**CARLETON CONDOMINIUM CORPORATION NO.145**

 **(the "Corporation")**

 **CONDOMINIUM RULES**

**respecting ASBESTOS and OTHER HAZARDOUS SUBSTANCES**

 **[Board Resolution dated June 3, 2013]**

Introduction

The following Rules respecting the use of the common elements and units are made to promote the safety, security and welfare of the Owners and of the property or for the purpose of preventing unreasonable interference with the use and enjoyment of the common elements and of other units.

The Corporation may pass additional Rules or amend or delete existing Rules from time to time in accordance with the Condominium Act, 1998.

Definitions

Owner: Shall include Owners, their families, visitors, agents, tenants and occupants of the unit.

Any other words and phrases which are defined in the Condominium Act, 1998 (as amended from time to time), or the Regulations thereunder or any successor thereto (the "Act") shall have ascribed to them the meanings set out in the Act.

**1. Asbestos and Other Hazardous Substances**

**All Owners must practice the following Occupational Health and Safety Act (and Regulations) requirements:**

1.1 All residents are hereby notified that the condominium corporation has received an expert report, which has revealed the presence of certain hazardous substances in certain locations on the common elements and in the units. The attached report is a Designated Substance Survey (the "DSS") prepared by Pinchin Environmental Ltd' and dated April 12, 2013.

1.2 The hazardous substances revealed by the DSS, and their locations, are shown in the attached report.

1.3 The expert has advised that the hazardous substances do not represent a health risk as long as they remain in good condition and are not disturbed (for example, during repair or maintenance work in the area in question).

1.4 The expert has also provided, in the DSS, several recommendations with respect to the handling of asbestos-containing materials during any work performed on the property

1.5 As required by Regulation 278105 under the *Ontario Occupational Health and Safely Act*, the Corporation has prepared and implemented the Asbestos Management Plan to handle asbestos present on the property on an on-going basis.

1.6 Pursuant to the Asbestos Management Plan, and according to the Ontario *Occupational Health and Safety Act* (and Regulations), all residents are required to:

(a) advise any workers employed by the resident of the information contained in the DSS;

(b) advise any workers employed by the residents of the contents of the Corporation's above-noted Asbestos Management Plan; and

(c) ensure that all workers employed by the resident to undertake any work which may disturb asbestos-containing materials have received the appropriate-training to undertake such work, in accordance with the Ontario *Occupational Health and Safely Act* (and Regulations), and undertake all such work in accordance with the Asbestos Management Plan.