Province of Ontario

Document General

Form 4 - Land Registration Reform Act

D

FOR OFFICE USE ONLY

YR. 321 3248
CERTIFICATE OF RECEIPT
CERTIFICAT DE RÉCÉPISSÉ
FEB 24 2021
YORK REGION
No. 65
LAND REGISTRAR REGISTRATEUR

(1) Registry ☐ Land Titles ☒

(2) Page 1 of 5 pages

(3) Property Identifier(s)

Block	Property
29149	0001
29149	0587, inclusive

Additional: See Schedule ☒

(4) Nature of Document

By-Law No. 7
(Pursuant to Section 56 of the Condominium Act, 1998)

(5) Consideration

Dollars $

(6) Description

All Units and common elements comprising the property in York Region Condominium Plan No. 616 together with their appurtenant common interest
Town of Richmond Hill
Land Titles Division of York Registry Office (No. 65)

New Property Identifiers

Additional: See Schedule ☐

Executions

Additional: See Schedule ☐

(7) This Document Contains (a) Redescription New Easement Plan/Sketch ☐ (b) Schedule for: Description ☐ Additional Parties ☐ Other ☐

(8) This Document provides as follows:

SEE SCHEDULE FOR BY-LAW NO. 7 AND CERTIFICATE.

Continued on Schedule ☐

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature Y	M	D
YORK REGION CONDOMINIUM CORPORATION NO. 616	Per:	2021	02	19
by its solicitors, Deacon Spears Fedson + Montizambert	Michael A. Spears			

(11) Address for Service c/o Deacon Spears Fedson + Montizambert, 2900-2300 Yonge St., Toronto, ON M4P 1E4

(12) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature Y	M	D

(13) Address for Service

(14) Municipal Address of Property

MULTIPLE

(15) Document Prepared by:

Deacon, Spears, Fedson + Montizambert
2900 - 2300 Yonge Street
Box 2384
Toronto, ON
M4P 1E4

FOR OFFICE USE ONLY

Fees and Tax	
Registration Fee	
Total	

CERTIFICATE IN RESPECT OF A BY-LAW
(Under subsection 14 (1) of Ontario Regulation 48/01 and subsection 56 (9) of the *Condominium Act, 1998*, and referred to in subsection 38 (1) of Ontario Regulation 49/01)

YORK REGION CONDOMINIUM CORPORATION NO. 616 (known as the "**Corporation**") certifies that:

1. The copy of By-law Number 7 attached as Schedule A, is a true copy of the By-law.

2. The By-law was made in accordance with the *Condominium Act, 1998.*

3. ☐ The owners of a majority of the units of the Corporation have voted in favour of confirming the by-law with or without amendment.

   ☑ The majority of the owners present or represented by proxy at a meeting of owners have voted in favour of confirming the by-law with or without amendment.

DATED this 2ND day of February, 2021.

YORK REGION CONDOMINIUM CORPORATION NO. 616

Per: _____
Signature:
Print Name: S. HERRNSDORF
Title: PRESIDENT

Per: _____
Signature:
Print Name: John H. Martin
Title: Secretary

We have the authority to bind the Corporation.

YORK REGION CONDOMINIUM CORPORATION NO. 616

(the "Corporation")

BY-LAW NO. 7

A BY-LAW TO AUTHORIZE ELECTRONIC ATTENDANCE AND VOTING BY UNIT OWNERS

WHEREAS the Board of Directors (the "**Board**") has determined that it is desirable and/or in the interests of health and safety to permit owners to attend and vote at owners meetings by telephonic and electronic means;

AND WHEREAS section 56(1)(q) of the Condominium Act, 1998 (the "Act") provides that the Board may make a by-law for purposes prescribed by regulation;

AND WHEREAS section 14(p) of General Regulation 48/01 under the Act provides that such prescribed purpose includes governance of the manner in which an owner or a mortgagee may be present at a meeting of owners or represented by proxy;

AND WHEREAS section 52(1.1) of the Act defines "telephonic or electronic means" as any means that uses the telephone or any other electronic or other technological means to transmit information or data, including telephone calls, fax, e-mail, automated touch-tone telephone system, computer or computer networks;

AND WHEREAS section 52(1)(b)(iii) of the Act provides for votes being cast by a recorded vote that is indicated by telephonic or electronic means, if the by-laws so permit;

AND WHEREAS section 56(1)(c.1) of the Act provides that the Board may by resolution, make a by-law to govern the methods permitted for holding a recorded vote as permitted under clause 52(1)(b) of the Act;

NOW THEREFORE BE IT ENACTED as By-law 7 of the Corporation as follows:

1. Owners meetings may be held by telephonic, electronic or any other technological means that transmits information or data, including telephone calls, electronic mail, automated touch-tone telephone system, computer or computer networks that the Board may, by resolution, decide the Corporation may use for the purposes of the Act provided same allows the owners to participate concurrently.

2. Attendance at owners meetings by one of the means described in clause 1 of this By-Law shall count towards the quorum requirements for the meeting as if present in person.

3. For any vote or recorded vote and all questions under consideration, votes may be cast at meetings of owners by any of these methods:

    a. a show of hands;

    b. in person;

    c. by proxy; or

    d. by any telephonic or electronic means ("Electronic Voting") approved by the Corporation's Board of Directors.

4. In clause 3 of this By-law, "Electronic Voting" refers to any means, subject to its conformity to the requirements of the Act, that uses the telephone or any other electronic or other technological means to transmit information or data, including telephone calls, fax, e-mail, automated touch-tone telephone system, computer or computer networks (an "E-voting system").

5. An E-voting system may be used to vote on any question that comprises the subject of a vote at a meeting of owners, inclusive of questions to vote in favour of a candidate for election to the Board of Directors and in favour of or against any question under consideration at the meeting of owners.

6. Every vote cast by means of an E-voting system shall comprise a ballot for purposes of the Corporation's records, and for the purposes of any recorded vote that may be conducted at a meeting of owners.

7. Only an owner of a unit, as defined in section 51(1) of the Act, may cast a vote by an E-voting system. No owner may authorize a person, other than an agent if the owner is not an individual, to cast a vote on behalf of the owner by means of an E-voting system.

8. Ballots cast by means of an E-voting system cease to be valid after the completion of the meeting of owners. The Corporation will retain all such ballots for the period prescribed under paragraphs 16 and 17 of section 13.1(2) of Ontario Regulation 48/01.

9. If a third party system does not have a quorum only option, ballots cast by means of an E-voting system are to be counted towards quorum at any meeting of owners, regardless of whether the ballot was used to vote on any question before the meeting.

10. An E-voting system approved for use at a meeting of owners shall be managed by a third party who bears no relation to the Corporation, except pursuant to the third party's contract in that regard.

11. Any person who administers an E-voting system approved for use at a meeting of owners shall:

    a. validate the identity of an owner who votes by means of the system, and validate every ballot cast by means of the E-voting system, to ensure the ballot is securely received and not tampered with during transmission;

    b. provide, to the owner who casts a ballot by means of the E-voting system, an electronic receipt in evidence of the vote or votes thereby cast.

12. All ballots cast by means of an E-voting system shall be tabulated by the E-voting system and delivered to the Corporation. None of the ballots so delivered may identify the manner in which the owner voted on any question.

13. An E-Voting system approved for use at a meeting of owners must provide the aggregate results for all owners who have voted via the E-voting system.

14. The invalidity of any part of this by-law shall not impair or affect in any manner the validity and enforceability or effect of the balance thereof.

The foregoing By-Law is hereby passed by the Directors and confirmed by the owners pursuant to the Act.

JMM

DATED at the City of Richmond Hill this 29TH day of JANUARY, 2020.

YORK REGION CONDOMINIUM CORPORATION NO. 616

Per:

Print Name: S. HERRNSDORF

"I have authority to bind the Corporation"

PRESIDENT

Print Title:

Per:

Print Name: John H. Martin

"I have authority to bind the Corporation"

Secretary

Print Title: