



**City of Kingston
Report to Planning Committee
Report Number PC-25-034**

To: Chair and Members of the Planning Committee
From: Paige Agnew, Commissioner, Growth & Development Services
Resource Staff: Tim Park, Director, Planning Services
Date of Meeting: August 7, 2025
Subject: Recommendation Report
File Number: D07-002-2025
Address: 223 Princess Street
District: District 11 – King’s Town
Application Type: Final Plan of Condominium
Owner: IN8 Developments Inc.
Applicant: Fotenn Planning + Design

Council Strategic Plan Alignment:

Theme: 1. Support Housing Affordability

Goal: 1.1 Promote increased supply and affordability of housing.

Executive Summary:

The following is a report recommending approval to the Planning Committee regarding an application for final plan of condominium submitted by Fotenn Planning + Design, on behalf of IN8 Developments Inc., with respect to the subject site located at 223 Princess Street.

The application pertains to a development that is currently under construction through previous *Planning Act* approvals consisting of a new nine-storey mixed-use building showcasing the newly restored heritage façade of the Capitol Theatre. The development consists of 182 residential units and 6 ground floor commercial units.

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The purpose of the final plan of condominium is to establish a Standard Condominium. The condominium agreement will ensure that the common elements of the Condominium Corporation are maintained, repaired, and insured in perpetuity. The common elements are identified on the condominium plans and include all property except the units including, but are not limited to, bicycle storage rooms, storage locker rooms, amenity areas (not including private balconies/patios), lobby and elevators, electrical and mechanical rooms, garbage room, stairs, rooftop facilities, and all common walkways/hallways. All responsibilities related to the marquee are addressed in the condominium declaration as it encroaches onto adjoining land and is not governed by the *Condominium Act*.

The application is consistent with the Provincial Planning Statement (2024) and conforms with the policies of the City of Kingston Official Plan. The uses and structure comply with the applicable site-specific zoning. There is an existing Site Plan Control Agreement (File Number D11-049-2019) registered against the lands. No specific concerns were raised through the technical circulation of the application and all technical and functional matters related to the development have been addressed through the registered Site Plan Control agreement.

Staff is requesting that the recommendation be considered at the Council meeting on the August 12, 2025, given the summer schedule.

Recommendation:

That the Planning Committee recommends to Council at the August 12, 2025 Council Meeting:

That the application for final plan of condominium (File Number D07-002-2025) submitted by Fotenn Planning + Design, on behalf of IN8 Developments Inc., for the property municipally known as 223 Princess Street, be exempted under Section 9(6) of the *Condominium Act* from the provisions of Section 51 and 51.1 of the *Planning Act* that would normally apply under Section 9(2) of the *Condominium Act*; and

That final approval be granted to the final plan of condominium (File Number D07-002-2025) submitted by Fotenn Planning + Design, on behalf of IN8 Developments Inc., for the property municipally known as 223 Princess Street, subject to the Owner entering into a Condominium agreement with the City, which agreement shall provide further notice to the Condominium Corporation and present and future purchasers, of the conditions contained within the registered Site Plan Control agreement and that the Condominium Corporation will be responsible for maintaining the approved site works and fulfilling any conditions of the agreement; and

That subject to the satisfaction of the Director of Legal Services & City Solicitor, the Mayor and Clerk be authorized to execute the Condominium agreement, and the Director of Legal Services & City Solicitor be authorized to forward the necessary signed and stamped originals and required copies of the Final Plan of Condominium to the Land Registry Office for registration.

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Authorizing Signatures:

**Paige Agnew, Commissioner,
Growth & Development Services**

**Lanie Hurdle, Chief
Administrative Officer**

Consultation with the following Members of the Corporate Management Team:

Jennifer Campbell, Commissioner, Community Services	Not required
Neil Carbone, Commissioner, Corporate & Emergency Services	Not required
David Fell, President & CEO, Utilities Kingston	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required
Ian Semple, Commissioner, Transportation & Infrastructure Services	Not required

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Options/Discussion:**Background and Decision Date**

On June 5, 2025, a final plan of condominium application was submitted by Fotenn Planning + Design, on behalf of IN8 Developments Inc., for the purpose of establishing a Condominium on the subject lands.

The application for zoning by-law amendment was approved by the City of Kingston (passed October 9, 2020) and subsequently approved by the Ontario Land Tribunal (June 14, 2021). The approval permits a nine-storey mixed use building that incorporates the façade of the Capitol Theatre along Princess Street. Related to this development the municipality has also approved applications for Site Plan Control, Holding Overlay removal, Heritage Permit, Heritage Easement, Demolition Permit and Building Permit. There is also a Signage Encroachment Permit for the marquee at the Princess Street entrance.

Application and Submission

The applicant is requesting the approval of a Plan of Condominium under the exemption process outlined in Section 9(6) of the *Condominium Act*. The development is a new nine-storey mixed-use building with 182 residential units, 6 ground floor commercial units, and the newly restored heritage façade of the Capitol Theatre. The construction is nearing completion.

The development will be managed as a Standard Condominium with shared common elements being owned by the Condominium Corporation.

In support of the application, the applicant has submitted the following:

- Cover letter (Fotenn Planning + Design, May 22, 2025);
- Survey (Hopskins, Chitty Land Surveyors Inc., February 29, 2016);
- Condominium Plan (Exhibit E, Van Harten Land Surveyors, May 20, 2025); and,
- Condominium Declaration.

All submission materials are available online through the Development and Services Hub (DASH) at the following link, [DASH](#), using “Look-up a Specific Address”. If there are multiple addresses, search one address at a time, or submission materials may also be found by searching the file number.

Site Characteristics

The subject property is located within the City’s Central Business District and along the Princess Street Corridor, as identified in the Official Plan. The subject site is a through lot with 9.1 metres of frontage on Princess Street and 41.3 metres of frontage on Queen Street. It is located mid-block, between Sydenham Street to the west and Montreal Street to the east. The site is irregular in shape with a lot area of 2,539.7 square metres. The surrounding area is made up of

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mixed-use developments along Princess Street, as well as mixed-use, commercial, and residential uses along Queen Street, Sydenham Street and Montreal Street.

The site is the subject of a heritage easement agreement with the Municipality that is registered against the title of the lands and covers the heritage façade of the former theatre. There are also several protected heritage properties that are adjacent to and in the general area of the subject property. The property is located within two Heritage Character Areas as per Schedule 9 of the Official Plan, the Lower Princess Street Heritage Character Area (Princess Street frontage) and the St. Lawrence Ward Heritage Character Area (Queen Street frontage).

Provincial Planning Statement

The Provincial Planning Statement (PPS, 2024) provides policy direction on matters of provincial interest related to land use planning and development, which are intended to be complemented by local policies addressing local interests. The PPS recognizes Ontario as a vast, fast-growing province and the need to increase the supply and mix of housing options to support a diverse population and workforce. It prioritizes compact and transit-supportive design and optimizing investments in infrastructure and public services facilities to support convenient access to housing, quality environment, services, and recreation. Cultural heritage and archaeology are to provide people with a sense of place. Through specific policies related to building homes, sustaining strong and competitive communities, infrastructure and facilities, wise use and management of resources and protecting public health and safety, the PPS lays the framework for fundamental land use planning in Ontario.

Section 2.1.6 supports the creation of complete communities which includes accommodating an appropriate range and mix of land uses and housing options to meet long-term needs. Section 2.2.1 elaborates on the above requiring planning authorities to provide an appropriate range and mix of housing option and densities for current and future residents of the regional market area by permitting and facilitating all housing options and all types of residential intensification. It promotes new residential development where it is an efficient use land, resources, infrastructure, and public service facilities, and supports the use of active transportation. It also requires transit supportive development. This is reinforced in Section 2.3.1 which indicates that settlement areas shall be the focus of growth and development and supports general intensification and redevelopment in settlement areas to support the achievement of complete communities.

This project represents the efficient redevelopment of an underutilized site in the downtown with new homes in a mix of unit sizes (studio, one-, two- and three-bedroom units) and ground floor commercial uses to meet the long-term needs of the municipality. It is located within a built-up area, serviced by municipal infrastructure, in proximity to a variety of commercial uses and with direct access to public transit. It's location in the downtown and along Princess Street present opportunities for multi-modal transportation in a highly walkable area of the city. The provision of these units under condominium ownership adds variety to the tenure of homes in the city.

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The Provincial Planning Statement (2024) came into effect on October 20, 2024, which is after the approval of the zoning by-law amendment for the subject redevelopment (passed by Council on October 9, 2020, and subsequently approved by the Ontario Land Tribunal on June 14, 2021). The policies applicable to the proposal have not been significantly altered between the 2020 Provincial Policy Statement and the 2024 Provincial Planning Statement documents.

Based on the above, the proposed Final Plan of Condominium is consistent with the Provincial Planning Statement.

Official Plan Considerations

The property is designated Central Business District (CBD) on Schedule 3-A and located within the City Centre on Schedule 2 in the Official Plan. The site is located within the Lower Princess Retail Area of the Downtown and Harbour Special Policy Area on Schedule DH-1 and straddles the Lower Princess Street and St. Lawrence Ward Heritage Character Areas on Schedule 9.

The intent of the Central Business District designation to encourage the broad range of commercial uses and to permit high density residential uses, subject to the land use compatibility policies of Section 2.7 and the locational criteria policies of Section 3.3.C.3. Similarly, the Downtown and Harbour Special Policy Area encourages a broad range of commercial uses, as well as higher density residential uses that are supportive of the area's vitality, human scale, pedestrian activity and historic fabric and function. The intent of the Lower Princess Street heritage character area is to maintain the heritage integrity of the areas through the conservation of built heritage resources and integration of compatible new infill, while the St. Lawrence Ward Heritage Character Area seeks to recognize the heritage character of the area.

As part of the zoning by-law amendment approval, the development was found to conform with the policy directives of the Central Business District designation and the Downtown and Harbour Special Policy Area as well as the respective Heritage Character Area policies.

Section 9 of the Official Plan contains the policies for the administration and implementation of the Official Plan. Section 9.6.20 states that when reviewing Plans of Condominium, the City will have regard for the general land division policies of Section 9.6, as well as the following:

- a. The plan of condominium, the proposed units, and common elements are appropriate for the intended purpose, and meet all requirements of the zoning by-law, Ontario Building Code and Property Standards By-Law;
- b. The plan of condominium meets the requirements of the site plan control by-law; and
- c. The plan of condominium meets the requirements of the parkland conveyance by-law.

The proposed plan of condominium is an appropriate process for the intended use of the development and has been found to meet the requirements of the zoning by-law and Ontario Building Code. The proposed plan of condominium is consistent with the Site Plan Control Agreement registered against the title of the property. Cash-in-lieu of parkland conveyance was completed through the Site Plan Control application in a manner that is consistent with the Planning Act, Official Plan, and the City's Parkland Conveyance By-Law (2013-107).

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A draft Condominium agreement has been reviewed by Legal Services, the applicant, and the owner.

The proposed Final Plan of Condominium conforms with the policies of the Official Plan.

Zoning By-Law Considerations

The subject lands are zoned Downtown Zone 2 (DT-2) with Legacy Exception L464 in Zoning By-Law Number 2022-62. This site-specific zone includes a sight line diagram showing the building massing (height, setbacks and stepbacks) and permits a maximum residential density of 740 residential units per net hectare.

The approved site plan for the development currently under construction has been confirmed to comply with all zoning regulations that are applicable to the site.

Other Applications

The application for zoning by-law amendment was approved by the City of Kingston (passed October 9, 2020) and subsequently approved by the Ontario Land Tribunal (June 14, 2021) for a nine-storey mixed use building with the heritage façade, 182 residential units and ground floor commercial units. On July 23, 2021, a heritage easement agreement was registered on title. On November 2, 2021, Council approved a Heritage Permit for the restoration of the theatre entrance as part of the larger condominium development. On October 4, 2022, Council approved a by-law to remove the holding symbol from the subject property. On December 13, 2022, Site Plan Control approval was issued for the development.

Other permits related to this development included a Demolition Permit, a Building Permit, and a Signage Encroachment Permit for the marquee at the Princess Street entrance.

Condominium Act

In accordance with Section 9(6) of the *Condominium Act*, an 'Application for Exemption' recognizes that the proposed development has recently been subject to development approvals pursuant to the *Planning Act* resulting in a development agreement, such as a Site Plan Control agreement, being registered on title of the subject property. The agreement would dictate the details of the proposed development. Consequently, Conditions of Draft Plan of Condominium Approval may not be required, and the development may proceed directly to Final Condominium Approval. The subject property is tied to the registered Site Plan Control Agreement and has been developed in accordance with the approved drawings and the conditions of said agreement.

Technical Analysis

These applications have been circulated to external agencies and internal departments for review and comment. All comments on the proposal have been addressed and no outstanding technical issues with these applications remain at this time.

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Conclusion

In conclusion, Planning Services recommends approval of the application for final plan of condominium for the lands known municipally as 223 Princess Street, which will allow the individual units within the building to be sold separately.

No concerns were received in connection with the final plan of condominium application. This application is consistent with the Provincial Planning Statement and conforms with the City of Kingston Official Plan and complies with the zoning by-law. A Site Plan Control agreement is registered on the title of the subject lands to ensure that the development is constructed in accordance with the approved plans.

Existing Policy/By-Law:

The application was reviewed against the policies of the Province of Ontario and City of Kingston to ensure that the changes would be consistent with the Province's and the City's vision of development. The following documents were assessed:

Provincial

Planning Act

Condominium Act

Provincial Planning Statement, 2024

Municipal

City of Kingston Official Plan

Zoning By-Law Number 2022-62

Notice Provisions:

None

Accessibility Considerations:

None

Financial Considerations:

None

Contacts:

James Bar, Manager, Development Approval, 613-546-4291 extension 3213

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Lindsay Reid, Senior Planner – Urban Designer, 613-546-4291 extension 3277

Other City of Kingston Staff Consulted:

None

Exhibits Attached:

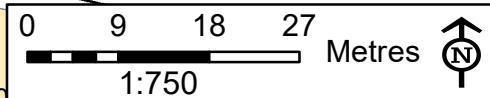
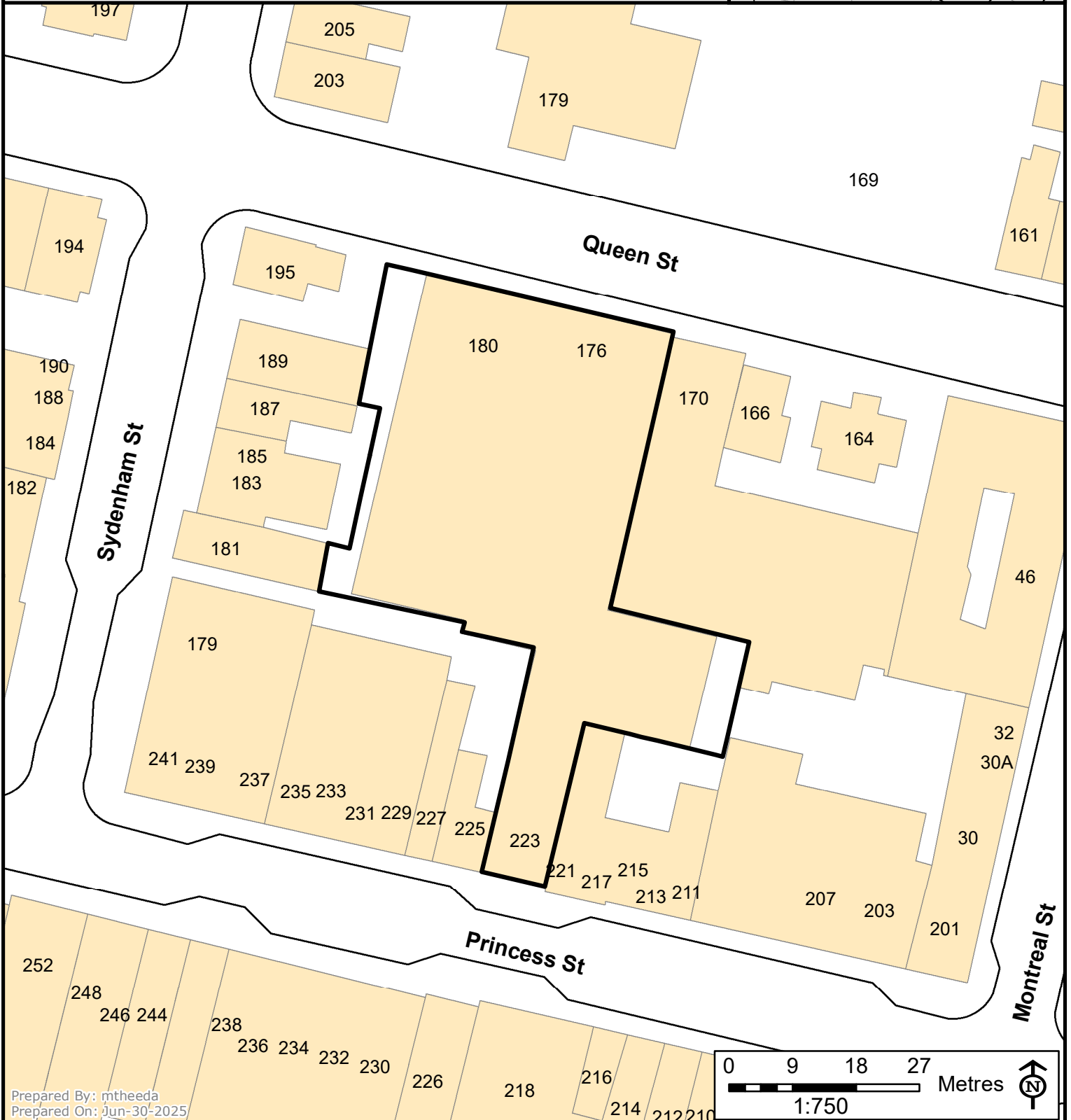
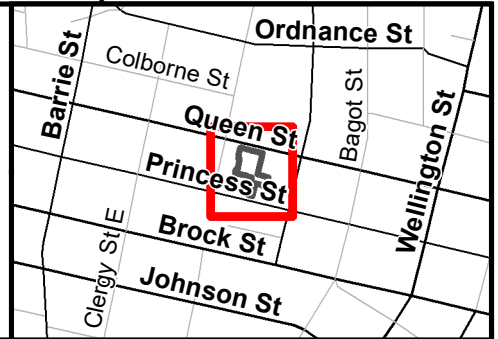
- Exhibit A Key Map
- Exhibit B Neighbourhood Context
- Exhibit C Official Plan, Land Use
- Exhibit D Zoning By-Law Number 2022-62
- Exhibit E Condominium Plan



Planning Committee Key Map

Address: 223 Princess
File Number: D07-002-2025
Prepared On: Jun-30-2025

 Subject Lands



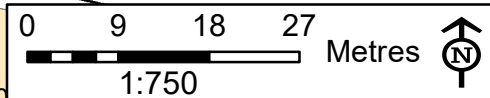
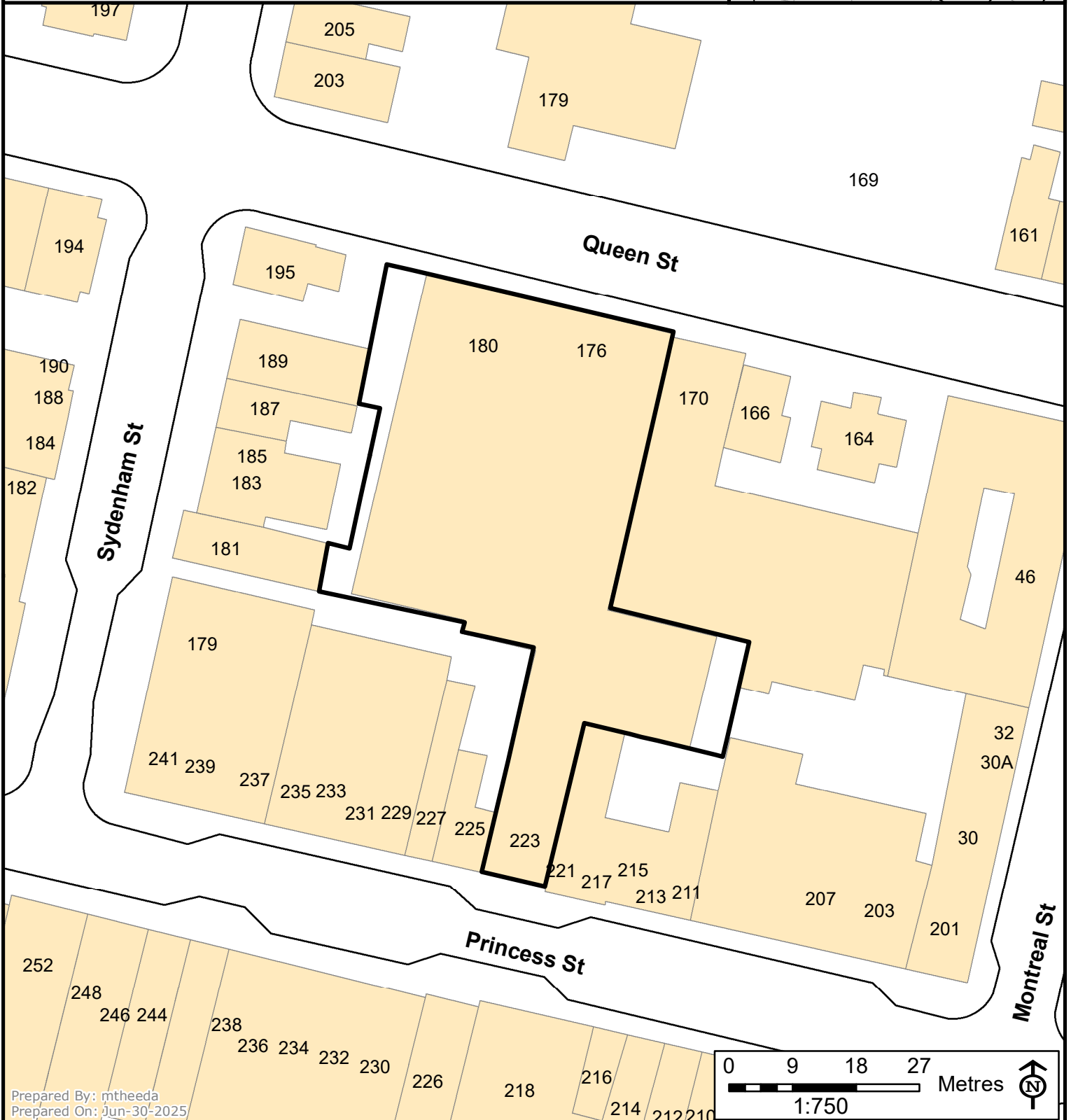
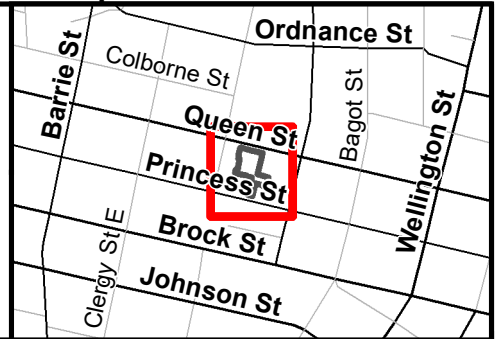
Prepared By: mtheeda
Prepared On: Jun-30-2025



Planning Committee Key Map

Address: 223 Princess
File Number: D07-002-2025
Prepared On: Jun-30-2025

 Subject Lands



Prepared By: mtheeda
Prepared On: Jun-30-2025

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Planning Committee Neighbourhood Context

Address: 223 Princess
File Number: D07-002-2025
Prepared On: Jun-30-2025

- Subject Lands
- Property Boundaries
- Proposed Parcels



Prepared By: mtheeda
Prepared On: Jun-30-2025

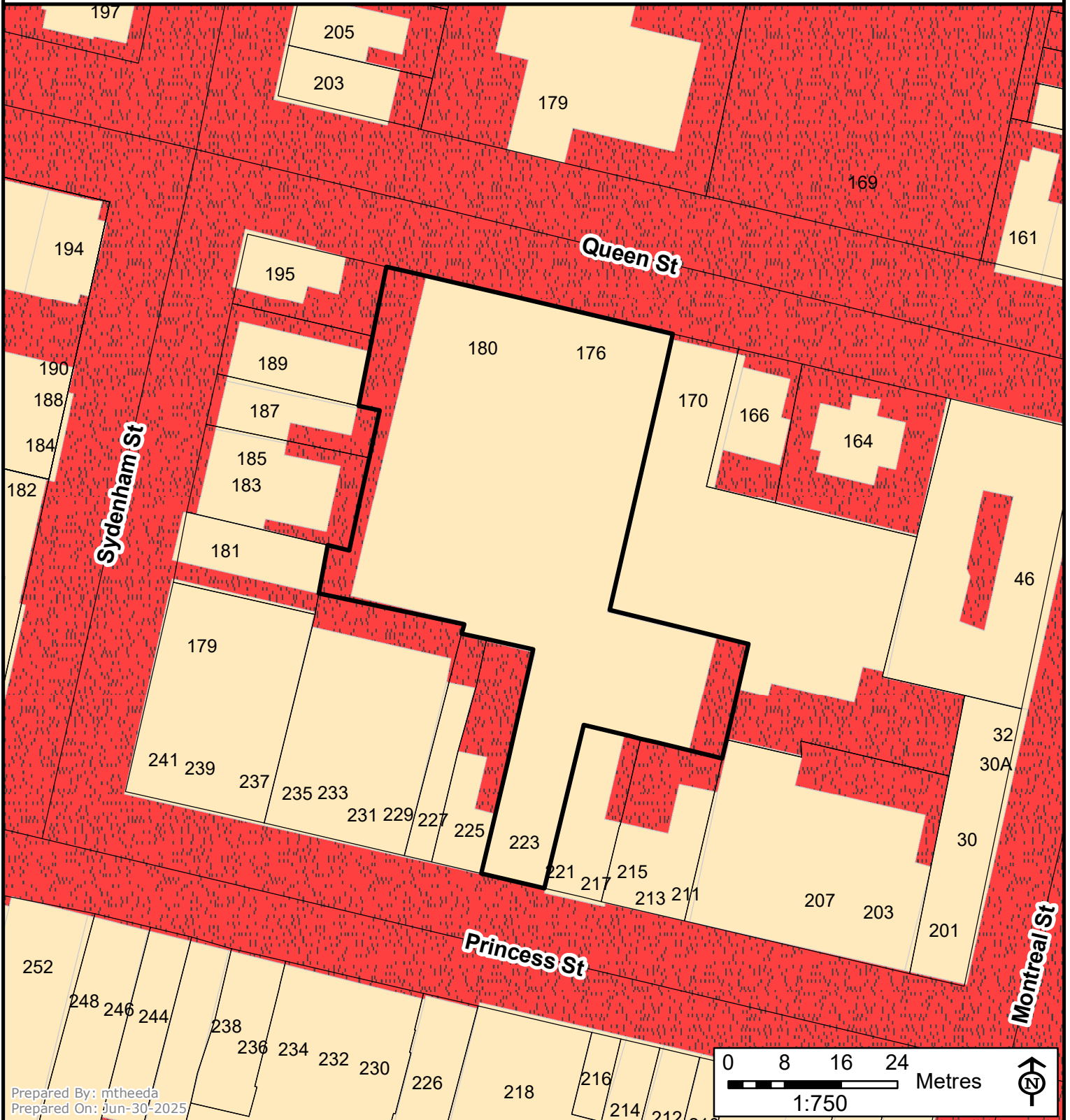
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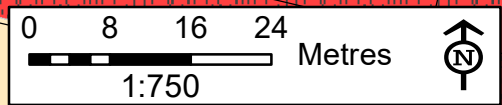
Planning Committee Official Plan, Existing Land Use

Address: 223 Princess
File Number: D07-002-2025
Prepared On: Jun-30-2025

- Subject Lands
- Central Business District



Prepared By: mtheeda
Prepared On: Jun-30-2025



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Exhibit E

Report Number PC-25-034

**PLAN OF SURVEY
PART OF LOTS 309, 310, 311 & 317
AND ALL OF LOT 316
ORIGINAL SURVEY
CITY OF KINGSTON
(GEOGRAPHIC TOWNSHIP OF KINGSTON)
COUNTY OF FRONTENAC**

SCALE 1 : 200

VAN HARTEN SURVEYING INC.

PARTS I & II APPROVED AND PARTS III & IV EXEMPTED UNDER
SECTION 9 OF THE CONDOMINIUM ACT, 1998 AND SECTION 51
OF THE PLANNING ACT

DATED THIS _____ DAY OF _____, 2025

THE CORPORATION OF THE CITY OF KINGSTON

BRYAN PATTERSON JANEY JAYNE
MAYOR CITY CLERK

PART / SHEET	DATE
PART I OF IV PARTS SHEET 2 OF 13 SHEETS	

INDEX OF PARTS		
PART	SHEET(S)	DESCRIPTION
I	12	PLAN OF SURVEY OF THE CONDOMINIUM PROPERTY, THE ILLUSTRATION OF THE SERVIENT INTERESTS AND THE DESIGNATION OF THE UNITS ON LEVELS C TO A, 1 TO 9
II	1	PLAN OF SURVEY OF THE EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS.
III	106	ARCHITECTURAL DRAWING PLANS
IV	N/L	STRUCTURAL DRAWING PLANS

**FRONTENAC STANDARD CONDOMINIUM
PLAN No.**

LEVEL 1

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF
FRONTENAC No. (E3) AT _____ O'CLOCK ON THE _____
DAY OF _____, 2025

REPRESENTATIVE FOR LAND REGISTRAR

SURVEYOR'S CERTIFICATE

(CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT (1998), THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE 28TH DAY OF FEBRUARY, 2025

DATE: MAY 20, 2025 JAMES M. LAWS
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN
SUBMISSION FORM NUMBER 2221992.

DECLARATION REGISTERED AS No. _____

THIS PLAN COMPRISES ALL OF PIN 36049-0463 (LT)

SCHEDULE OF APPURTENANT AND SERVIENT INTERESTS
(UNDER CLAUSES 8 (f) (g) AND (h) OF THE CONDOMINIUM ACT, 1998)

TOGETHER WITH (APPURTENANT INTERESTS)	PARTS/BLOCK	PLAN No.	DESCRIBED IN INSTRUMENT	NOTES
	6 AND 7	13R-23113	FR62372	
SUBJECT TO (SERVIENT INTERESTS)	2	13R-23113	FR62372	

BEARING AND COORDINATE NOTE:

- BEARINGS AND GRID BEARINGS ARE DERIVED FROM GNSS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 18, IN THE NAD 83 (CGRS 83) COORDINATE SYSTEM.
- DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGE COMBINED SCALE FACTOR OF 0.99998.
- COORDINATES ON THIS PLAN ARE UTM, ZONE 18, IN THE NAD83 (CGRS 2010) DATUM, AND BASED ON GNSS OBSERVATIONS FROM A NETWORK OF PERMANENT GNSS REFERENCE STATIONS.

UTM COORDINATES (METRES)		
POINT ID	NORTHING	EASTING
A	4 998 832.05	382 276.23
B	4 998 761.00	382 281.98
C	4 998 763.16	381 308.42

THESE COORDINATE VALUES COMPLY WITH SECTION 14(2) 0.999 29(2)(2). THESE COORDINATE VALUES, IN THIS PLAN, ARE USED TO ESTABLISH THE COMMONER.

BEARING COMPARISONS:

FOR THE PURPOSES OF BEARING COMPARISONS, PREVIOUS SURVEYS HAVE BEEN NOTATED TO UTM BEARINGS BY THE ANGLES SHOWN BELOW.

PLAN	BEARING FOR NORTHEAST BEARINGS	ANGLE
P2	070°12'00"	070°12'00"

LEGEND:

- SURVEY MONUMENT SET
- SURVEY MONUMENT FOUND
- SB 025 X 025 X 1.20 STANDARD IRON BAR
- SB 025 X 025 X 0.60 IRON BAR
- SSB 025 X 025 X 0.60 SHORT STANDARD IRON BAR
- CC CUT CROSS
- CP CONCRETE PIN
- WIT WITNESS
- VH VAN HARTEN SURVEYING INC., O.B.E.'S
- MSL HORACE H. LAWSON, O.L.S.
- 1886 HOPKIN CHITY LAND SURVEYORS INC., O.L.S.'S
- P1 DEPOSITED PLAN 13R-23113
- P2 P2 BY (1886), DATED APRIL 5, 2016, PROJECT NO. 2016-049-1
- N.E.S.W. NORTHEAST/SOUTHWEST

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED ON THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH MY INSTRUCTIONS.

DECLARANT: **INB (THE CAPITOL) DEVELOPMENTS INC.**

DATE: _____ Per: _____
DARRYL FIRSTEN
PRESIDENT
I HAVE THE AUTHORITY TO BIND THE CORPORATION.

METRIC:

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



Michael W. Sparrow Pin: 125 162-0571	Gordon Pin: 125 852-2763	Gregory G. G. Pin: 125 966-4110
www.vanharten.com info@vanharten.com		
DRAWN BY: G	CHECKED BY: EPH	PROJECT NO: 20197-21
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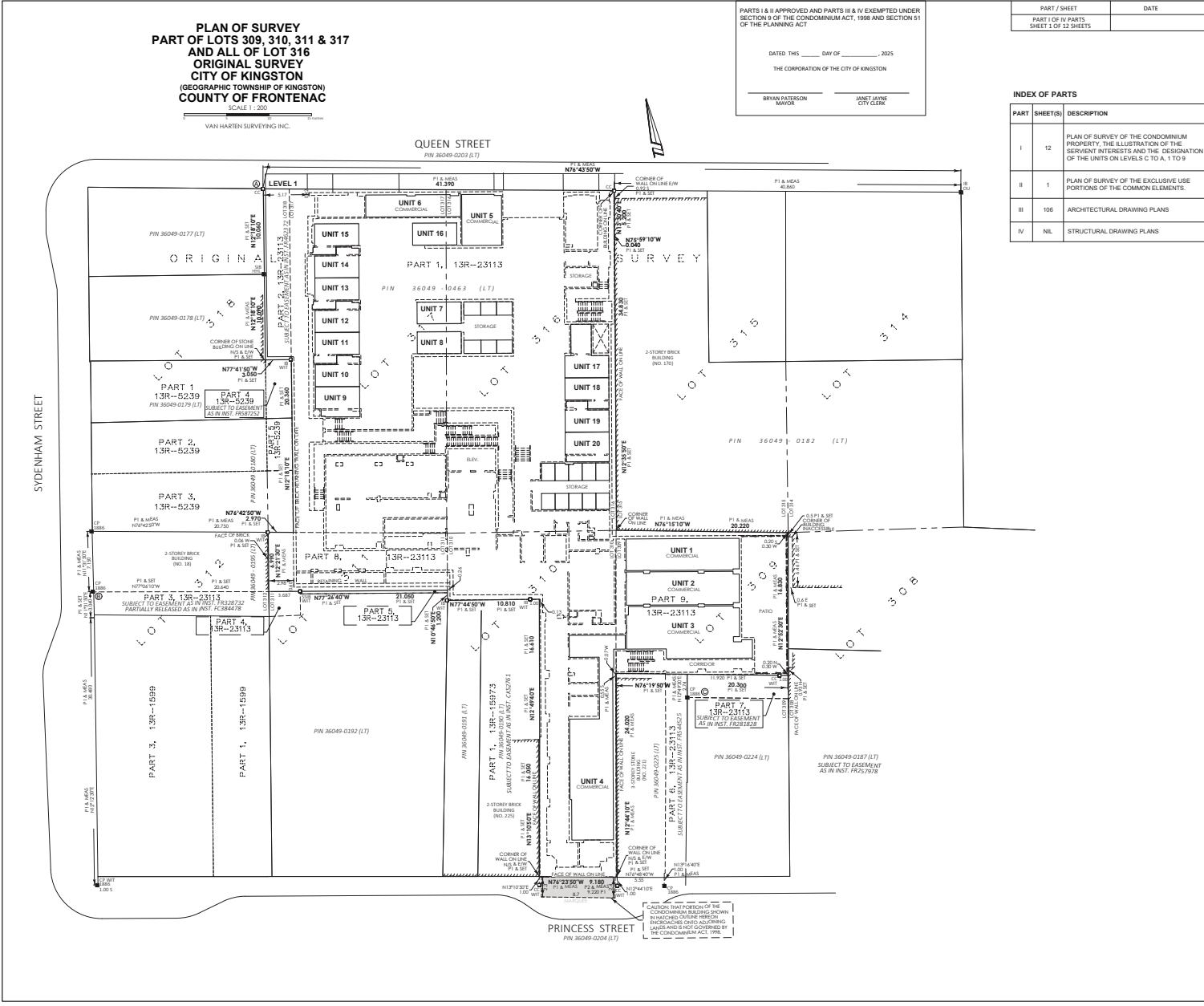


Exhibit E

Report Number PC-25-034

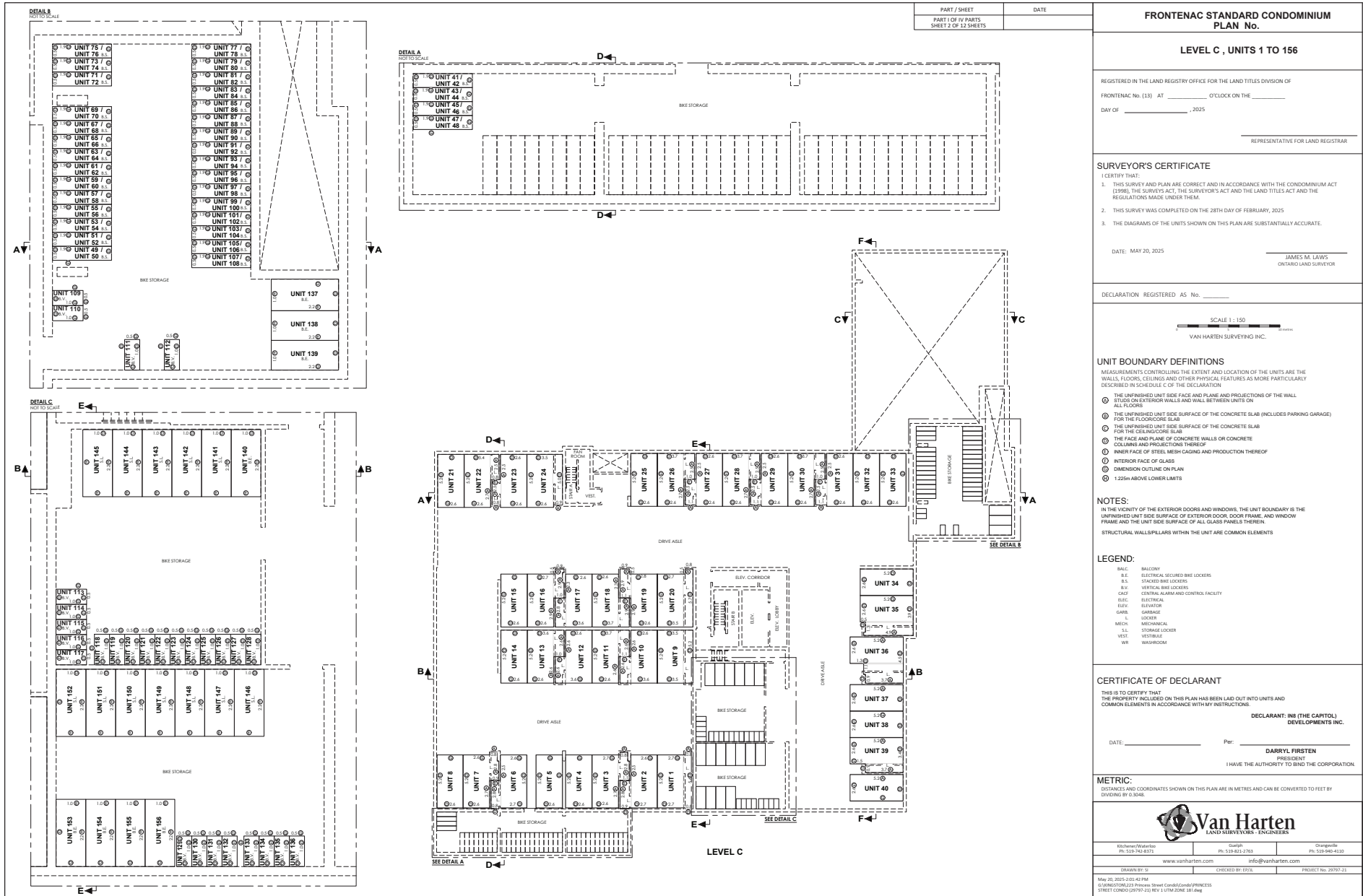
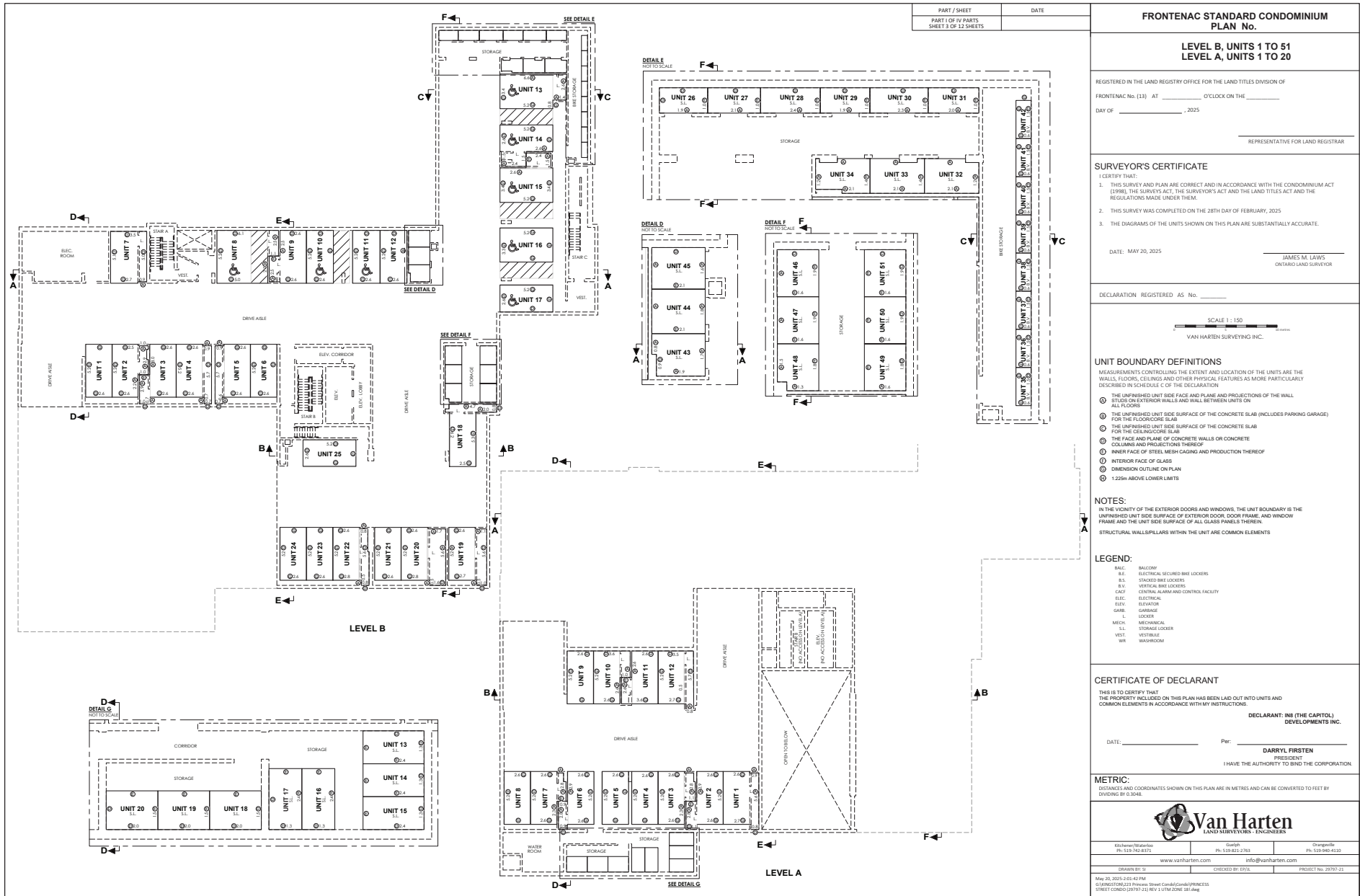


Exhibit E

Report Number PC-25-034



PART / SHEET	DATE
PART OF IV PARTS SHEET 3 OF 12 SHEETS	

FRONTENAC STANDARD CONDOMINIUM PLAN No.

LEVEL B, UNITS 1 TO 51 LEVEL A, UNITS 1 TO 20

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF
FRONTENAC No. (13) AT _____ O'CLOCK ON THE _____
DAY OF _____, 2025

REPRESENTATIVE FOR LAND REGISTRAR

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT (1998), THE SURVEY'S ACT, THE SURVEYOR'S ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE 28TH DAY OF FEBRUARY, 2025.
- THE DIAGRAMS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.

DATE: MAY 20, 2025

JAMES M. LAWS
ONTARIO LAND SURVEYOR

DECLARATION REGISTERED AS No. _____

SCALE 1 : 150

VAN HARTEN SURVEYING INC.

UNIT BOUNDARY DEFINITIONS

MEASUREMENTS CONTROLLING THE EXTENT AND LOCATION OF THE UNITS ARE THE WALLS, FLOORS, CEILINGS AND OTHER PHYSICAL FEATURES AS MORE PARTICULARLY DESCRIBED IN SCHEDULE C OF THE DECLARATION

THE UNFINISHED UNIT SIDE SURFACE OF THE CONCRETE SLAB INCLUDES PARKING GARAGE)

- ① THE UNFINISHED UNIT SIDE SURFACE OF THE CONCRETE SLAB (INCLUDES PARKING GARAGE)
- ② FOR THE FLOOR/CORE SLAB
- ③ THE UNFINISHED UNIT SIDE SURFACE OF THE CONCRETE SLAB
- ④ FOR THE CEILING/CORE SLAB
- ⑤ THE FACE AND PLANE OF CONCRETE WALLS OR CONCRETE
- ⑥ COLUMNS AND PROJECTIONS THEREOF
- ⑦ INNER FACE OF STEEL MESH CAGING AND PRODUCTION THEREOF
- ⑧ INTERIOR FACE OF GLASS
- ⑨ DIMENSION OUTLINE ON PLAN
- ⑩ 1.25m ABOVE LOWER LIMITS

NOTES:

IN THE VICINITY OF THE EXTERIOR DOORBS AND WINDOWS, THE UNIT BOUNDARY IS THE UNFINISHED UNIT SIDE SURFACE OF EXTERIOR DOOR, DOOR FRAME, AND WINDOW FRAME AND THE UNIT SIDE SURFACE OF ALL GLASS PANELS THEREIN.

STRUCTURAL WALLS/PILLARS WITHIN THE UNIT ARE COMMON ELEMENTS

LEGEND:

- BAL. BALCONY
- E.L. ELECTRICAL SECURED BIKE LOCKERS
- B.L. STACKED BIKE LOCKERS
- B.V. VERTICAL BIKE LOCKERS
- CACF CENTRAL ALARM AND CONTROL FACILITY
- E.L.C. ELECTRICAL
- ELEV. ELEVATOR
- GARB. GARBAGE
- L LOCKER
- M.ECH. MECHANICAL
- S.L. STORAGE LOCKER
- VEST. VESTIBULE
- WR WASHROOM

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED ON THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH MY INSTRUCTIONS.

DECLARANT: INB (THE CARTOLI) DEVELOPMENTS INC.

DATE: _____ Per: _____

DARRYL FIRSTEN
PRESIDENT
I HAVE THE AUTHORITY TO BIND THE CORPORATION.

METRIC:

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

Van Harten
LAND SURVEYORS & ENGINEERS

4th Floor, 2025-2026-07-19 6160-170th Street, Surrey, BC V4N 1V6 Phone: 604-273-4178 Fax: 604-273-4179	1000-1000-1000-1000 1000-1000-1000-1000 Phone: 519-821-2763 Fax: 519-821-2763	1000-1000-1000-1000 1000-1000-1000-1000 Phone: 519-943-4110 Fax: 519-943-4110
www.vanharten.com info@vanharten.com		
DRAWN BY: SJ	CHECKED BY: EP/SL	PROJECT NO: 20197-21

Exhibit E

Report Number PC-25-034

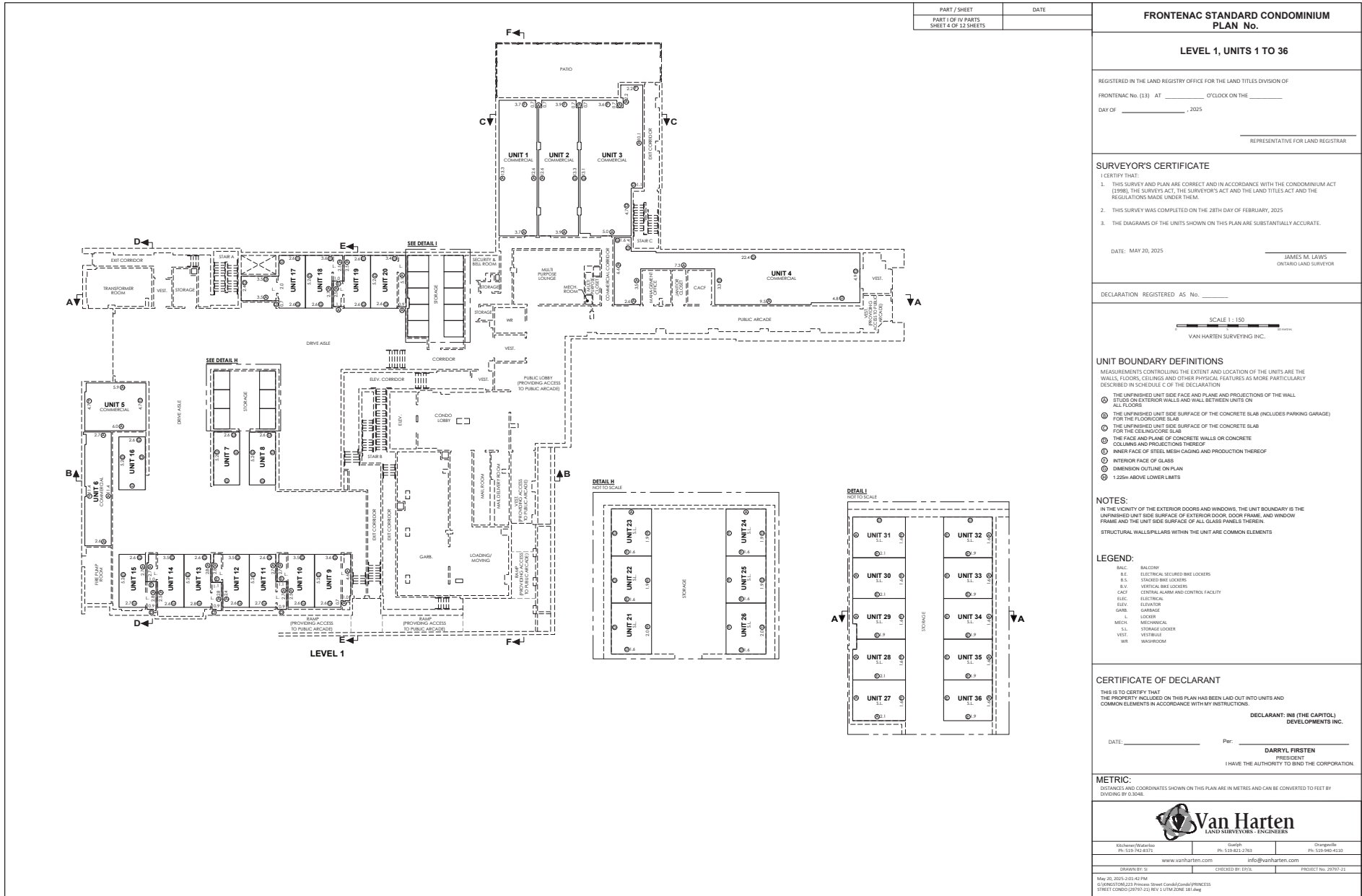


Exhibit E

Report Number PC-25-034

PART / SHEET	DATE
PART 1 OF IV PARTS SHEET 6 OF 12 SHEETS	

FRONTENAC STANDARD CONDOMINIUM PLAN No.

LEVEL 3, UNITS 1 TO 38

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF
FRONTENAC No. (13) AT _____ O'CLOCK ON THE _____
DAY OF _____, 2025

REPRESENTATIVE FOR LAND REGISTRAR

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT (1998), THE SURVEYS ACT, THE SURVEYOR'S ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 - THIS SURVEY WAS COMPLETED ON THE 28TH DAY OF FEBRUARY, 2025.
 - THE DIAGRAMS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.

DATE: MAY 20, 2025

JAMES M. LAWS
ONTARIO LAND SURVEYOR

DECLARATION REGISTERED AS No. _____

SCALE 1 : 150
VAN HARTEN SURVEYING INC.

UNIT BOUNDARY DEFINITIONS

MEASUREMENTS CONTROLLING THE EXTENT AND LOCATION OF THE UNITS ARE THE WALLS, FLOORS, CEILINGS AND OTHER PHYSICAL FEATURES AS MORE PARTICULARLY DESCRIBED IN SCHEDULE C OF THE DECLARATION

THE UNFINISHED UNIT SIDE FACE AND PLANE AND PROJECTIONS OF THE WALL SITING ON EXTERIOR WALLS AND WALL BETWEEN UNITS ON ALL FLOORS

- ① THE UNFINISHED UNIT SIDE SURFACE OF THE CONCRETE SLAB (INCLUDES PARKING GARAGE) FOR THE FLOOR/CORE SLAB
- ② THE UNFINISHED UNIT SIDE SURFACE OF THE CONCRETE SLAB FOR THE CEILING/CORE SLAB
- ③ THE FACE AND PLANE OF CONCRETE WALLS OR CONCRETE COLUMNS AND PROJECTIONS THEREOF
- ④ INNER FACE OF STEEL MESH CAGING AND PRODUCTION THEREOF
- ⑤ INTERIOR FACE OF GLASS
- ⑥ DIMENSION OUTLINE ON PLAN
- ⑦ 1.25m ABOVE LOWER LIMITS

NOTES:

IN THE VICINITY OF THE EXTERIOR DOORS AND WINDOWS, THE UNIT BOUNDARY IS THE UNFINISHED UNIT SIDE SURFACE OF EXTERIOR DOOR, DOOR FRAME, AND WINDOW FRAME AND THE UNIT SIDE SURFACE OF ALL GLASS PANELS THEREIN.

STRUCTURAL WALLS/PILLARS WITHIN THE UNIT ARE COMMON ELEMENTS

LEGEND:

- BALC. BALCONY
- B.E. ELECTRICAL SECURED BIKE LOCKERS
- B.S. STACKED BIKE LOCKERS
- B.V. VERTICAL BIKE LOCKERS
- CACF CENTRAL ALARM AND CONTROL FACILITY
- ELEC. ELECTRICAL
- ELV. ELEVATOR
- GARB. GARBAGE
- L. LOCKER
- MECH. MECHANICAL
- S.L. STORAGE LOCKER
- VEST. VESTIBULE
- WB. WASHROOM

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED ON THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH MY INSTRUCTIONS:

DECLARANT: INB (THE CARTOLI)
DEVELOPMENTS INC.

DATE: _____ Per: _____
DARRYL FIRSTEN
PRESIDENT
I HAVE THE AUTHORITY TO BIND THE CORPORATION.

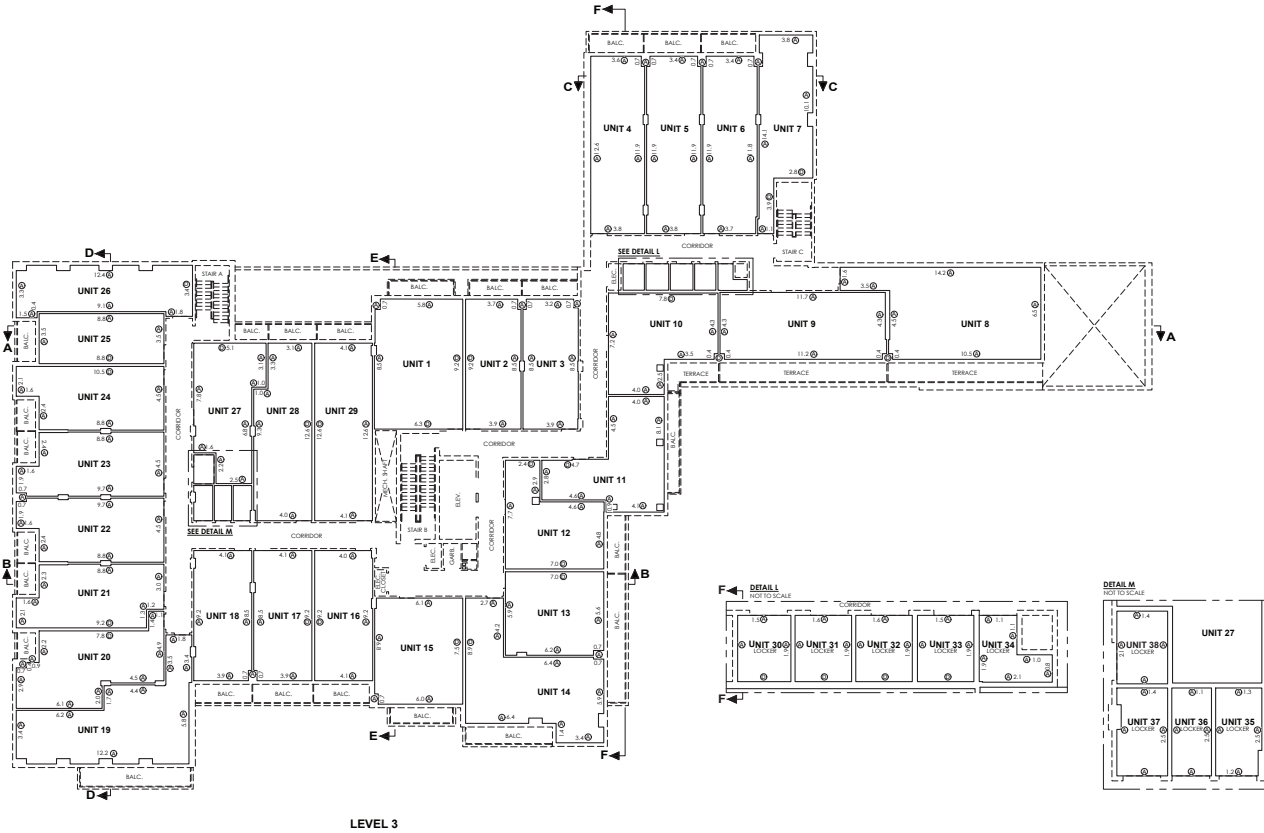
METRIC:

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



4th Floor, 1000 Lakeshore Blvd. East, Suite 1000, Mississauga, ON L4Y 1G7
Tel: 905-276-8877 Fax: 905-276-8878
www.vanharten.com info@vanharten.com

Drawn By: SJ Checked By: EP/SL Project No: 20197-21
Date: 2025-05-20 09:47 AM
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LEVEL 3

Exhibit E

Report Number PC-25-034

PART / SHEET PART 1 OF IV PARTS SHEET 7 OF 12 SHEETS	DATE
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FRONTENAC STANDARD CONDOMINIUM PLAN No.

LEVELS 4 TO 5, UNITS 1 TO 38

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF

FRONTENAC No. (13) AT _____ O'CLOCK ON THE _____

DAY OF _____ 2025

REPRESENTATIVE FOR LAND REGISTRAR

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT (1998), THE SURVEYS ACT, THE SURVEYOR'S ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 28TH DAY OF FEBRUARY, 2025.
3. THE DIAGRAMS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.

DATE: MAY 20, 2025

JAMES M. LAWS
ONTARIO LAND SURVEYOR

DECLARATION REGISTERED AS No. _____

SCALE 1 : 150

VAN HARTEN SURVEYING INC.

UNIT BOUNDARY DEFINITIONS

MEASUREMENTS CONTROLLING THE EXTENT AND LOCATION OF THE UNITS ARE THE WALLS, FLOORS, CEILINGS AND OTHER PHYSICAL FEATURES AS MORE PARTICULARLY DESCRIBED IN SCHEDULE C OF THE DECLARATION

THE UNFINISHED UNIT SIDE FACE AND PLANE AND PROJECTIONS OF THE WALL SITING ON EXTERIOR WALLS AND WALLS BETWEEN UNITS ON ALL FLOORS

- ① THE UNFINISHED UNIT SIDE SURFACE OF THE CONCRETE SLAB (INCLUDES PARKING GARAGE) FOR THE FLOORCORE SLAB
- ② THE UNFINISHED UNIT SIDE SURFACE OF THE CONCRETE SLAB FOR THE CEILING CORE SLAB
- ③ THE FACE AND PLANE OF CONCRETE WALLS OR CONCRETE COLUMNS AND PROJECTIONS THEREOF
- ④ INNER FACE OF STEEL MESH CAGING AND PRODUCTION THEREOF
- ⑤ INTERIOR FACE OF GLASS
- ⑥ DIMENSION OUTLINE ON PLAN
- ⑦ 1.25m ABOVE LOWER LIMITS

NOTES:

IN THE VICINITY OF THE EXTERIOR DOORS AND WINDOWS, THE UNIT BOUNDARY IS THE UNFINISHED UNIT SIDE SURFACE OF EXTERIOR DOOR, DOOR FRAME, AND WINDOW FRAME AND THE UNIT SIDE SURFACE OF ALL GLASS PANELS THEREIN.

STRUCTURAL WALLS/PILLARS WITHIN THE UNIT ARE COMMON ELEMENTS

LEGEND:

- BALC. BALCONY
- E.S. ELECTRICAL SECURED BIKE LOCKERS
- B.S. STACKED BIKE LOCKERS
- B.V. VERTICAL BIKE LOCKERS
- CACF CENTRAL ALARM AND CONTROL FACILITY
- ELEC. ELECTRICAL
- ELEV. ELEVATOR
- GA.BE. GARBAGE
- L LOCKER
- MECH. MECHANICAL
- S.L. STORAGE LOCKER
- VEST. VESTIBULE
- WR WASHROOM

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED ON THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH MY INSTRUCTIONS:

DECLARANT: INB (THE CARTLO)
DEVELOPMENTS INC.

DATE: _____ Per: _____
DARRYL FIRSTEN
PRESIDENT
I HAVE THE AUTHORITY TO BIND THE CORPORATION.

METRIC:

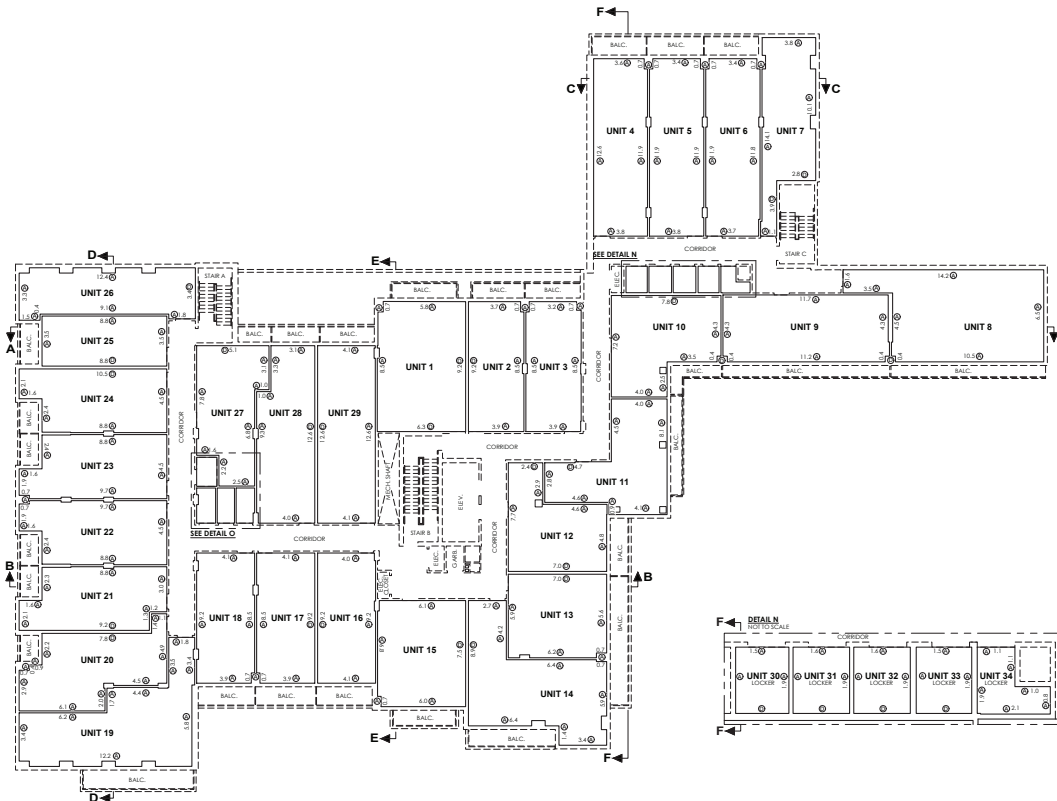
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



4th Floor, 100 Waterloo St. Suite 400, Cambridge, ON N1H 2K9
 Phone: 519-740-8979 Fax: 519-821-2763
 www.vanharten.com info@vanharten.com

DRAWN BY: SJ CHECKED BY: EP/SL PROJECT NO.: 20197-21

May 20, 2025 10:53:49 AM
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 STREET CONDO\20197-21\REV 3\UNIT DRAW 041.dwg



LEVELS 4 TO 5

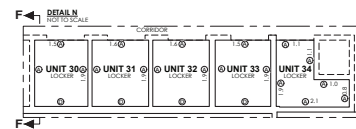
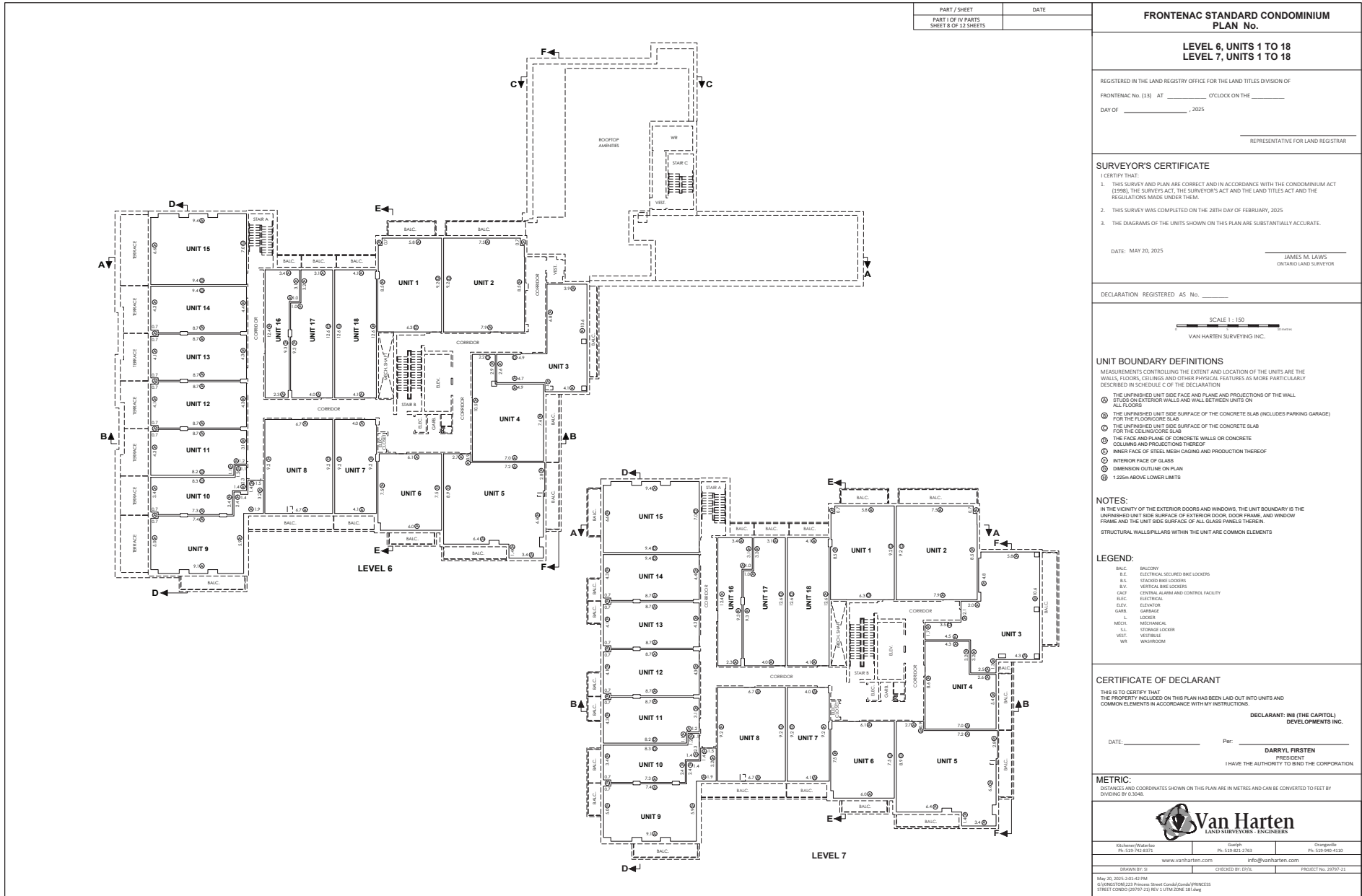


Exhibit E

Report Number PC-25-034



PART / SHEET	DATE
PART 1 OF IV PARTS SHEET 8 OF 12 SHEETS	

FRONTENAC STANDARD CONDOMINIUM PLAN No.

LEVEL 6, UNITS 1 TO 18 LEVEL 7, UNITS 1 TO 18

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF
FRONTENAC No. (L3) AT _____ O'CLOCK ON THE _____
DAY OF _____, 2025

REPRESENTATIVE FOR LAND REGISTRAR

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT (1998), THE SURVEYS ACT, THE SURVEYOR'S ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE 28TH DAY OF FEBRUARY, 2025.
- THE DIAGRAMS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.

DATE: MAY 20, 2025

JAMES M. LAWS
ONTARIO LAND SURVEYOR

DECLARATION REGISTERED AS No. _____

SCALE 1 : 150

VAN HARTEN SURVEYING INC.

UNIT BOUNDARY DEFINITIONS

MEASUREMENTS CONTROLLING THE EXTENT AND LOCATION OF THE UNITS ARE THE WALLS, FLOORS, CEILINGS AND OTHER PHYSICAL FEATURES AS MORE PARTICULARLY DESCRIBED IN SCHEDULE C OF THE DECLARATION

THE UNFINISHED UNIT SIDE FACE AND PLANE AND PROJECTIONS OF THE WALL STUBS ON EXTERIOR WALLS AND WALL BETWEEN UNITS ON ALL FLOORS

- ① THE UNFINISHED UNIT SIDE SURFACE OF THE CONCRETE SLAB (INCLUDES PARKING GARAGE) FOR THE FLOOR/CEILING SLAB
- ② THE UNFINISHED UNIT SIDE SURFACE OF THE CONCRETE SLAB FOR THE CEILING/CORE SLAB
- ③ THE FACE AND PLANE OF CONCRETE WALLS OR CONCRETE COLUMNS AND PROJECTIONS THEREOF
- ④ INNER FACE OF STEEL MESH CAGING AND PRODUCTION THEREOF
- ⑤ INTERIOR FACE OF GLASS
- ⑥ DIMENSION OUTLINE ON PLAN
- ⑦ 1.225m ABOVE LOWER LIMITS

NOTES:

IN THE VICINITY OF THE EXTERIOR DOORS AND WINDOWS, THE UNIT BOUNDARY IS THE UNFINISHED UNIT SIDE SURFACE OF EXTERIOR DOOR, DOOR FRAME, AND WINDOW FRAME AND THE UNIT SIDE SURFACE OF ALL GLASS PANELS THEREIN.

STRUCTURAL WALLS/PILLARS WITHIN THE UNIT ARE COMMON ELEMENTS

LEGEND:

- BALC BALCONY
- B.E ELECTRICAL SECURED BIKE LOCKERS
- B.S STACKED BIKE LOCKERS
- B.V VERTICAL BIKE LOCKERS
- CACF CENTRAL ALARM AND CONTROL FACILITY
- ELEC ELECTRICAL
- ELEV.EV ELEVATOR
- GARB.GARBAGE
- L LOCKER
- MECH.MECHANICAL
- S.L STORAGE LOCKER
- VEST VESTIBULE
- WR WASHROOM

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED ON THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH MY INSTRUCTIONS.

DECLARANT: INB (THE CARTOLI) DEVELOPMENTS INC.

DATE: _____ Per: _____

DARRYL FIRSTEN
PRESIDENT
I HAVE THE AUTHORITY TO BIND THE CORPORATION.

METRIC:

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

Van Harten
LAND SURVEYORS & ENGINEERS

8th Avenue West PO Box 150 St. Catharines, ON L2R 6K1 Tel: 905-681-4110	5000 PO Box 213 St. Catharines, ON L2R 6K1 Tel: 905-681-4110	5000 PO Box 213 St. Catharines, ON L2R 6K1 Tel: 905-681-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: SJ		CHECKED BY: EP/SL
PROJECT No: 20197-21		

Exhibit E

Report Number PC-25-034

PART / SHEET	DATE
PART 1 OF IV PARTS SHEET 9 OF 12 SHEETS	

FRONTENAC STANDARD CONDOMINIUM PLAN No.

LEVEL 8, UNITS 1 TO 16 LEVEL 9, UNITS 1 TO 16

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF

FRONTENAC No. (L3) AT _____ O'CLOCK ON THE _____

DAY OF _____, 2025

REPRESENTATIVE FOR LAND REGISTRAR

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT (1998), THE SURVEYS ACT, THE SURVEYOR'S ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE 28TH DAY OF FEBRUARY, 2025.
- THE DIAGRAMS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.

DATE: MAY 20, 2025

JAMES M. LAWS
ONTARIO LAND SURVEYOR

DECLARATION REGISTERED AS No. _____

SCALE 1 : 150

VAN HARTEN SURVEYING INC.

UNIT BOUNDARY DEFINITIONS

MEASUREMENTS CONTROLLING THE EXTENT AND LOCATION OF THE UNITS ARE THE WALLS, FLOORS, CEILINGS AND OTHER PHYSICAL FEATURES AS MORE PARTICULARLY DESCRIBED IN SCHEDULE C OF THE DECLARATION

- ① THE UNFINISHED UNIT SIDE FACE AND PLANE AND PROJECTIONS OF THE WALL SITING ON EXTERIOR WALLS AND WALL BETWEEN UNITS ON ALL FLOORS
- ② THE UNFINISHED UNIT SIDE SURFACE OF THE CONCRETE SLAB (INCLUDES PARKING GARAGE) FOR THE FLOOR/CORE SLAB
- ③ THE UNFINISHED UNIT SIDE SURFACE OF THE CONCRETE SLAB FOR THE CEILING/CORE SLAB
- ④ THE FACE AND PLANE OF CONCRETE WALLS OR CONCRETE COLUMNS AND PROJECTIONS THEREOF
- ⑤ INNER FACE OF STEEL MESH CAGING AND PRODUCTION THEREOF
- ⑥ INTERIOR FACE OF GLASS
- ⑦ DIMENSION OUTLINE ON PLAN
- ⑧ 1.225m ABOVE LOWER LIMITS

NOTES:

IN THE VICINITY OF THE EXTERIOR DOORS AND WINDOWS, THE UNIT BOUNDARY IS THE UNFINISHED UNIT SIDE SURFACE OF EXTERIOR DOOR, DOOR FRAME, AND WINDOW FRAME AND THE UNIT SIDE SURFACE OF ALL GLASS PANELS THEREIN.
STRUCTURAL WALLS/PILLARS WITHIN THE UNIT ARE COMMON ELEMENTS

LEGEND:

- BALC. BALCONY
- B.E. ELECTRICAL SECURED BITE LOCKERS
- B.S. STACKED BITE LOCKERS
- B.V. VERTICAL BITE LOCKERS
- CACF CENTRAL ALARM AND CONTROL FACILITY
- ELEC. ELECTRICAL
- ELEV. ELEVATOR
- GARB. GARBAGE
- L. LOCKER
- MICH. MECHANICAL
- S.L. STORAGE LOCKER
- VEST. VESTIBULE
- WR. WASHROOM

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED ON THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH MY INSTRUCTIONS:

DECLARANT: INH (THE CARTOIL)
DEVELOPMENTS INC.

DATE: _____ Per: _____
DARRYL FIRSTEN
PRESIDENT
I HAVE THE AUTHORITY TO BIND THE CORPORATION.

METRIC:

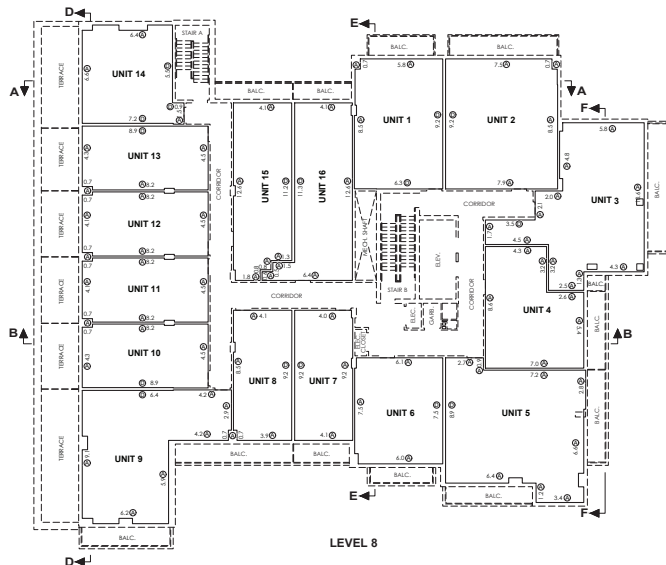
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



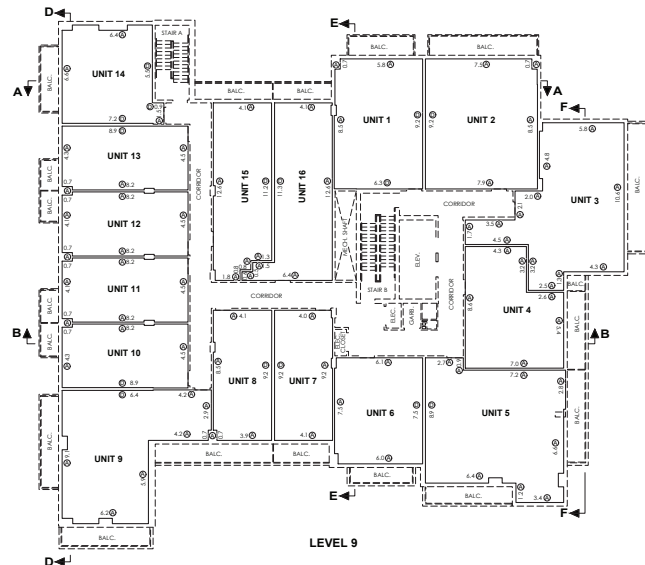
8140 Hurontario Street, Unit 101, Mississauga, ON L4R 1A7
 Phone: 905-270-8170 Fax: 905-270-8171
 1000 Lakeshore Blvd. East, Suite 200, Scarborough, ON M1S 1T7
 Phone: 416-291-2763 Fax: 416-291-2764
 Website: www.vanharten.com Email: info@vanharten.com

DRAWN BY: SJ CHECKED BY: EP/LJ PROJECT NO.: 20197-21

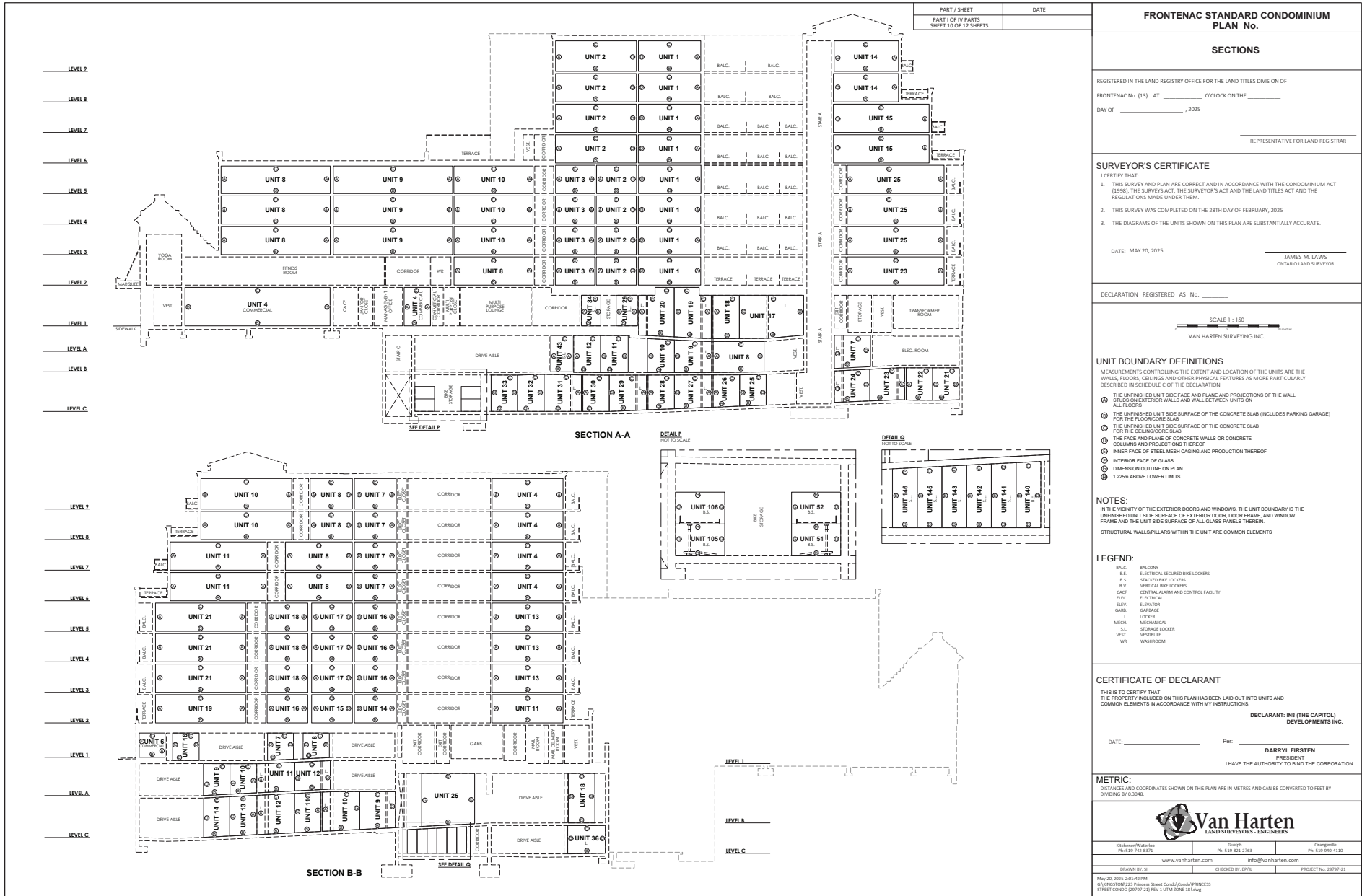
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LEVEL 8



LEVEL 9



PART / SHEET	DATE
PART 1 OF IV PARTS SHEET 10 OF 12 SHEETS	

FRONTENAC STANDARD CONDOMINIUM PLAN No.

SECTIONS

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF
FRONTENAC No. (13) AT _____ O'CLOCK ON THE _____
DAY OF _____, 2025

REPRESENTATIVE FOR LAND REGISTRAR

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT (1998), THE SURVEYS ACT, THE SURVEYOR'S ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 - THIS SURVEY WAS COMPLETED ON THE 28TH DAY OF FEBRUARY, 2025.
 - THE DIAGRAMS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.

DATE: MAY 20, 2025

JAMES M. LAWS
ONTARIO LAND SURVEYOR

DECLARATION REGISTERED AS No. _____



UNIT BOUNDARY DEFINITIONS

- MEASUREMENTS CONTROLLING THE EXTENT AND LOCATION OF THE UNITS ARE THE WALLS, FLOORS, CEILINGS AND OTHER PHYSICAL FEATURES AS MORE PARTICULARLY DESCRIBED IN SCHEDULE C OF THE DECLARATION
- THE UNFINISHED UNIT SIDE FACE AND PLANE AND PROJECTIONS OF THE WALL SITING ON EXTERIOR WALLS AND WALLS BETWEEN UNITS ON ALL FLOORS
- ① THE UNFINISHED UNIT SIDE SURFACE OF THE CONCRETE SLAB (INCLUDES PARKING GARAGE) FOR THE FLOORCORE SLAB
 - ② THE UNFINISHED UNIT SIDE SURFACE OF THE CONCRETE SLAB FOR THE CEILINGCORE SLAB
 - ③ THE FACE AND PLANE OF CONCRETE WALLS OR CONCRETE COLUMNS AND PROJECTIONS THEREOF
 - ④ INNER FACE OF STEEL MESH CAGING AND PRODUCTION THEREOF
 - ⑤ INTERIOR FACE OF GLASS
 - ⑥ DIMENSION OUTLINE ON PLAN
 - ⑦ 1.225m ABOVE LOWER LIMITS

NOTES:
IN THE VICINITY OF THE EXTERIOR DOORS AND WINDOWS, THE UNIT BOUNDARY IS THE UNFINISHED UNIT SIDE SURFACE OF EXTERIOR DOOR, DOOR FRAME, AND WINDOW FRAME AND THE UNIT SIDE SURFACE OF ALL GLASS PANELS THEREIN.
STRUCTURAL WALLS/PIERS WITHIN THE UNIT ARE COMMON ELEMENTS

LEGEND:

- BALC. BALCONY
- B.L. ELECTRICAL SECURED BIKE LOCKERS
- B.S. STAKED BIKE LOCKERS
- B.V. VERTICAL BIKE LOCKERS
- CACF CENTRAL ALARM AND CONTROL FACILITY
- ELEC. ELECTRICAL
- ELEV. ELEVATOR
- GARB. GARBAGE
- L. LOCKER
- MECH. MECHANICAL
- S.L. STORAGE LOCKER
- VEST. VESTIBULE
- WR. WASHROOM

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED ON THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH MY INSTRUCTIONS.

DECLARANT: INB (THE CARTOLI) DEVELOPMENTS INC.

DATE: _____ Per: _____
DARRYL FIRSTEN
PRESIDENT
I HAVE THE AUTHORITY TO BIND THE CORPORATION

METRIC:

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

Van Harten
LAND SURVEYORS & ENGINEERS

4th Floor, 2025-2026-2027 6100-170th Street, Surrey, BC V4N 1V7 Phone: 604-591-4779	5000-122nd Street, Surrey, BC V4N 1V7 Phone: 604-591-4779	4th Floor, 2025-2026-2027 6100-170th Street, Surrey, BC V4N 1V7 Phone: 604-591-4779
www.vanharten.com info@vanharten.com		Drawn By: JF Checked By: JF/SL Project No: 20197-21

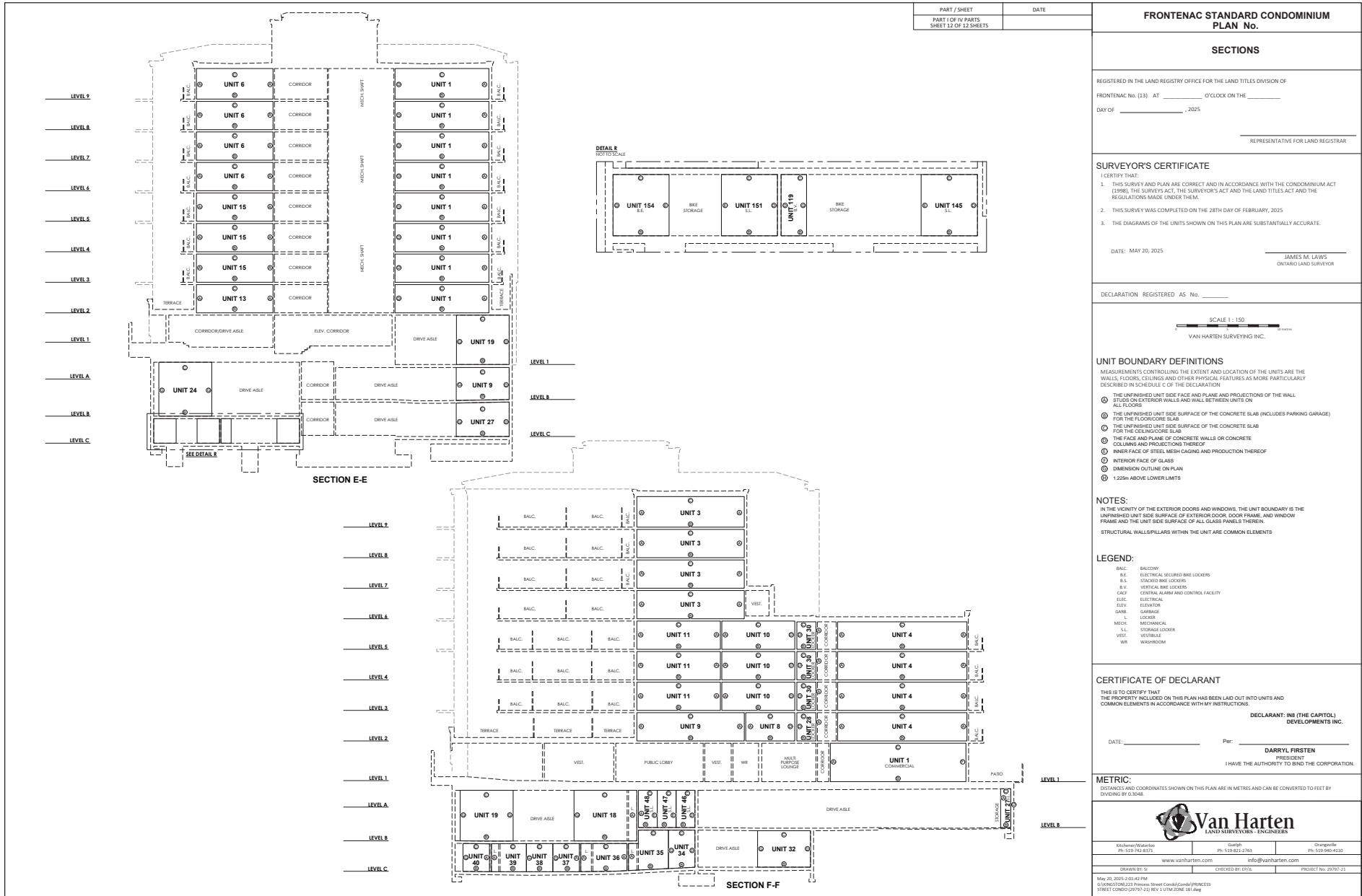
Exhibit E

Report Number PC-25-034



Van Harten
 LAND SURVEYORS & ENGINEERS
 info@vanharten.com
 416-291-4178
 155-740-8172
 519-821-2763
 519-940-4110
 www.vanharten.com
 info@vanharten.com
 DRAWN BY: SJ
 CHECKED BY: EP/SL
 PROJECT NO: 20197-21

Exhibit E Report Number PC-25-034



PART / SHEET	DATE
PART 1 OF IV PARTS SHEET 12 OF 12 SHEETS	

**FRONTENAC STANDARD CONDOMINIUM
PLAN No.**

SECTIONS

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF
FRONTENAC No. (13) AT _____ O'CLOCK ON THE _____
DAY OF _____, 2025

REPRESENTATIVE FOR LAND REGISTRAR

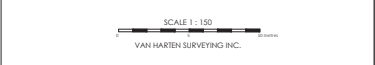
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT (1998), THE SURVEYS ACT, THE SURVEYOR'S ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 28TH DAY OF FEBRUARY, 2025.
3. THE DIAGRAMS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.

DATE: MAY 20, 2025

JAMES M. LAWS
ONTARIO LAND SURVEYOR

DECLARATION REGISTERED AS No. _____



UNIT BOUNDARY DEFINITIONS

MEASUREMENTS CONTROLLING THE EXTENT AND LOCATION OF THE UNITS ARE THE WALLS, FLOORS, CEILING AND OTHER PHYSICAL FEATURES AS MORE PARTICULARLY DESCRIBED IN SCHEDULE C OF THE DECLARATION

THE UNFINISHED UNIT SIDE FACE AND PLANE AND PROJECTIONS OF THE WALL SITING ON EXTERIOR WALLS AND WALL BETWEEN UNITS ON ALL FLOORS

- ① THE UNFINISHED UNIT SIDE SURFACE OF THE CONCRETE SLAB (INCLUDES PARKING GARAGE) FOR THE FLOOR/CORE SLAB
- ② THE UNFINISHED UNIT SIDE SURFACE OF THE CONCRETE SLAB FOR THE CEILING/CORE SLAB
- ③ THE FACE AND PLANE OF CONCRETE WALLS OR CONCRETE COLUMNS AND PROJECTIONS THEREOF
- ④ INTERFACE OF STEEL MESH CAGING AND PRODUCTION THEREOF
- ⑤ INTERIOR FACE OF GLASS
- ⑥ DIMENSION OUTLINE ON PLAN
- ⑦ 1.25m ABOVE LOWER LIMITS

NOTES:
IN THE VICINITY OF THE EXTERIOR DOORS AND WINDOWS, THE UNIT BOUNDARY IS THE UNFINISHED UNIT SIDE SURFACE OF EXTERIOR DOOR, DOOR FRAME, AND WINDOW FRAME AND THE UNIT SIDE SURFACE OF ALL GLASS PANELS THEREIN.
STRUCTURAL WALLS/PILLARS WITHIN THE UNIT ARE COMMON ELEMENTS

LEGEND:

BALC.	BALCONY
B.E.	ELECTRICAL SECURED BIKE LOCKERS
B.S.	STACKED BIKE LOCKERS
B.V.	VERTICAL BIKE LOCKERS
CACF	CENTRAL ALARM AND CONTROL FACILITY
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
GARB.	GARBAGE
L	LOCKER
MECH.	MECHANICAL
S.L.	STORAGE LOCKER
VEST.	VESTIBULE
WR	WASHROOM

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED ON THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH MY INSTRUCTIONS

DECLARANT: INB (THE CARTOLI) DEVELOPMENTS INC.

DATE: _____ Per: _____
DARRYL FIRSTEN
PRESIDENT
I HAVE THE AUTHORITY TO BIND THE CORPORATION

METRIC:
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

Van Harten
LAND SURVEYORS & ENGINEERS

4th Floor, 2025-2026-07-789 65 LINDEN ST. (2ND FLOOR) ST. CATHARINES, ONT. L7M 1A6	9066 PH: 905-221-2703 WWW.VANHARTEN.COM	4th Floor, 2025-2026-07-789 65 LINDEN ST. (2ND FLOOR) ST. CATHARINES, ONT. L7M 1A6
DRAWN BY: SJ	CHECKED BY: EP/SL	PROJECT NO: 20197-21

