

December 23, 2025

The Corporation of The Township of Clearview
217 Gideon Street
Stayner, Ontario
L0M 1S0

Attention: Rossalyn Workman, Manager of Planning

Dear Ms. Workman:

**Re: Mamta Homes – 1191 County Road 42, Stayner (“Property”)
Our File No.: 25-0840**

We are the solicitors for Mamta Development Inc. (“Developer”) who are in the process of developing the Property. They have requested we provide a brief summary and explanation of the common element condominium process and/or phasing of this development. To assist in the process, we have attached a copy a draft plan of subdivision prepared by RPDS Integrated Design Firm (“Draft Plan”).

The plan as we understand it, in summary form, is as follows Please note there are two options on how the Developer may proceed. At this point the first option being the preferred option:

OPTION 1: Two Common Element Condominiums and One Standard Condominium

CEC #1 and Standard Condominium

- The Developer will obtain the approval from the Township to register an eleven (11) block plan of subdivision for the entire Property as illustrated on the Draft Plan. This plan of subdivision is technical in nature as it will be required to permit the further subdivision by reference plan (by way of a bylaw exempting certain parts of the lands from part lot control);
- Block 1 will be the streets and common areas (“Condo Lands”) which will form the common elements of the future common element condominium (“CEC #1”). Blocks 3, 4, 5 & 6 will be the parcels of tied land (“POTLs”) being 31 single detached homes, 32 townhouses to be subdivided further by reference plan. Block 9 will also be a parcel of tied land of CEC #1 and is intended for a future 36-unit standard condominium;



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- The Developer's surveyor will register a reference plan ("R-Plan #1") over Blocks 3, 4, 5 & 6 to further divide them into 63 parts.
- The Township will pass a bylaw-exempting the parts on the R-Plan #1 from the provisions of the Planning Act;
- The Developer's solicitor will register a Transfer from the Developer to the Developer of each of the parts on the R-Plan #1 to obtain individual PINs;
- The Developer will obtain either approval from the Township of the Condominium Plan or exemption to the requirement for the approval and proceed to register the condominium plan and condominium declaration on the Condo Lands and attaching it to the POTLs. The CEC #1 declaration will reserve an access and servicing easement in favour of the Block 2 lands over the common elements of CEC #1; and
- The Developer will then proceed to complete the construction and sales of the POTLs in phases (please note, this is not a phased condominium, the POTLs will all be part of the same CEC #1)
 - Initially they will build and sell 31 single detached homes and 32 townhouses;
 - Secondly, the Developer will obtain approval for a 36-unit standard; and condominium which will be nested as a POTL of CEC #1. It will be its own independent condominium but will participate in CEC #1 and have rights over the common elements of the CEC #1 and obligation to contribute its condominium fees. The development of this standard condominium can occur before or after CEC #2 described below.

CEC #2

- Block 2 will be the streets and common areas ("Condo Lands #2") which will form the common elements of the future common element condominium ("CEC #2"). Blocks 7 & 8 will be the parcels of tied land ("POTLs #2") being 29 townhouses to be subdivided further by reference plan;
- The Developer's surveyor will register a reference plan ("R-Plan #2") over Blocks 7 & 8 to further divide them into 29 parts.
- The Township will pass a bylaw-exempting the parts on the R-Plan #2 from the provisions of the Planning Act;
- The Developer's solicitor will register a Transfer from the Developer to the Developer of each of the parts on R-Plan #2 to obtain individual PINs;
- The Developer will obtain either approval from the Township of the Condominium Plan or exemption to the requirement for the approval and proceed to register the



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condominium plan and condominium declaration on the Condo Lands #2 and attaching it to the POTLs #2;

- The Developer will then proceed to complete the construction and sales of the POTLs #2; and
- CEC #1 & CEC #2 will enter into a shared facility agreement for the joint contribution to the common elements of CEC that will be used by both condominiums.

Block 10 is a 0.3 metre reserve

Block 11 is for road widening purposes

OPTION 2: One Common Element Condominium and One Standard Condominium

- The Developer will obtain the approval from the Township to register an eleven (11) block plan of subdivision for the entire Property as illustrated on the Draft Plan. This plan of subdivision is technical in nature as it will be required to permit the further subdivision by reference plan (by way of a bylaw exempting certain parts of the lands from part lot control);
- Block 1 and 2 will be the streets and common areas (“Condo Lands”) which will form the common elements of the future common element condominium (“CEC”). Blocks 3, 4, 5, 6, 7 & 8 will be the parcels of tied land (“POTLs”) being 31 single detached homes, 61 townhouses to be subdivided further by reference plan. Block 9 will also be a parcel of tied land of CEC and is intended for a future 36-unit standard condominium;
- The Developer’s surveyor will register a reference plan (“R-Plan”) over Blocks 3, 4, 5, 6, 7 & 8 to further divide them into 92 parts.
- The Township will pass a bylaw-exempting the parts on the R-Plan from the provisions of the Planning Act;
- The Developer’s solicitor will register a Transfer from the Developer to the Developer of each of the parts on the R-Plan to obtain individual PINs;
- The Developer will obtain either approval from the Township of the Condominium Plan or exemption to the requirement for the approval and proceed to register the condominium plan and condominium declaration on the Condo Lands and attaching it to the POTLs; and
- The Developer will obtain approval for a 36-unit standard; and condominium which will be nested as a POTL of the CEC. It will be its own independent condominium but will participate in the CEC and have rights over the common elements of the CEC and obligations to contribute its condominium fees.
- Block 10 is a 0.3 metre reserve



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- Block 11 is for road widening purposes

We anticipate the above will assist your understanding of the project, we would be pleased to meet or discuss the matter further should you require additional clarifications.

Yours very truly,

AIN WHITEHEAD LLP

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Encls.