



APPLICATION TO CREATE A CONDOMINIUM

Mail
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 Whitehorse, YT Y1A 2C6

Phone
 867.667.5612

Drop off
 2134 2nd Ave, Whitehorse, YT

Applicant Northern Community Land Trust Society		Client ref # NCLTS 2735	
Contact person Lenore Morris	LTO client # 1000337		LTO account # 1000102
Mailing address 201-4133 4th Avenue	City Whitehorse	Terr./Prov. YT	Postal code Y1A 1H8
Phone 867-456-2326	Email lenore@lenoremorris.com		
Condominium name (e.g., Whitehorse Condominium Corporation No. 95) Whitehorse Condominium Corporation No. ____			
Legal land description(s) related to registration (i.e. lot, block plan or parcel #) Parcel #100105276 or Lot 1096, Whistle Bend Subdivision, Whitehorse, YT, Plan 100043008			

Documents

Documents to be registered	Extra titles	Registration fee
1 If a leasehold condominium (<i>Condominiums on Leasehold Land Regulation</i>) <ul style="list-style-type: none"> ▪ Ground lease (registration prior to application) 		
2 If a phased development condominium (<i>Phased Development Regulation</i>) <ul style="list-style-type: none"> ▪ A statement required to be contained in the declaration that the condominium is a phased development per ss. 4(2) of the Regulation ▪ Phased development disclosure statement prepared by the developer that complies with s.5 of the Regulation <ul style="list-style-type: none"> ▫ Statutory declaration (form 14) ▪ Condominium plan, including as described in ss.7(1) and (2) of the Regulation 		
3 If a converted building condominium (<i>Converted Building Condominium Regulation</i>) <ul style="list-style-type: none"> ▪ A certificate of an approving authority that accompanies the condominium plan, issued following the developer's submission of a building assessment report, per s.3 of the Regulation 		
4 If a bare land condominium (<i>Bare Land Condominium Regulation</i>) <ul style="list-style-type: none"> ▪ Statements required to be contained in the declaration per s.1 of the Regulation 		
5 Condominium Declaration <ul style="list-style-type: none"> ▫ Schedule – Unit entitlement ▫ Schedule – Voting rights 		
6 Condominium plan and Transform Approval Certificate (TAC) <ul style="list-style-type: none"> ▫ Certificates or endorsement of <ul style="list-style-type: none"> – Surveyor – Architect, engineer or a Canada Lands Surveyor – Approving authority 		

Documents to be filed and other documents		Extra titles	Registration fee
1	If a leasehold condominium (<i>Condominiums on Leasehold Land Regulation</i>) <ul style="list-style-type: none"> Ground lease registration number Leasehold condominium agreement or written evidence satisfactory to the Registrar of Land Titles that the relevant public authority approves of the condominium plan. 		
2	If a phased development condominium (<i>Phased Development Regulation</i>) <ul style="list-style-type: none"> If the phased development includes an existing condominium, evidence of consents satisfactory to the Registrar per ss. 8(1) of the Regulation. 		
3	If a converted building condominium (<i>Converted Building Condominium Regulation</i>) <ul style="list-style-type: none"> A statement from the developer, in a form acceptable to the registrar, as to whether the developer has complied with ss.6(1) and (2) of the Regulation regarding tenants' rights and conditional offers for sale of the existing units 		
4	Notice of Bylaws		
5	Notice of First Directors		
6	Notice of Address		
Certificates of title and other services		Extra titles	Registration fee
1	Certified copy of certificate(s) of title		
2	Certified copy of common property certificate(s) of title		
3	Certified copy of common assets certificate(s) of title		
Total Fees		\$	

Personal information in this form is collected under section 15(c)(i) of the *Access to Information and Protection of Privacy Act* (ATIPPA), and under the *Condominium Act, 2015*, the *Land Titles Act, 2015* and the Regulations under both of those Acts, for the purpose of carrying out the activities of the Land Titles Office, such as creating condominiums, registering the title to land and compilation of public registers. ATIPPA does not apply to the information in public registers kept by the Land Titles Office. Any person is entitled to access to the information contained in the public registers and may make copies or extracts of the information. If you have questions related to the collection of this information, contact the Deputy Registrar of Land Titles at 867-667-5612, or toll free, within Yukon 1-800-661-0408, ext. 5612.

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CONDOMINIUM DECLARATION**1. This declaration (the Declaration) is made according to the provisions of the *Condominium Act, 2015* (the Act) and its Regulations, as amended from time to time by:**

Full name(s) of the declarant(s) (developer) as shown on the certificate of title or ground lease

Northern Community Land Trust Society

the registered owner(s) in fee simple or lessees of the parcel that is the subject of this Declaration, as described below (par. 9(1)(b))

2. Legal land description(s) related to registration as shown on the Certificate of TitleParcel #100105276 or
Lot 1096,
Whistle Bend Subdivision,
Whitehorse, YT,
Plan 100043008**3. I/We the declarant(s) intend that a condominium that is governed by the Act be formed regarding the land and buildings shown on the condominium plan (par. 9(1)(c)) and the condominium development is**

- Conventional
- Bare land
- Phased
- Mixed use
- Converted
- Leasehold

4. As required by par. 9(1) of the Act, this declaration includes:

- 4.1 A schedule of unit entitlement that complies with s. 10 of the Act and is marked as Schedule “A.”
- 4.2 A schedule of voting rights that complies with s. 11 of the Act and is marked as Schedule “B.”
- 4.3 A description of a standard unit, if required to do so by the Regulations.
- 4.4 If the application is to create a bare land condominium, the documents respecting the requirements set out in s. 1 of the *Bare Land Condominium Regulation*.
- 4.5 If the application is to create a phased development condominium, a statement that the condominium is a phased development as required by ss. 4(2) of the *Phased Development Condominium Regulation*.
- 4.6 Any other features required by the regulations (par. 9(1)(f) of the Act).

5. Using the existing parcel title value, provide the percentage (or fraction) of the value that should be assigned to

- each unit
- any common property
- any common assets

The total must add up to 100% of the existing parcel value of the parcel that was cancelled to create the condominium. This calculation is only for the purposes of creating the new titles and is not to be used as the calculation for unit entitlement.

Unit number	Assigned value	% of total parcel value
Common property		
Common assets		
	Total = existing parcel value	Total = 100%

6. Declaration

I/We make this declaration as the

- Registered owner(s), or
 Lessee(s) of the parcel(s)

Date of execution
 YYYY / MM / DD

Execution by individual Requires Affidavit of Witness

Signed by the applicant(s) in the presence of:

Signature of witness (if more than one applicant, witness as to both signatures)	Name (print)
Signature of applicant	Signature of applicant
Name (print)	Name (print)

