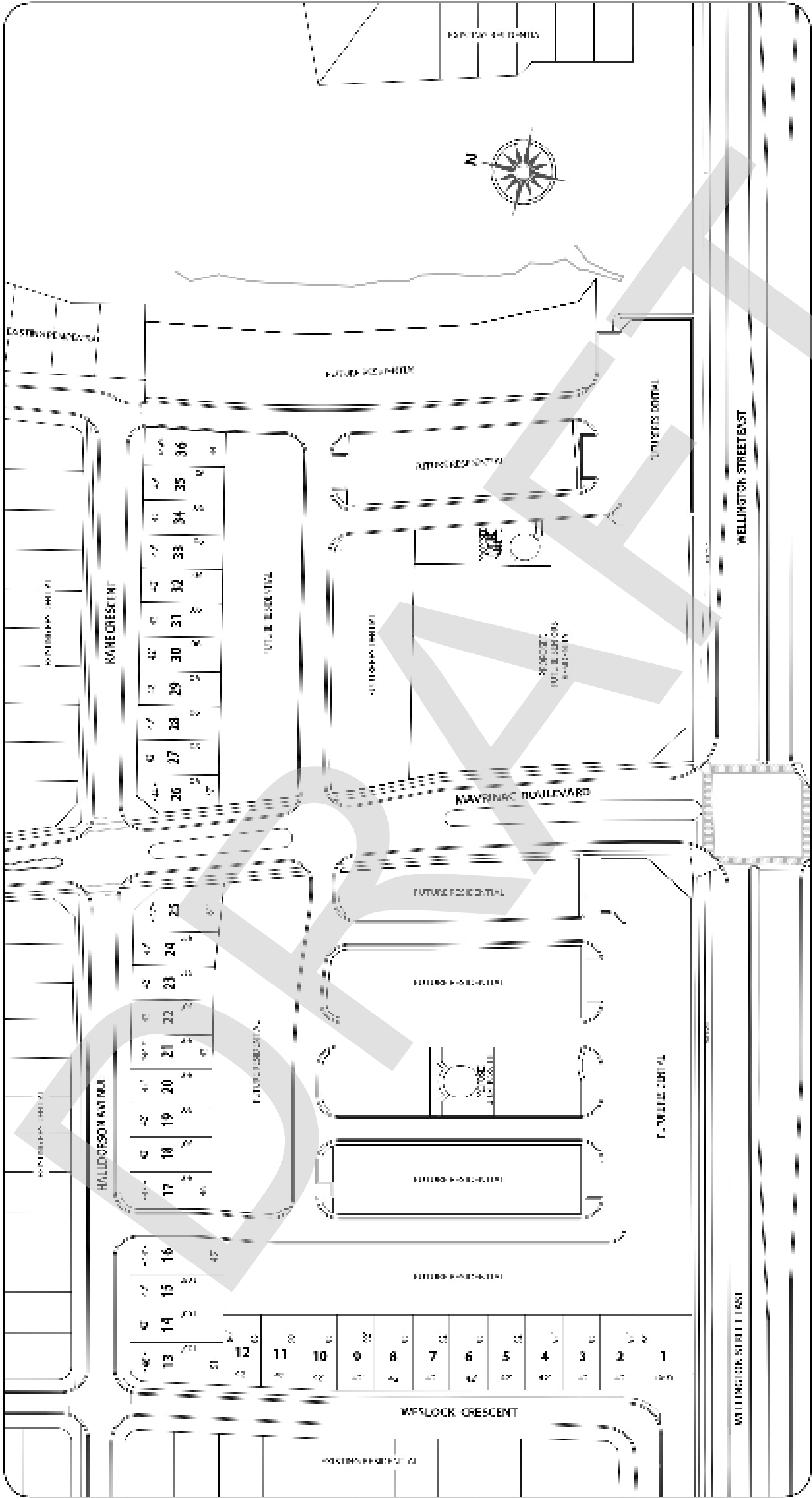
### About Tarion

Tarion is a not-for-profit organization that administers Ontario's new home warranty and protection program. Our role is to ensure that purchasers of new homes receive the warranties and protections, provided by their builder and backstopped by Tarion, that they are entitled to by law.

Contact us at 1-877-982-7466 or [customerservice@tarion.com](mailto:customerservice@tarion.com)



SCHEDULE 'S'



LOT # \_\_\_\_\_

INITIAL \_\_\_\_\_

2. All lots in this schedule are subject to the provisions of the Land Use Act 2013 and the provisions of the Resource Management Act 1991. The land is subject to the provisions of the Resource Management Act 1991 and the provisions of the Land Use Act 2013. The land is subject to the provisions of the Resource Management Act 1991 and the provisions of the Land Use Act 2013.

AURORA  
TRAILS

PARADISE  
DEVELOPMENTS

**SCHEDULE “W”**  
**WARNING CLAUSES AND NOTICE PROVISIONS**

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**The purchaser acknowledges receipt of the following Warning Clauses and Notice Provisions:**

The Purchaser/Tenants acknowledge that the Subdivision Agreement and the Site Plan Agreement entered into between the subdivider and the municipality may require the Vendor to provide the Purchaser/Tenants with certain notices, including, but not limited to, land usage, maintenance of municipal fencing, school transportation (including the bussing or transportation of students to schools outside of the neighbourhood), noise levels from adjacent roadways, noise and/or vibration levels from nearby railway lines, the absence of door-to-door mail delivery, the absence of local or neighbourhood schools, the location of “super mailboxes”, fencing, street trees, catch basins, all of which may be included on the property or on the boulevard adjacent to the property, and in general, any other matter that may be deemed by the municipality to inhibit or interfere with the enjoyment by the Purchaser/Tenants of the property. The Purchaser/Tenants agree to be bound by the contents of the Subdivision Agreement or any other municipal agreement wherein such warning clauses are more fully set out and the Purchaser/Tenants covenants to execute forthwith upon request by the Vendor, an acknowledgment of receipt by the Purchaser of such notices and/or an amendment to this Agreement including such warning clauses and all schedules, plans, statements attached to the agreement and as required by the subdivision agreement, and the Purchaser’s acknowledgment of receipt of same.

The Purchaser further acknowledges that it is anticipated by the Vendor that in connection with the Vendor’s application to the appropriate governmental authorities for draft subdivision, draft plan of condominium and site plan approval, as well as other development agreements, certain warnings and other requirements may be imposed upon the Vendor by various governmental authorities as well as certain revisions to the warnings contained in this schedule. These requirements and revisions (collectively, the “**Requirements**”) usually relate to warning provisions to be given to Purchasers in connection with environmental or other concerns (such as warnings relating to noise levels, the proximity of the buildings to major streets, garbage storage and pickup, school transportation, and similar matters). Accordingly, the Purchaser covenants and agrees that: (i) the Vendor shall be permitted to provide the Purchaser with notice of any such Requirements and such Requirements shall be deemed to form part of the Agreement of Purchase and Sale; (ii) on any closing date, as determined by the Vendor, the Purchaser shall execute any and all documents required by the Vendor acknowledging, inter alia, that the Purchaser is aware of the Requirements and that the Requirements form part of the Agreement of Purchase and Sale; and (iii) if the Vendor is required to incorporate the Requirements into any development agreement, the Purchaser shall accept the same, without in any way affecting this transaction.

**PART 1 – GENERAL NOTICE PROVISIONS**

**The following Warning Clauses and Notice Provisions are for the information of purchasers and tenants of all lots to be shown on Registered Plan 65MXXXX (hereinafter referred to as “Lots”).**

**A. DRAFT PLANS**

Purchasers/Tenants are hereby advised that the Vendor’s marketing material and site drawings and renderings (“**Marketing Material**”) which they may have reviewed prior to the execution of this Agreement remains conceptual and that final building plans are subject to the final review and approval of any applicable governmental authority and the Vendor’s design consultants and engineers, and accordingly such Marketing Material does not form part of this Agreement or the Vendor’s obligations hereunder.

Purchasers/Tenants are hereby advised and put on notice that noise attenuation barriers, trees, retaining walls, meters, metering structure, light fixtures, perimeter fencing, decorative fencing, privacy fencing, catch basins, water mains and landscaping may be located within the lands comprising their Lots. Such installations shall not be altered or removed. It shall be the responsibility of owners of Lots to maintain and repair any such installations located within their Lots.

Purchasers/Tenants are hereby advised and agree that the Vendor (and any of its authorized agents, representatives and/or contractors) shall be permitted to enter Lots after closing from time to time in order to enable the Vendor to correct outstanding deficiencies or incomplete work for which the Vendor is responsible.

Purchasers/Tenants are hereby advised that their Lots may be subject to various easements in the nature of a right of way in favour of the adjacent condominium, utility suppliers, governmental authorities, adjoining and/or neighbouring landowners for utilities, services, construction and to permit ingress and egress to those properties.

Purchasers/Tenants are hereby advised and agree to be solely responsible for watering of all sod and for general maintenance of all hard and soft landscaping within their Lots.

**B. ASSUMPTION OF THE SUBDIVISION**

Purchasers/Tenants are advised the “Assumption of the Subdivision” by the Town may not occur until 5 years after occupancy and to that the conditions of the Subdivision Agreement must be complied with prior to assumption by the Town.

**C. NOISE**

Purchasers/Tenants are hereby advised and agree that the Plan of Subdivision will be developed in accordance with any requirements that may be imposed, from time to time, by any of the governmental authorities. The Purchaser/Tenant further acknowledges that the proximity of the Subdivision to major arterial roads (namely, Wellington Street East, Bayview Avenue and Leslie Street) as well as to public transit services and buses, may result in noise and/or vibration transmissions to the Property, and may cause noise exposure levels affecting the Property to exceed the noise criteria established by the governmental authorities, and that despite the inclusion of noise control features within the Plan of Subdivision, noise levels from the aforementioned sources may continue to be of concern, occasionally interfering with some activities of the residential dwelling occupants. The Purchaser nevertheless agrees to complete this transaction in accordance with the terms hereof, notwithstanding the existence of such potential noise concerns, and the Purchaser further acknowledges and agrees that a noise-warning clause similar to the preceding sentence (subject to amendment by any wording or text recommended by the Vendor's noise consultants or by any of the governmental authorities) may be registered on title to the Lots on closings, if, in fact, same is required by any of the governmental authorities.

Purchasers/Tenants are hereby advised that the maintenance of the noise attenuation feature or fencing shall not be the responsibility of the Town of Aurora, or the Regional Municipality of York and shall be maintained by the Owner until assumption of the services of the Plan. Thereafter the maintenance of the noise attenuation feature or fencing shall be the sole responsibility of the owners of the applicable Lots. Landscaping provided on Regional Road rights-of-ways by the Owner or the Town for aesthetic purposes shall be approved by the Region and maintained by the Town except for usual grass maintenance.

Purchasers are advised that noise, traffic, light and/or odour levels from nearby office, commercial and/or retail businesses (including Magna International and Magna Golf Club), as well as fire hall, schools and hospital, may be of concern and occasionally interfere with some activities of the dwelling occupants. Purchasers are advised that sound levels may exceed the Municipality's and the Ministry of Environment's noise criteria.

Purchasers are advised that a undeveloped open space is located in proximity to the development, and therefore, noise, odour, light and/or activity may be noticeable from such areas and may occasionally interfere with some activities of the dwelling occupants and tenants, and visitors, guests and invitees thereof. Purchasers acknowledge that they have considered the proximity of their dwellings to such open space.

**D. CANADA POST**

Purchasers/Tenants are hereby advised that mail delivery will be from a designated Community Mailbox as per requirements dictated by Canada Post. The location of the mailbox shall be shown on the community plan provided by the Owner in its Sales Office.

**E. FENCING, GATES, RETAINING WALLS, etc.**

Purchasers/Tenants are hereby advised that fencing along the lot lines of Lots and Blocks abutting public lands may be a requirement of this Plan of Subdivision and that all required fencing, noise attenuation feature and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 metre reserve.

Purchasers/Tenants are hereby advised that lots and/or blocks within the Plan of Subdivision may require the construction or installation of a retaining wall, entry gate features, fences, noise barrier, drainage easements, culverts, drains or catch basins.

Purchasers/Tenants are hereby advised that the owner from time to time of any lot or block upon which a retaining wall, noise barrier or fences have been constructed shall be responsible to maintain same.

**F. DRAINAGE**

Purchasers/Tenants are hereby advised that certain Lots are designed as split drainage lots. Consequently, the rear of these Lots will drain via backyard swales to rear lot catch basins to be installed at the rear of the adjacent condominium townhouse blocks.

**G. ENGINEERING DESIGN**

Purchasers/Tenants are hereby advised that based on current servicing plans, underground services (including hydro, water and gas systems), street furniture and fixtures, including without limitation, hydro transformers, street lighting, light standards, fire hydrants, and cable, telephone and/or tap boxes may be adjacent to or located within their Lots. The Vendor reserves the right to re-locate such services if it deems it necessary or expedient to do so, in its sole, absolute and unreviewable discretion.

Purchasers and/or tenants are advised that this Plan of Subdivision is designed to include rear lot catchbasins. The rear lot catchbasin is designed to receive and carry only clean stormwater. It is the homeowner's responsibility to maintain the rear lot catchbasin in proper working condition by ensuring that the grate is kept clear of ice, leaves and other debris that would prevent stormwater from entering the catchbasin. The locations of rear lot catchbasins are subject to change without notice.

**H. TRAFFIC CALMING DEVICES**

Purchasers/Tenants are hereby advised that this development may be required to accommodate traffic calming devices which may include any or all of the following: median islands, chicanes, lay-bys, bump-outs, speed humps or other similar devices as determined by the Town of Aurora. The location of these devices will directly affect the on-street parking supply and driveway access in the vicinity of these devices. The decision to provide for traffic calming shall be at the sole discretion of the Town of Aurora.

**I. UTILITIES**

Purchasers/Tenants are hereby advised that the Telecommunications Act and the CRTC authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs.

Purchasers/Tenants are hereby advised that all Lots are intended to have gas, water and hydro meters servicing the Lots, which may be located outside either at the front or rear of each dwelling, but are subject to approval and/or variation by utility and governmental authorities. Alternatively, such meters may be “ganged” together and attached to or in proximity to the exterior of dwellings. The location of the utility meters is currently preliminary and subject to approval and/or variation by the local utilities.

Purchasers/Tenants are hereby advised that the hot water heater and related equipment within the Lots may be rented/leased and the Purchaser agrees on or before closing to enter into a lease agreement with such company selected by the Vendor for the lease of same, to execute such documents and other assurances as are required to give effect to same and to be responsible for the costs related thereto. It is possible that said water heater will be a tankless or demand-type water heater.

**J. LANDSCAPING AND SODDING**

Purchasers/Tenants are advised of any sodding or other landscaping provisions, including the planting of trees to be completed on such lot, and that the conveyance to the purchaser reserves a license to the subdivider to enter on the said lot for the purpose of completing, maintaining or repairing such projects.

**K. LOT GRADING**

Purchasers/Tenants are advised that it may be necessary for the subdivider, in order to comply with the grading requirements of the Town, to enter upon said Lands in order to complete or alter the grading of such lot and that the conveyance to the purchaser reserves a license to the subdivider to enter upon said Lands in order to complete or alter any of the grades on the said lot as may be required by the Town in order to provide proper drainage to any of the Lots.

**L. SIDEWALKS**

Purchasers/Tenants are advised that sidewalks may be installed in front of the Lot being sold.

**M. LOCATION OF PUBLIC PARKS AND WALKWAYS**

Purchasers/Tenants are advised that the location of any public park and public walkways will be clearly indicated on any plans that may be used by the subdivider, the builder or their real estate agent so that the purchaser is clearly aware of the location of such public parks and public walkways in respect to the lot being purchased by such person.

**PART 2 – SPECIFIC NOTICE PROVISIONS**

Purchasers are specifically advised that the following warning clauses are not yet final and are subject to supplement, update or revision, notice of which may be provided in same manner as the other “Requirements” as set out in the first paragraphs of this Schedule “W”.

**A. SUBDIVISION AGREEMENT**

The following warning clauses may be required to be included in all offers of purchase and sale, in accordance with the Draft Subdivision Agreement dated February 2, 2022, as may be supplemented, updated and/or revised:

**Engineering Division Requirements:**

1. In accordance with subsection 3.04 of this Agreement, the Owner shall include in each Offer to Purchase Agreement for all lots and blocks on M-Plan A.1, the following warning clause:

"There may be utilities, service boxes, hydrants, mailboxes, or other municipal services constructed adjacent to or upon boulevards in the vicinity of your dwelling. In addition, grading of the subject or neighbouring properties may require the construction of swales, slopes, retaining walls, rear yard catchbasins, fencing, or other devices. Certain services are not assumed by the Town. Such services are more particularly described under the terms of the Subdivision Agreement. For more detailed information please contact the Engineering Division of the Town of Aurora."

2. In accordance with subsection 3.41 of this Agreement, the Owner shall include in each Offer to Purchase Agreement for all lots and blocks on M-Plan A.1, the following warning clause:

"The Owner shall reserve the right, notwithstanding the completion of the sale of the lot or block, to enter upon the said Lands for a period of two (2) years after the completion of the sale or until the assumption of the services, whichever is later, in order to carry out any lot grading work which, in the opinion of the Director, may be required."

"Purchasers and/or tenants are advised that proper grading of all lots and blocks on the M-Plan in conformity with the grading plans is a requirement of the subdivision agreement in which the Town has taken a Letter of Credit from the Owner as security to ensure that all municipal services including, but not limited to lot grading, are constructed to the satisfaction of the Town. A direct cash deposit security from the Purchaser for lot grading purposes is not a requirement of the subdivision agreement. Should such deposit/security be requested by the Owner/Developer from Purchasers, the Town is not responsible for the collection, administration, or release of such deposit/security."

3. In accordance with subsection 3.43, 2) of this Agreement, the Owner shall include in each Offer to Purchase Agreement for all lots and blocks on M-Plan A.1, the following warning clause:

"Purchasers and/or tenants are advised that for an Occupancy Permit granted between the dates of May 1 and September 15 in any year, the retaining walls, fine grading, sodding and sidewalk, curb and gutter construction shall be completed by October 30 in the same year; and for an Occupancy Permit granted between the dates of September 16 and April 30 of the succeeding year, the retaining walls, fine grading, sodding and sidewalk, curb and gutter construction shall be completed prior to the next succeeding July 15."

4. In accordance with Schedule "C", subsection 1.09 of this Agreement, the Owner shall include in each Offer to Purchase Agreement for Lot 1 and Block 39 on M-Plan A.1, the following warning clause:

"Purchasers are advised that Restrictive Covenants have been registered on title to your property for the purpose of protecting the structural integrity of retaining wall(s) constructed on your lot in accordance with the terms and conditions of the Subdivision Agreement."

5. In accordance with Schedule C, subsection 1.03 of this Agreement, the Owner shall include in each Offer to Purchase Agreement for all Lots 17 to 36 inclusive on M-Plan A.1, the following warning clause:

"Purchasers are advised that:

- a) an infiltration trench for stormwater management infrastructure purposes forming an integral part of the stormwater management solution for the community has been constructed on your lot in accordance with the terms and conditions of the Subdivision Agreement;
- b) the long term maintenance and cleaning of any infiltration trench located on their lot is the responsibility of each individual homeowner, at their sole expense, to ensure that property drainage is maintained
- c) it is the responsibility of the developer, at its sole expense, to provide an information brochure to each homeowner which details the required maintenance provisions relating to the infiltration trenches; and
- d) a Restrictive Covenant respecting the maintenance of infiltration trenches is registered on title to their property and The Corporation of the Town of Aurora is not responsible for the enforcement of or compliance with the said Restrictive Covenant."

**Building Division Requirements:**

6. In accordance with Schedule "C", subsection 2.01 of this Agreement, the Owner shall include in each Offer to Purchase Agreement for Lot 1 on M-Plan A.1, the following warning clause:

"Purchasers/tenants are advised that despite the inclusion of noise control features in this development area and within the dwelling units, noise due to increasing road traffic may continue to be of concern, occasionally interfering with the activities of the occupants as the sound level may exceed the noise criteria of the Municipality and the Ministry of the Environment, Conservation and Parks. I, the purchaser hereby agree to place this clause in all subsequent offers of purchase and sale when I sell the property."

"Purchasers/tenants are advised that this dwelling unit was fitted with a central air conditioning system in order to permit closing of windows for noise control. (Note: air cooled condenser units are to be located in a noise insensitive area and are required to have an AHRI sound rating not exceeding 7.6 bels.)"

"Purchasers/tenants are advised that the acoustical berm and/or barrier as installed shall be maintained, repaired or replaced by the owner. Any maintenance repair or replacement shall be with the same material, to the same standards, and having the same colour and appearance of the original."

7. In accordance with Schedule "C", subsection 2.01 of this Agreement, the Owner shall include in each Offer to Purchase Agreement for Lots 2 – 10 (inclusive), 25 and 26 on M-Plan A.1, the following warning clause:

"Purchasers/tenants are advised that despite the inclusion of noise control features in this development area and within the dwelling units, noise due to increasing road traffic may continue to be of concern, occasionally interfering with the activities of the occupants as the sound level may exceed the noise criteria of the Municipality and the Ministry of the Environment, Conservation and Parks. I, the purchaser hereby, agree to place this clause in all subsequent offers of purchase and sale when I sell the property."

"Purchasers/tenants are advised that the dwelling unit can be fitted with a central air conditioning system at the owner's option and expense which will enable occupants to keep windows closed if road traffic noise interferes with the indoor activities. If central air conditioning is installed, the air-cooled condenser unit shall have an AHRI sound rating not exceeding 7.6 bels and shall be located so as to have the least possible noise impact on outdoor activities of the occupants and their neighbours."

#### **Parks Division Requirements:**

8. In accordance with Schedule "C", subsection 4.04 of this Agreement, the Owner shall include in each Offer to Purchase Agreement for Lots 1, 13, 16, 17, 25, 26 and 36 on M-Plan A.1, the following warning clause:

"Purchasers are advised that decorative fencing and/or privacy fencing and/or acoustic fencing are to be installed on their lot. Further, Purchasers acknowledge receipt from the Developer of details of the fencing to be installed on their property, including:

- a) location, design details, height, colour, and materials;
- b) that the price of the fencing is to be included in the purchase price of the house and lot;
- c) the timing of the installation of the fencing;
- d) that the specifications of the fencing are in accordance with the approved urban design guidelines and the approved subdivision landscaping plans;
- e) that the fencing shall not be altered in any way;
- f) that fencing will not be assumed by the Town; and,
- g) that the Town of Aurora will not be responsible for the maintenance, liability, inconvenience or nuisance associated with the fencing which may present itself, and that maintenance and liability of the fencing shall be borne solely by the registered owners of the lots that contain fencing."

#### **Planning Division Requirements:**

9. In accordance with Schedule "C", subsection 5.04 of this Agreement, the Owner shall include in each Offer to Purchase Agreement for all lots on M-Plan A.1, the following warning clauses:

"Purchasers are advised that the developer shall undertake and bear the cost of the following items and the home purchaser is not required to pay this expense:

- a) street trees (trees planted in the town boulevards);
- b) corner lot fencing as directed on the approved engineering plans;
- c) rear lot fencing as directed on the approved engineering plans;
- d) noise attenuation fencing and berms as identified in the approved;
- e) noise Impact Study and the approved engineering plans;
- f) fencing (if required) along school blocks and municipal blocks on the approved engineering plans; and
- g) subdivision entry features and fencing (if any approved) as identified on the landscape plans approved by the Town."

"Purchasers are advised that the developer has provided a minimum of four on site (on lot) parking spaces for each lot within the subdivision. Two spaces are included within the structure in the garage and two are on site on the driveway between the curb and structure."

**Regional Municipality of York Requirements:**

10. In accordance with Schedule "P" of this Agreement, the Owner shall include in each Offer to Purchase Agreement for all lots and blocks on M-Plan A.1, the following warning clause:

"Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants."

**Canada Post Requirements:**

11. In accordance with Schedule "R" of this Agreement, the Owner shall include in each Offer to Purchase Agreement for all lots and blocks on M-Plan A.1, the following warning clauses:

"Purchasers are advised that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners/tenants of any established easements granted to Canada Post."

**B. NOISE REPORT**

The following warning clauses may be required to be included in all offers of purchase and sale, in accordance with the Detailed Environmental Noise and Vibration Report prepared by Jade Acoustics and dated April 29, 2021, as may be supplemented, updated and/or revised:

1. Suggested warning clauses to be included in the subdivision agreement and to be included in offers of purchase and sale or lease agreements on designated lots:

**A. Lots 1, 2 to 10, 25 and 26**

"Purchasers/tenants are advised that despite the inclusion of noise control features in this development area and within the dwelling units, noise due to increasing road traffic may continue to be of concern, occasionally interfering with the activities of the occupants as the sound level may exceed the noise criteria of the Municipality and the Ministry of the Environment, Conservation and Parks. I, the purchaser hereby, agree to place this clause in all subsequent offers of purchase and sale when I sell the property."

**B. Lot 1**

"Purchasers/tenants are advised that this dwelling unit was fitted with a central air conditioning system in order to permit closing of windows for noise control. (Note: air cooled condenser units are to be located in a noise insensitive area are required to have an AIHRI sound rating not exceeding 17.6 bels.)"

**C. Lots 2 to 10, 25 and 26**

"Purchasers/tenants are advised that the dwelling unit can be fitted with a central air conditioning system at the owner's option and expense which will enable occupants to keep windows closed if road traffic noise interferes with the indoor activities. If central air conditioning is installed, the air-cooled condenser unit shall have an AHR I sound rating not exceeding 7.6 bels and shall be located so as to have the least possible noise impact on outdoor activities of the occupants and their neighbours."

**D. Lot 1**

"Purchasers/tenants are advised that the acoustical berm and/or barrier as installed shall be maintained, repaired or replaced by the owner. Any maintenance, repair or replacement shall be with the same material, to the same standards, and having the same colour and appearance of the original."

**C. COMMUNITY INFORMATION MAP – SUBDIVISION**

Purchasers are advised of the following warning clauses that are set out in the community information map for the subdivision, as may be supplemented, updated and/or revised, a copy of which is appended hereto:

**WARNING CLAUSES:**

1. "Purchasers are advised to refer to approved landscape drawings for the details of any fencing or urban design feature that is to be installed on the Lot or Block being purchased. The approved landscape drawings identify specifications relating to location, timing of installation, colour, materials, height and other design details of the fencing or urban design features. The Owner shall include in the purchase price of the lot or block, any fencing that is required by the Town. The Owner shall demonstrate compliance with this condition for any sales that have already occurred prior to the execution of the Subdivision Agreement."

2. Purchasers are advised that mail delivery will come from three existing designated Community Mailboxes. The mailboxes are located on the south side of Halldorson Avenue between Nicklaus Drive and Steel Drive, on the east side of Mavrinac Boulevard between Kane Crescent and Pattemore Gate, or on the west side of Kane Crescent south of Pattemore Gate.
3. Purchasers are advised that the developer is required to undertake and has borne the sole cost of the following items:
  - i. street trees (tree locations subject to change per as-built utility and services location restrictions);
  - ii. corner lot fencing as identified on the approved engineering plans;
  - iii. rear lot fencing as identified on the approved engineering plans;
  - iv. noise attenuation fencing and berms as identified in the approved noise impact study and the approved engineering plans;
  - v. fencing (if required) along school blocks, park blocks and environmental protection block(s) as identified on the approved engineering plans; and entry features and fencing (if required) as identified on the approved landscape plans.
4. Purchasers/tenants of Lots 1, 2-10, 25 and 26 are advised that despite the inclusion of noise control features in this development area and within the dwelling units, noise due to increasing road traffic may continue to be of concern, occasionally interfering with the activities of the occupants as the sound level may exceed the noise criteria of the Municipality and the Ministry of the Environment, Conservation and Parks. I, the purchaser hereby, agree to place this clause in all subsequent offers of purchase and sale when I sell the property.
5. Purchasers/tenants of Lot 1 are advised that this dwelling unit was fitted with a central air conditioning system in order to permit closing of windows for noise control. (Note: air cooled condenser units are to be located in a noise insensitive area are required to have an AHRI sound rating not exceeding 7.6 bels.)
6. Purchasers/tenants of Lots 2-10, 25 and 26 are advised that the dwelling unit can be fitted with a central air conditioning system at the owner's option and expense which will enable occupants to keep windows closed if road traffic noise interferes with the indoor activities. If central air conditioning is installed, the air-cooled condenser unit shall have an AHRI sound rating not exceeding 7.6 bels and shall be located so as to have the least possible noise impact on outdoor activities of the occupants and their neighbours.
7. Purchasers/tenants of Lot 1 are advised that the acoustical berm and/or barrier as installed shall be maintained, repaired or replaced by the owner. Any maintenance repair or replacement shall be with the same material, to the same standards, and having the same colour and appearance of the original.
8. Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants.
9. Purchasers are advised that a Restrictive Covenant will be registered on title to lot 1 for the purpose of protecting the structural integrity of the retaining wall that's been constructed on or adjacent to those lots in accordance with the terms and conditions of the Subdivision Agreement.
10. Purchasers are advised that the developer has provided a minimum of four on site (on lot) parking spaces for each lot within the subdivision. Two spaces are included within the structure in the garage and two are on site on the driveway between the curb and structure.
11. Purchasers of Lots 17-36 are advised that these lots include an infiltration trench approximately 1 m wide, located approximately 0.5 m from the rear lot line and approximately 1.0 m from the side lot lines. Each infiltration trench consists of a 0.6m deep washed clearstone layer beneath the topsoil for the purpose of infiltrating of stormwater into the ground. This stormwater management infrastructure forms an integral part of the stormwater management solution for the community. These infiltration trenches cannot be interfered with, modified, or removed. Structures (including garden sheds, decks, gazebos, hot tubs, and any other accessory structures) shall not be erected or constructed, or permitted to be erected or constructed, on top of the infiltration trenches. The infiltration trenches cannot be excavated or earth extracted (below a depth of 0.15 m) for any purpose, such as tree planting, landscaping or below ground swimming pool construction. Grading within the rear yard, such as swales, which convey stormwater to the infiltration trenches, must remain in its original form.  
 All owners of lots containing an infiltration trench are advised that they are responsible for the long-term maintenance and cleaning of any infiltration trench that is located on their lot, to ensure that proper drainage is maintained.
12. There may be utilities, service boxes, hydrants, mailboxes, or other municipal services constructed adjacent to or upon boulevards in the vicinity of your dwelling. In addition, grading of the subject or neighbouring properties may require the construction of swales, slopes, retaining walls, rear yard catchbasins, fencing, or other devices. Certain services are not assumed by the Town. Such services are more particularly described under the terms of the Subdivision Agreement. For more detailed information please contact the Engineering Division of the Town of Aurora.



13. The Owner shall reserve the right, notwithstanding the completion of the sale of the lot or block, to enter upon the said Lands for a period of two (2) years after the completion of the sale or until the assumption of the services, whichever is later, in order to carry out any lot grading work which, in the opinion of the Director, may be required.
14. Purchasers and/or tenants are advised that proper grading of all lots and blocks on the M-Plan in conformity with the grading plans is a requirement of the subdivision agreement in which the Town has taken a Letter of Credit from the Owner as security to ensure that all municipal services including, but not limited to lot grading, are constructed to the satisfaction of the Town. A direct cash deposit security from the Purchaser for lot grading purposes is not a requirement of the subdivision agreement. Should such deposit/security be requested by the Owner/Developer from Purchasers, the Town is not responsible for the collection, administration, or release of such deposit/security.
15. Purchasers and/or tenants are advised that for an Occupancy Permit granted between the dates of May 1 and September 15 in any year, the retaining walls, fine grading, sodding and sidewalk, curb and gutter construction shall be completed by October 30 in the same year; and for an Occupancy Permit granted between the dates of September 16 and April 30 of the succeeding year, the retaining walls, fine grading, sodding and sidewalk, curb and gutter construction shall be completed prior to the next succeeding July 15.

D. LOT SPECIFIC WARNINGS

Purchasers/Tenants are advised of the following lot specific matters that are in addition to the matters noted above, as applicable, as may be supplemented, updated and/or revised:

	LOTS	WARNING CLAUSE
<u>CHAINLINK FENCE</u>	1	Purchasers/Tenants are hereby advised that a 1.8 metre high chainlink fence may be located entirely inside the property line of this lot and that the said chainlink fence shall not be altered or removed. It shall be the obligation of the dwelling unit owner to maintain and keep in repair the portion of the chainlink fence situated along the side/rear lot line of the lot, if applicable.
<u>PRIVACY FENCE</u>	13;16;17;25;26;36	Purchasers/Tenants are hereby advised that a 1.8 metre high privacy fence may be located entirely inside the property line of this lot and that the said privacy fence shall not be altered or removed. It shall be the obligation of the dwelling unit owner to maintain and keep in repair the portion of the privacy fence situated along the side/rear lot line of the lot, if applicable.
<u>ACOUSTIC FENCE</u>	1	Purchasers/Tenants are hereby advised that a 2.0-metre-high acoustic fence may be located entirely inside the property line of this lot and that the said acoustic fence shall not be altered or removed. It shall be the obligation of the dwelling unit owner to maintain and keep in repair the portion of the acoustic fence situated along the side/rear lot line of the lot, if applicable.
<u>RETAINING WALL</u>	1	Purchasers/Tenants are hereby advised that the proposed lot grading may require the use of retaining walls, extended footings and/or sloping, and that a retaining wall may be located entirely inside the property line of this lot and that the said retaining wall shall not be altered or removed. It shall be the obligation of the dwelling unit owner to maintain and keep in repair the portion of the retaining wall situated along the side/rear lot line of the lot, if applicable.
<u>RESTRICTIVE COVENANT</u>	1,1718;19;20;21;22; 23;24;25;26;27;28;2 9;30;31;32;33;34;35; 36	Purchasers/Tenants are hereby advised that restrictive covenants are required to be registered on title to these dwellings, which may relate to retaining walls, extended footings, parking and/or other matters.
<u>MANDATORY A/C</u>	1	These dwelling units were fitted with a central air conditioning system in order to permit closing of windows for noise control. (Note: air cooled condenser units are to be located in a noise insensitive area are required to have an AHRI sound rating not exceeding 7.6 bels.).

<b><u>PROVISION FOR A/C</u></b>	2;3;4;5;6;7;8;9;10;25 ;26	These dwelling units can be fitted with a central air conditioning system at the owner’s option and expense which will enable occupants to keep windows closed if road traffic noise interferes with the indoor activities. If central air conditioning is installed, the air cooled condenser unit shall have an AHRI sound rating not exceeding 7.6 bels and shall be located so as to have the least possible noise impact on outdoor activities of the occupants and their neighbours.
<b><u>INFILTRATION TRENCHES</u></b>	17;18;19;20;21;22;23;24;25;26;27;28;29;30;31;32;33;34;35;36	Purchasers are advised that a groundwater infiltration trench may be constructed in order to help maintain the groundwater system. It shall be the obligation of the dwelling unit owner to maintain the groundwater infiltration trench and are advised that this trench must not be altered in any way, including removal. Any repair or replacement must be in kind, in order to maintain the function of the infiltration trench.

**NOTE:** all references to Lot numbers are based on the numbering shown on the plan appended to as Schedule “S” to the agreement of purchase and sale.

The Purchaser acknowledges receipt of the aforementioned Warning Clauses and Notice Provisions in Schedule “W”.

\_\_\_\_\_  
Purchaser:  
\_\_\_\_\_  
Purchaser:

**COMMUNITY INFORMATION MAP - SUBDIVISION  
TFP AURORA DEVELOPMENTS - AURORA  
20 & 25 MAVRINAC BOULEVARD  
SUBDIVISION FILE # SUB-2017-02**



HOMEBUYER INFORMATION PACKAGE









A U R O R A  
T R A I L S



HOMEOWNER  
INFORMATION  
PACKAGE

AURORA  
TRAILS

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## Benefits of the Natural Heritage System

The Natural Heritage System (NHS) is a series of interconnected natural features and areas, including wetlands, woodlands, and rivers. The NHS provides many benefits to your community including better air quality, higher water quality, attractive and aesthetically pleasing neighbourhoods, and opportunities for residents to live an active lifestyle.

Environmental management and ecological benefits include the following:

- Enhanced biodiversity by providing habitat for a variety of plants and animals.
- Linkages through residential communities necessary for the movement of wildlife.
- Buffers between urban land uses and sensitive ecological features and functions.
- Maintenance of natural groundwater levels and water temperatures in streams needed to support fish and amphibian populations.
- Filtration of pollutants and some contaminants from air and water.
- Releases oxygen into the atmosphere and removes climate altering greenhouse gases.
- Moderates the local climate by modifying solar radiation, air temperature, humidity and wind speed.
- Reduces soil erosion and runoff.
- Stabilizes natural water flows.
- Helps to mitigate greenhouse gases.
- Protects creek banks from the damaging effects of erosion.





## Stormwater Management Ponds

Rainwater that flows on roads, roofs and other hard surfaces (referred to as stormwater runoff) is diverted into the drainage system, and ultimately into our creeks, wetlands and lakes. In order to protect both the urban and natural environments, Stormwater Management Ponds are designed help prevent the damaging effects of flooding and erosion by holding back water and slowly releasing it back into streams and watercourses. These ponds also clean and filter water before it re-enters the natural system. There are no Stormwater Management Ponds required for this site, however there are Stormwater Management Ponds in the surrounding community.



### *Stormwater Management Pond Do's and Don'ts*

- Do not swim, wade, skate or boat within the stormwater ponds.
- Be careful near the edges of stormwater ponds as conditions such as fluctuating water levels and thin ice can change quickly.
- Do not dispose of personal waste into stormwater ponds which cannot treat all contaminants.
- Actively participate in the enhancement, protection, and maintenance of your natural environment for the enjoyment of your family, your neighbours, visitors, and future generations to come!

#### ***Did You Know?***

- *Dumping or disposing of any material or any waste into or near the Natural Heritage System and stormwater management features, either on public or private property is prohibited by the Town of Aurora, and will result in significant fines.*
- *The Town of Aurora and Lake Simcoe Region Conservation Authority are responsible for maintaining features in the Natural Heritage System.*



## **Infiltration Trenches**

Infiltration trenches are excavations filled with clean granular stone or other material. They are used to manage stormwater runoff and to promote groundwater recharge. Infiltration trenches have been included at the back of some lots.

Do not remove or otherwise alter the infiltration trench on your property.

Homeowners are advised of the following notice relating to the infiltration trenches located on their properties:

The above noted lots include an infiltration trench approximately 1 m wide, located approximately 0.5 m from the rear lot line and approximately 1.0 m from the side lot lines. Each infiltration trench consists of a 0.6m deep washed clearstone layer beneath the topsoil for the purpose of infiltrating of stormwater into the ground. This stormwater management infrastructure forms an integral part of the stormwater management solution for the community. These infiltration trenches cannot be interfered with, modified, or removed. Structures (including garden sheds, decks, gazebos, hot tubs, and any other accessory structures) shall not be erected or constructed, or permitted to be erected or constructed, on top of the infiltration trenches. The infiltration trenches cannot be excavated or earth extracted (below a depth of 0.15 m) for any purpose, such as tree planting, landscaping or below ground swimming pool construction. Grading within the rear yard, such as swales, which convey stormwater to the infiltration trenches, must remain in its original form.

All owners of lots containing an infiltration trench are advised that they are responsible for the long-term maintenance and cleaning of any infiltration trench that is located on their lot, to ensure that proper drainage is maintained.

## **Protection of the Natural Heritage System**

Protection of the environment is a key component of your community. This Plan helps to ensure that the NHS functions as it would under pre-development conditions. Take the following steps to protect the Natural Heritage System:

- Keep gardens, composters and all built structures including fences, sheds, tree houses, kennels and pools within your property limits. Natural areas are not extensions of your property. Do not encroach onto public natural areas.
- Do not remove vegetation from the Natural Heritage System or any public property. The Town enforces this through fines.
- Disposal of composting, yard waste or soil materials in natural areas may introduce harmful, invasive, non-native plant species.
- Direct pool water discharge to the street and away from the Natural Heritage System to avoid damaging vegetation and causing erosion along valley slopes.



- Do not alter drainage on your property. This can lead to erosion and cause changes to plant communities dependent on the natural grade for water distribution.

## Living with Wildlife

People and wild animals live side by side. Coyote sightings have occurred in the Town of Aurora over the past several years. Coyotes are important for helping to control populations of rabbits, rats and mice. Encounters with all wildlife can be positive experiences that contribute to a pleasurable living environment. Take a few simple steps to help reduce human conflict with wildlife:

- Remove sources of food by protecting pets, fencing gardens, securing and storing garbage in animal-proof containers within an enclosed area on your property such as a shed or garage.
- Do not feed, approach or handle any wildlife. They may appear docile under normal conditions but they may become aggressive when approached or handled by a human.
- Do not rescue young animals as most often young wildlife will be retrieved by their parents.
- Keep all pets on leashes or confined within your yard.
- Use environmentally friendly, non-toxic wildlife repellent on plants and flowers.
- Use motion-sensitive lights or sprinklers to deter wildlife.
- Keep areas on your property near buildings free from clutter, cut down grass and weeds, and repair any openings under buildings where wildlife may make a home.
- Instead of using chemicals consider installing screened outdoor seating areas and/or use bug repellent to enjoy time outdoors.



## Improving Water Quality

Natural areas are dependent on suitable water quality and quantity to thrive. As a homeowner, how you use water impacts the quality of water that feeds and supports nearby streams, wetlands, woodlands, and wildlife habitat.

- Plant gardens with plants that require minimal irrigation and increase rainfall infiltration into the ground, thereby resulting in less runoff.
- Reduce or eliminate use of pesticides, fertilizers, insecticides and de-icing agents that runoff from your property into the stormwater system.
- Use organic, non-toxic alternatives to pesticides, fertilizers, insecticides and wildlife repellent for your lawn and garden.
- Shovel as quickly as possible after a snowstorm, brush off sidewalks with a broom, and use an icebreaker to reduce the use of salt and de-icers.
- Sweep leaves, dirt and garbage away from street drains to prevent clogging storm sewer catch basins and constricting flow into connecting streams and ponds.
- Do not dump household cleaners, paints or other chemicals down the sink, toilet or storm sewer. These items should be disposed of at no cost at a household hazardous waste depot.
- Consider building a wooden deck or using permeable surface material such as interlocking brick for your driveway or patios to ensure that rainwater infiltrates into the ground, thus reducing storm water runoff.





## Landscaping Your Property

Design your yard with a more naturalized approach in order to attract birds, butterflies and other wildlife while improving water and air quality. There are many benefits associated with native / non-invasive plant species of trees, shrubs, perennials, shade-tolerant groundcover and vines.

- Offer protection, shade, nesting areas or homes for birds and other small wildlife.
- Require little to no maintenance and are easier to care for, without the need for pesticides, excessive malignance or heavy watering.
- Contact Lake Simcoe Region Conservation Authority or the Town of Aurora Parks and Recreation Services for further information on appropriate plant species.
- Noise and light from your property near natural heritage areas can be detrimental to wildlife behavior and reproductive success. Consider this when using your property.
- As outlined within the executed Subdivision Agreement, the Town of Aurora's Fill By-law and Ontario Regulation 179/06 under the Conservation Authority Act, you shall not carry out or cause to be carried out any site alteration on your property without a permit.

For further information on municipal boulevard trees, refer to the Town of Aurora Boulevard Trees brochure provided with this Homeowners Information Package.

### Did You Know?

- *The Town of Aurora has an outdoor water use by-law which properly regulates watering to ensure a continued and abundant supply of water for all residents. Water restrictions are in place from May 15th to September 30th.*
- *Even numbered addresses may use water outdoors only on even numbered days of the month.*
- *Odd numbered addresses may use water outdoors only on odd numbered days of the month.*
- *Outdoor water use will only be permitted between the hours of 6am to 10am, and 6pm to 10pm.*

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Did you know.....**The Parks Division** encourages a diversity of trees on our boulevards and in our community? In addition to the often planted Maple species, you may also see Honey Locust, Gingko Tree, Hackberry, White and Burr Oak, Ivory Silk Tree, Linden, Turkish Hazel, Buckeye, Chanticleer Pear, Pioneer Elm, Kentucky Coffee Tree and Black Walnut.



**TO FIND OUT MORE PLEASE CONTACT  
TOWN OF AURORA**

Parks and Recreation Services, Parks Division

Tel: 905-727-3123 ext. 4753

Fax: 905-727-3903

**For Established Areas:**

Ian Bryant, ext3229

IBryant@aurora.ca

[www.aurora.ca](http://www.aurora.ca)

**Boulevard Trees**

Information to help keep your tree growing  
strong and healthy into the future



Town of Aurora  
Parks & Recreation Services  
[www.aurora.ca](http://www.aurora.ca)

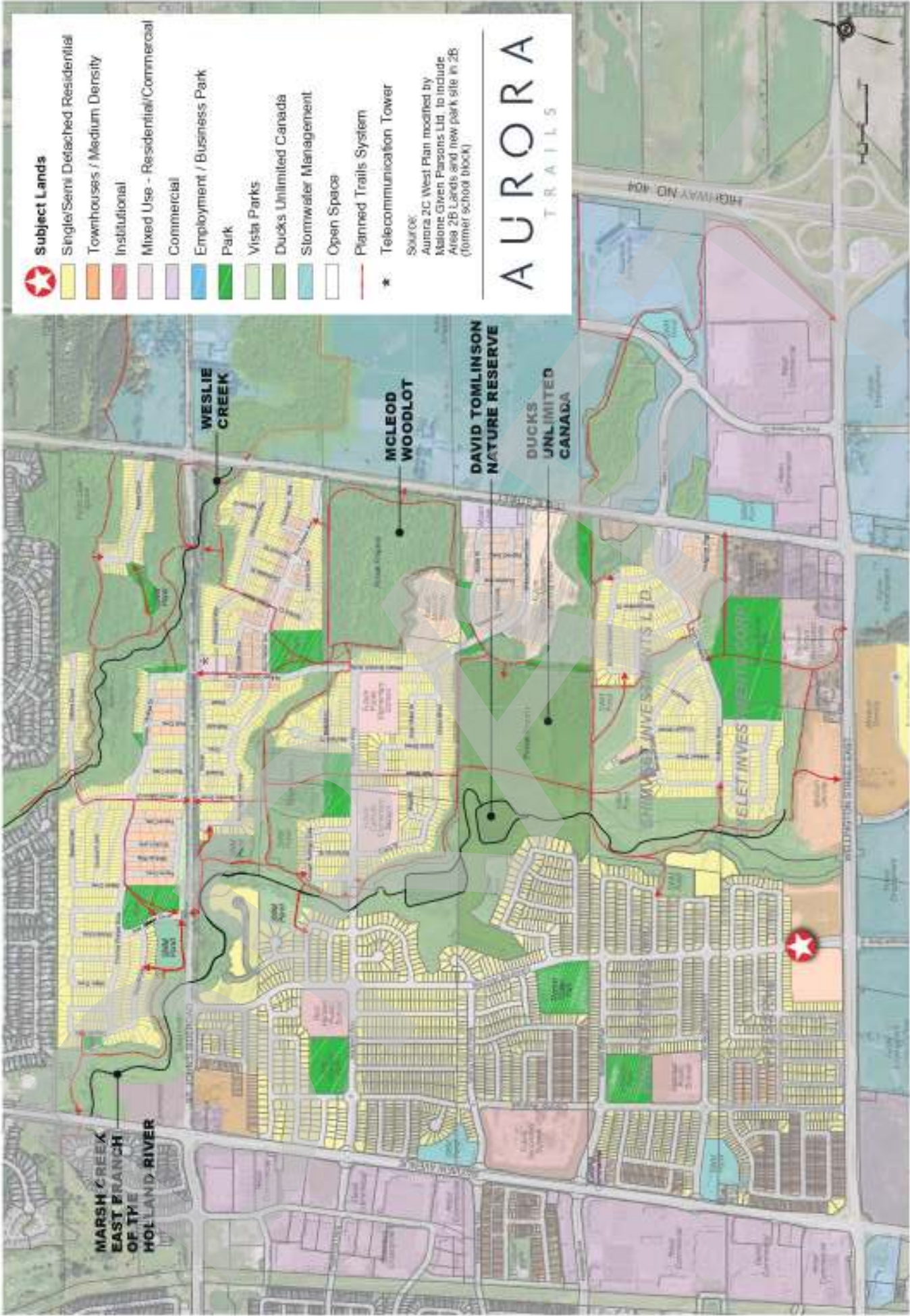
*we take pride in our parks*

**T**he Town of Aurora is committed to healthy and inclusive lifestyles inspired by its natural heritage, historic culture, diverse community and natural environment. Information on recreation facilities including parks, playgrounds, sports fields, basketball and tennis courts, fitness stations, skateboard facilities, as well as seasonal uses such as splash pads, outdoor ice rinks and tobogganing locations is kept up-to-date in the Town's Streets, Parks & Trails Map online. For parks planned specifically within this community, please see the Built/Planned Parks Plan:

The Town of Aurora's Trails Master Plan includes more than 25 kilometres of recreation trails including the Nokiidaa and Oak Ridges Moraine Trails that connect the many parks distributed throughout Aurora. In addition, more trails located adjacent to your community are planned to connect parks located specifically within the surrounding community to actively promote alternative modes of transportation including walking and biking. Trails intersect with municipal sidewalks on public streets to provide a full pedestrian circulation system. Major streets provide sidewalks with municipal boulevard trees that enhance the pedestrian environment.

These trails within your community may also link to other trails and amenities such as the Stronach Aurora Recreation Complex. Respect nature by staying on designated trails, as walking through vegetation can destroy plants, disrupt wildlife habitat and compact the soil.

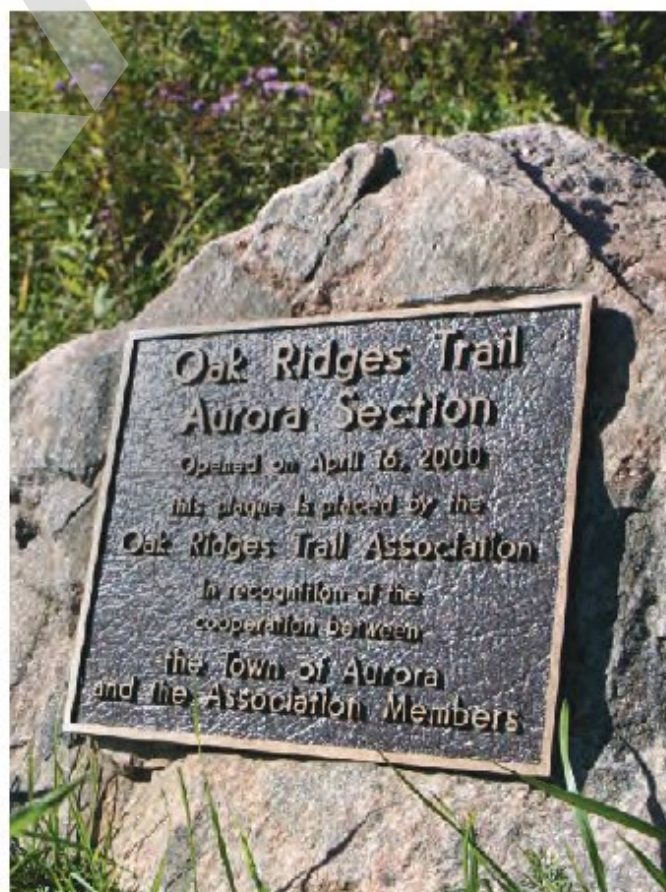






## Park and Trail Etiquette

- Always stay on marked trails for your own safety and that of the NHS. Use of natural areas within the Natural Heritage System can result in severe degradation of the health of desired tree and shrub populations.
- Always 'stoop and scoop' and dispose of pet waste properly.
- Keep your pets on a leash as they can be destructive to plants and wildlife. For further information on pet control bylaws, please contact Town of Aurora Building and Bylaw Services.
- Prepare for the weather: wear sunscreen, bring water, watch for slippery surfaces, wear appropriate footwear, and dress to suit the temperature.
- Be courteous to other trail users.
- Carry identification and a cell phone when using any trail.
- By law, all Ontario cyclists under the age of 18 years old must wear a helmet. They are also recommended for cyclists over 18 years old.
- Cyclists must yield to pedestrians or other cyclists, and alert them from behind upon approach.
- Be a predictable cyclist by following rules, obeying signs and signaling your intentions.
- The use of motorized vehicles is strictly prohibited on any municipal trail or park land.





**T**he Town of Aurora and York Region provides your community with a full range of recycling and waste services. Together, the Region and the Town are working towards a goal of zero waste, using methods outlined in a SM4RT Living Plan. This Plan focuses on waste reduction, reuse and influencing behavioral change.

## Composting

Residents are encouraged to use a backyard composter to produce excellent soil conditioner that will improve your soil, and to reduce kitchen and yard waste disposal. Backyard composters are available for purchase from your local hardware stores or from the Town of Aurora's Joint Operations Centre located at 229 Industrial Parkway North from Monday to Friday, between the hours of 8:30am and 4:30pm.

The Town holds an annual Free Compost Giveaway Day, where you are able to pick up free, nutrient-rich compost just in time for the gardening season. Please see the Town's Waste Management Guide and Recycling Calendar for the date of this event.

### ***Compost is an effective natural fertilizer for plants in your garden!***

- *Dig the compost into the earth before planting flowers and vegetables.*
- *Use compost as mulch to top-dress around plants and trees to help retain moisture, smother weeds and prevent soil compaction.*
- *Screen and use compost on your lawn or as part of a seed starting mix.*

## Collection Calendar

The recycling / green bins provided to each homeowner are picked up weekly. Garbage is currently collected every second week on the same day. Recycling paper products, glass, metals and plastics reduces both pollution and the water we use. A Waste Management Guide & Recycling Calendar is available on the Town's website or the "Recycle Coach" app.



Recycle Coach is on a mission to give people the tools and education they need to become pro-recyclers. With Recycle Coach, every person in every municipality can effectively contribute to a smarter, cleaner, and healthier municipalities.

Available to download as a smartphone app and accessible as a web-app, Recycle Coach utilizes technology to make it easier for the average person to recycle correctly. The platform offers useful features that residents can access for proper waste removal. Features available to all New Jersey municipalities are:

- Calendars: See your collection schedule for the entire year and stay updated on upcoming recycling events and special collections in your community.
- Reminders: Get personalized collection and event reminders by push notification or email, and learn about schedule changes when they happen
- "What Goes Where?" Material search: Find disposal information and set-out instructions for thousands of items in your community; waste less and recycle more with helpful tips and tricks.
- Drop-off information: Get directions, hours of operation, and more for local drop-off depots.
- Problem Reporting: Municipalities can choose to let residents report missed collections, vandalism, and more through the app
- Admin Portal: Recycling Coordinators can manage news and notifications to send to residents' smartphones. Find reports and insights into your residents' behaviours and the items they are engaging with the most, as well as what they may be confused about.

The platform is tailored to each local community and allows local municipalities to have constant and easy communication with residents, while making it much easier for residents to recycle.

The available language for Aurora residents are: English, Arabic, Spanish, Persian, French, Italian, Russian, and Chinese.



## Alternatives to Curbside Waste Collection

### Elgin Mills Community Environmental Centre

The Elgin Mills Community Environmental Centre located at 1124 Elgin Mills Road East in the Town of Richmond Hill provides residents with a convenient location to drop off a variety of reusable, recyclable materials and waste including those not easily managed through the current waste collection program such as bulky materials, shredded paper and electronics.

### Textile Collection

The Town of Aurora continues their efforts to divert textiles from landfill, through an ongoing partnership with Diabetes Canada and Cornerstone to Recovery.

Donation bins are located across the Town, where you can donate clothing and textiles. Stained or torn textiles are also accepted, however, donated textiles must be dry and free of any medical or hazardous liquids.

Drop off your donations at one of the bins, or schedule a free home pickup at [declutter.diabetes.ca](http://declutter.diabetes.ca). Locations are listed in the Town's Waste Management Guide and Recycling Calendar.

### Electronic Waste

Electronic waste (e-waste) is any electronic equipment in your home that no longer works and cannot be repaired. E-waste should not be thrown in the garbage as these items contain materials considered to be hazardous.

E-waste can be disposed of at the East Gwillimbury Household Hazardous Waste and Recycling Depot, the Elgin Mills Community Environmental Centre and the Georgina Transfer Station, the locations of which are shown on the map on the next page.

The Town of Aurora holds three e-waste events a year where you can get rid of your unwanted e-waste. Please see the Town's Waste Management Guide and Recycling Calendar for the dates of these events.

## Garbage, Recycling & Composting Do's & Don'ts

- Place garbage, green bin and blue boxes at the curb by 7:00am on your scheduled pick-up day. Do not put waste or recycling on the curb earlier than 4:00pm the night before. Yard waste is collected bi-weekly with recycling from April to December.
- Up to three (3) garbage bags or reusable containers can be set out on your scheduled collection day.
- No grass, sod or dirt is allowed in the curbside yard waste bags.
- Plastic bags are no longer accepted in York Region's Green Bin program. Use only paper bags or certified compostable plastic bags, displaying the compostable logo to line your Green Bin and kitchen containers.
- More than three (3) garbage bags or containers will require a bag tag - up to a total of six (6) garbage bags/containers maximum three (3) without tags and three (3) with tags and no one bag or container can be more than 50 lb.



- Bag tags can be purchased at the Aurora Town Hall, 100 John West Way. Each tag costs \$5.00 per tag.
- Bulky Items such as furniture, mattresses, box springs, plastic lawn furniture, toilets (bowl and tank to be separated) and carpeting do not require a bag tag (up to maximum of five (5)).

### ***Did You Know?***

*Dumping of any material on public or private property is illegal. It damages your community and the environment and costs tax payers money to clean up the affected sites. If you witness an illegal act of dumping, please record the license plate number and call the Town of Aurora's By-Law Office at 905-727-3123 ext. 4240 or York Regional Police at 1 (866) 876-5423.*

### **GFL Environmental Inc.**

The Town of Aurora currently contracts out waste disposal to GFL Environmental Inc. They can be contacted if:

- you need to replace broken/damaged blue boxes.
- your garbage was not picked up.
- you need to schedule a metal/appliance pickup.

They can be reached at 1-866-421-5625.

### **Hazardous Waste**

Household hazardous waste (HHW) is anything in your home that is corrosive, explosive, flammable or poisonous and is no longer needed. It should be brought to a HHW depot where it will be disposed of safely.

HHW can be dropped off at the East Gwillimbury Household Hazardous Waste and Recycling Depot, the Elgin Mills Community Environmental Centre and the Georgina Waste Transfer Station, the locations of which are listed below.



### **Waste Depot Locations**

- 1. Bloomington Yard Waste Depot**  
1351 Bloomington Rd., Richmond Hill
- 2. East Gwillimbury Household Hazardous Waste and Recycling Depot**  
225 Garfield Wright Blvd., East Gwillimbury
- 3. Elgin Mills Community Environmental Centre**  
1124 Elgin Mills Rd. E., Richmond Hill
- 4. Georgina Waste Transfer Station, Household Hazardous Waste and Recycling Depot**  
23078 Warden Ave., Keswick

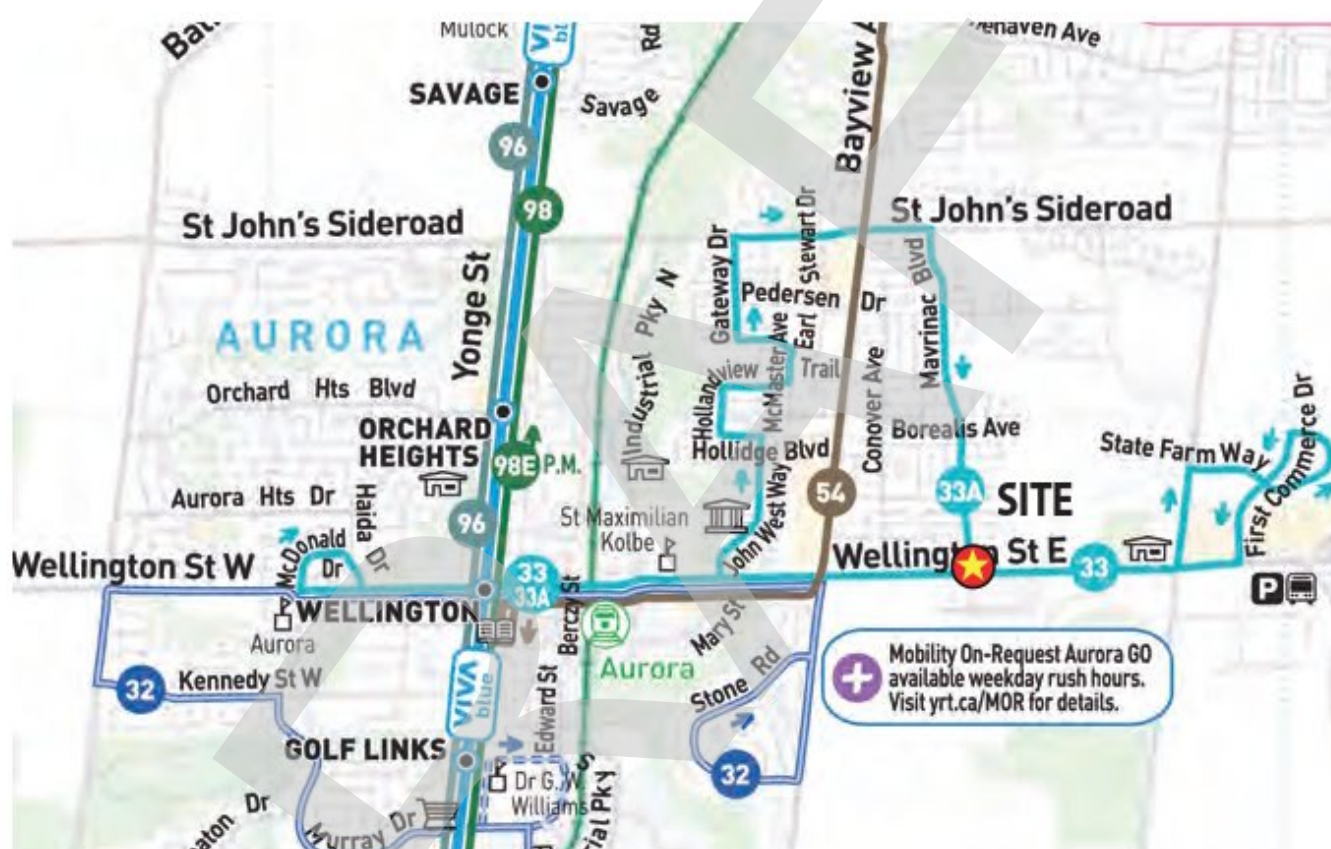
**T**he Community is highly accessible to major highways and also provides opportunities for alternative modes of transportation including commuting and car share opportunities and access to public transit including:

- Highway 404 accessed through the Wellington Street East interchange.
- Aurora GO Train Station (121 Wellington Street East) offering full service on weekends to Union Station in Toronto and to Barrie.
- York Region Transit (YRT) and Viva offering local and rapid transit services in and around the community, connecting you to places within York Region, as well as services in the City of Toronto and Peel Region. Visit the YRT/Viva website for up-to-date schedules, route maps, a trip planner and fare and PRESTO information.
- Cycling Maps, Trail Guides and YRT Maps are available upon request by contacting [transportation@york.ca](mailto:transportation@york.ca) and are available online at [york.ca](http://york.ca) and [yrt.ca](http://yrt.ca).
- Carpool opportunities through the Aurora Carpool Lot (Aurora Road & Highway 404). Visit [york.ca/mytrip](http://york.ca/mytrip) for further information on commuting.



## Parking within the Community

- Parking standards have been established within the community to promote transit use, compact neighborhood design and improved streetscapes and pedestrian environments.
  - Vehicles are permitted to park on Town streets for a period of up to 24 hours unless otherwise prohibited;
  - no vehicle is permitted to park in any cul-de-sac; and
  - no vehicle is permitted to park on the public streets between 2:00 am and 6:00 am during the period of November 15 to April 15 of each year.
- Parking permits are available for visitors at [www.aurora.ca/parking](http://www.aurora.ca/parking). For further information on parking requirements for your community, please contact Town of Aurora Bylaw Services at [bdepartment@aurora.ca](mailto:bdepartment@aurora.ca)



# Legend

Vivastation / Service
 TTC Route Serving York Region
 

- Free transfer to/from YRT
- Extra fare required for travel south of Steeles Ave

Regular Service<sup>1</sup>
 TTC Route Bordering York Region<sup>3</sup>

Weekdays Only
 TTC Station / Subway<sup>3</sup>

Weekends Only
 GO Train Station<sup>3</sup>

Rush Hours Only<sup>2</sup>
 Major Bus Terminal
 Park & Ride
 Community Centre
 Shopping Centre
 Hospital
 Municipal Office
 Secondary School
 College/University
 Direction of Travel
 Library
 Amusement Park
 Museum/Art Gallery

Limited Service

Community Route

Future Expansion

<sup>1</sup> See Routes & Availability directory for individual route information

<sup>2</sup> Rush hours are weekdays approx. 6 a.m. to 9 a.m. and 3 p.m. to 7 p.m.

<sup>3</sup> Extra fare required when transferring to/from YRT services

<sup>1</sup> See Routes & Availability directory for individual route information

<sup>2</sup> Rush hours are weekdays approx. 6 a.m. to 9 a.m. and 3 p.m. to 7 p.m.

<sup>3</sup> Extra fare required when transferring to/from YRT services



## Town of Aurora

### Planning & Development Services Department:

**Contact** - Phone: 905-727-3123 ext. 4226 Email: [planning@aurora.ca](mailto:planning@aurora.ca)

Department Website: <https://www.aurora.ca/en/business-and-development/planning-and-development.aspx>

### The Economic Value of Natural Capital Assets:

Department Website: <https://www.aurora.ca/en/business-and-development/natural-capital-assets.aspx>

### Aurora 2B Secondary Plan & Urban + Architectural Design Guidelines:

**Contact** - Phone: 905-727-3123 ext. 4226

### Engineering and Capital Delivery:

**Contact** - Phone: 905-727-1375 Email: [engineering@aurora.ca](mailto:engineering@aurora.ca)

### Waste Management Guide & Recycling Calendar:

**Contact** - Phone: 905-727-3123 ext. 1375

Department Website: <https://www.aurora.ca/en/town-services/garbage-recycling-and-composting.aspx>

### Building Division:

**Contact** - Phone: 905-727-3123 ext. 4388 Email: [building@aurora.ca](mailto:building@aurora.ca)

Division Website: <https://www.aurora.ca/en/home-and-property/building-and-renovating.aspx>

### Operational Services – Parks Division:

**Contact** - Phone: 905-727-1375

### Aurora Trails Master Plan:

**Contact** - Phone: 905-727-1375

Department Website: <https://www.aurora.ca/en/recreation-arts-and-culture/parks-and-trails.aspx>

### Community Services Program Guide:

**Contact** - Phone: 905-727-1375

Department Website: <https://www.aurora.ca/en/recreation-arts-and-culture/community-services-program-guide.aspx>

### By-Law Services:

**Contact** - Phone: 905-727-1375 Email: [bdepartment@aurora.ca](mailto:bdepartment@aurora.ca)

Department Website: <https://www.aurora.ca/en/your-government/bylaws.aspx>

## York Region

### York Region Transit / Viva:

*Contact - Phone: 905-762-2100 Toll Free: 1-866-668-3978*

*Website: <https://www.yrt.ca/en/index.aspx>*

### Smart Commute Central York:

*Contact - Phone: 905-898-5900 Email: [info@sccy.ca](mailto:info@sccy.ca)*

*Website: <http://www.smartcommutecy.ca>*

### York Region Waste Services:

*Contact - Phone: 1-866-665-6752 Website: [www.york.ca](http://www.york.ca)*

### York Region Garbage and Recycling:

*Department Website: <https://www.york.ca/wps/portal/yorkhome/environment/yr/garbageandrecycling/>*

### York Region SM4RT Living Plan:

*Department Website: <https://www.york.ca/wps/portal/yorkhome/environment/yr/garbageandrecycling/integratedwastemanagementmasterplan/>*

### Recycle Coach:

*Website: <https://recyclecoach.com/residents/find-my-municipality/>*

### Lake Simcoe Region Conservation Authority:

*Contact - Phone: 905-895-1281 Website: [www.lsrca.on.ca](http://www.lsrca.on.ca)*

### Central York Fire Services:

*Contact - Phone: 905-895-9222 Website: [www.cyfs.ca](http://www.cyfs.ca)*

***In case of Emergency, dial 9 - 1-1.***

## Provincial Agencies

### Go Transit:

*Website: <https://www.gotransit.com/en/stations-stops-parking/find-a-station-or-stop>*

*Website: <https://www.gotransit.com/en/stations-stops-parking/car-pool-parking>*

## Other Organizations in your Community

### Green For Life Environmental Corporation (GFL):

*Website: <https://gflenv.com/>*



AURORA  
TRAILS



## SCHEDULE “Y”

### PURCHASER'S CONSENT TO THE COLLECTION AND LIMITED USE OF PERSONAL INFORMATION

For the purposes of facilitating compliance with the provisions of any applicable Federal and/or Provincial privacy legislation (including without limitation, the Personal Information Protection and Electronic Documents Act S.C. 2000, as amended), the Purchaser hereby consents to the Vendor's collection and use of the Purchaser's personal information necessary and sufficient to enable the Vendor to proceed with the Purchaser's purchase of the dwelling/property, including without limitation, the Purchaser's name, home address, e-mail address, telefax/telephone number, age, date of birth, and in respect of marital status only for the limited purpose described in subparagraphs (c), (d), (h), (i) and (j) below, and in respect of residency status, and social insurance number only for the limited purpose described in subparagraph (i) and (j) below, as well as the Purchaser's financial information and desired dwelling design(s) and colour/finish selections, in connection with the completion of this transaction and for post-closing and after-sales customer care purposes, and to the disclosure and/or distribution of any or all of such personal information to the following entities, on the express understanding and agreement that the Vendor shall not sell or otherwise provide or distribute such personal information to anyone other than the following entities, namely to:

- (a) any companies or legal entities that are associated with, related to or affiliated with the Vendor, or other companies that are likewise associated with, related to or affiliated with the Vendor (or with the Vendor's parent/holding company) related to the development of this Project, or that are developing one or more other residential projects or communities that may be of interest to the Purchaser or members of the Purchaser's family, for the limited purposes of marketing, advertising and/or selling various products and/or services to the Purchaser and/or members of the Purchaser's family;
- (b) one or more third party data processing companies which handle or process marketing campaigns on behalf of the Vendor or other companies that are associated with, related to or affiliated with the Vendor, and who may send (by email or other means) promotional literature/brochures about new projects and/or related services to the Purchaser and/or members of the Purchaser's family;
- (c) any financial institution(s) providing (or wishing to provide) mortgage financing, banking and/or other financial or related services to the Purchaser and/or members of the Purchaser's family;
- (d) any private lender(s) or financial institution(s) or their assignee or successor, providing (or wishing to provide) financing, or mortgage financing, banking and/or other financial or related services to the Vendor for the development of the lands or the construction of the dwellings thereon, including without limitation, the Vendor's construction lender(s), the person and/or firm monitoring the project of which the Real Property forms a part and its costs, the Vendor's designated construction lender(s), HCRA, and Tarion;
- (e) any insurance companies providing (or wishing to provide) insurance coverage with respect to the property (or any portion thereof), including without limitation, any title insurance companies providing (or wishing to provide) title insurance to the Purchaser or the Purchaser's mortgage lender(s) in connection with the completion of this transaction;
- (f) any trades/suppliers or sub-trades/suppliers, who have been retained by or on behalf of the Vendor (or who are otherwise dealing with the Vendor) to facilitate the completion and finishing of the dwelling and the installation of any extras or upgrades ordered or requested by the Purchaser;
- (g) one or more providers of cable television, telephone, telecommunication, security alarm systems, hydro-electricity, chilled water/hot water, gas and/or other similar or related services to the property (or any portion thereof) and/or the dwelling, unless the Purchaser advises the Vendor in writing not to provide such personal information to an entity providing security alarm systems and services;
- (h) any relevant governmental authorities or agencies, including without limitation, Ontario New Home Warranty Program, the Land Titles Office (in which the Project is located), the Ministry of Finance for the Province of Ontario (i.e. with respect to Land Transfer Tax), and Canada Customs & Revenue Agency (i.e. with respect to GST/HST);
- (i) Canada Customs & Revenue Agency, to whose attention the appropriate interest income tax information return and/or the non-resident withholding tax information return is submitted (where applicable), which will contain or refer to the Purchaser's social insurance number or business registration number (as the case may be), as required by Regulation 201(I)(b)(ii) of The Income Tax Act R.S.C. 1985, as amended, or for the benefit of the Vendor or its related or parent company where the Purchaser has agreed to provide financial information to the Vendor to confirm the Purchaser's ability to complete the transaction contemplated by the agreement of purchase and sale, including the Purchaser's ability to obtain sufficient mortgage financing;
- (j) the Vendor's solicitors, to facilitate the closing of this transaction (including escrow closing, if required), including the closing by electronic means via the Teraview Electronic Registration System, and which may (in turn) involve the disclosure of such personal information to an internet application service provider for distribution of documentation as well as to any third party cloud service provider of the Vendor or the Vendor's Solicitor;
- (k) the Vendor's accountants and/or auditors who will prepare the Vendor's regular financial statements and audits;
- (l) any person, where the Purchaser further consents to such disclosure or disclosures required by-law.