

To: DECLARANT

From: KRCMAR SURVEYORS LTD.

Re: **Standard Easements for Multi-phase Development  
– Both Stand Alone and as defined under Part XI of the Condominium  
Act, 1998**

Based on our experience the easements listed below are usually required in a multi-phase condominium development:

1. **Support** – both lateral and vertical – especially when the different projects overlap vertically.
2. **Access** – Both vehicular and pedestrian ingress and egress – this easement is for the 'general population' of the condominiums and visitors to the condominiums, not for workmen/trades.
3. **Emergency ingress and egress** for all. Although available at common law some municipalities now require specific mention in the Declaration (Schedule A).
4. **Services** – Installation, maintenance, repair, etc. of services necessary to the operation of the other(s) condominiums and vice-versa.
5. **Access to the services** by repairmen, agents, trades, etc. in order to affect repairs, maintenance, etc.
6. **Right to construct**, reconstruct, maintain, repair the physical structure of the building.

Other easements often overlooked but sometimes required:

7. Temporary Crane Swing – allows crane to swing over the external common elements of a condominium.
8. a) Temporary Construction Easement – allows for the location of tiebacks, hoarding and shoring systems necessary for the construction to the other condominium; storage of construction materials.  
b) Easement for excavating, backfilling, removing and replacing fill and top soil, and undertaking and other works thereon, including the temporary storage and retention of construction equipment and materials thereon.
9. Temporary Construction Access Easement – access for workers, materials, parking etc. to allow building construction in future phase.
10. Easement for Ventilation of the underground parking structure and or the whole building.

Easements for specific utilities/amenities – can be done also by way of Amenity/Service Units:

1. Visitor parking – can have the required visitor spaces for the whole development as opposed to just one phase – don't need to built all of the visitor parking spaces at once.
2. Various amenities from gym to theatre.
3. Services – such as Emergency Generator to Storm Water Retention Tank.