Province of Ontario

Document General

Form 4 - Land Registration Reform Act

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AT 511959
CERTIFICATE OF RECEIPT
RÉCÉPISSÉ
TORONTO (66)

DEC 30 2020 16:28

LAND REGISTRAR

FOR OFFICE USE ONLY

New Property Identifiers — Additional: See Schedule ☐

Executions — Additional: See Schedule ☐

(1) Registry ☐ Land Titles ☒

(2) Page 1 of 4 pages

(3) Property Identifier(s)

Block	Property
76166	0001 to
76166	1275, inclusive

Additional: See Schedule ☒

(4) Nature of Document

Condominium Bylaw No. 7 (Condominium Act 1998)

(5) Consideration

Dollars $

(6) Description

All Units and common elements comprising the property included in Toronto Standard Condominium Plan No. 2166 together with its appurtenant common interest City of Toronto Land Titles Division of the Toronto Registry Office (No. 66)

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

(8) This Document provides as follows:

SEE CERTIFICATE AND BY-LAW NO. 7 ATTACHED.

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
TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2166	Per:	2020	12	30
by its solicitors, Deacon, Spears, Fedson + Montizambert	Michael Spears			

(11) Address for Service c/o Solaris 2, Management Office, 100 - 135 Village Green Square, Toronto, Ontario M1S 0G4

(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:

condo by-laws

Decon, Spears, Fedson + Montizambert
2900 - 2300 Yonge Street
P.O. Box 2384
Toronto, Ontario
M4P 1E4

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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)

Condominium Act, 1998

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2166 (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.

4. ☐ The by-law is a joint by-law made under section 59 of the *Condominium Act, 1998* and is not effective until the corporations that made it, being ....., have each registered a copy of the joint by-law in accordance with subsection 56 (9) of the *Condominium Act, 1998.*

DATED this 17TH day of DECEMBER 2020.

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2166

Per: _____
Name: Samir Hussain
Title: President

Per: _____
Name: Rakhee Kotecha.
Title: Secretary

We have the authority to bind the Corporation.

SCHEDULE A

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2166
BY-LAW NO. 7

MEETINGS OF OWNERS AND VOTING VIA TELEPHONIC OR ELECTRONIC MEANS
Pursuant to subsection 52(1)(b)(iii) of the *Condominium Act, 1998* and subsection 14(0.1)(p) of Ontario Regulation 48/01 made under the *Condominium Act, 1998*

WHEREAS:

A. The board of directors may, by by-law, authorize Toronto Standard Condominium Corporation No. 2166 (the **"Corporation"**) to allow votes at meetings of owners to be cast by a recorded vote that is indicated by way of telephonic or electronic means in accordance with subsection 52(1)(b)(iii) of the *Condominium Act, 1998* (the ***"Act"***); and,

B. The board of directors may, by by-law, govern the manner in which an owner or a mortgagee may be present at a meeting of owners or represented by proxy in accordance with subsection 14(0.1)(p) of Ontario Regulation 48/01 made under the *Act*.

NOW THEREFORE By-law No. 1 of the Corporation shall be amended by this By-law No. 7 of the Corporation, as follows:

1. **By deleting section 4.13 Conduct of Meetings and Method of Voting, and replacing it with the following:**

4.13 <u>Conduct of Meetings, Method of Attendance and Method of Voting</u>

(a) Conduct of Meetings

At any meeting of owners, the president of the Corporation (or to whomever the president may delegate the responsibility) or failing him/her, the vice-president, or failing him/her, some other person appointed by the board or failing such appointment, such other person elected at the meeting shall act as chairperson of the meeting and the secretary of the Corporation shall act as secretary of the meeting or, failing him/her, the chairperson shall appoint a secretary.

(b) Method of Attendance

(1) Electronic Meetings of Owners

The board of directors may, by resolution of the board, determine that any annual general or special meeting of owners be attended by owners, mortgagees and any other persons entitled to attend the meeting, by telephonic or electronic means, referred to as an "Electronic Meeting of Owners" and may specify the telephonic or electronic means of attending the meeting.

(2) Combined Electronic/In-person Meetings of Owners

The board of directors may, by resolution of the board, determine that any annual general or special meeting of owners be attended by owners, mortgagees and any other persons entitled to attend the meeting, either in person or by telephonic or electronic means, referred to as a "Combined Electronic/In-person Meeting of Owners" and may specify the telephonic or electronic means of attending the meeting.

(3) In-person Meetings of Owners

The board of directors may, by resolution of the board, determine that any annual general or special meeting of owners be attended by owners, mortgagees and any other persons entitled to attend the meeting in person only.

(4) Representation by Proxy

Notwithstanding anything above in this by-law, owners and mortgagees shall be entitled to be represented at any meeting of owners by proxy.

(5) Electronic Attendance

An owner or a mortgagee who, personally or by proxy, votes at the meeting by telephonic or electronic means or establishes a communications link to the meeting shall be deemed to be present at the meeting or represented by proxy, as the case may be.

(c) Method of Voting

(1) At any annual general or special meeting of owners, any question shall be decided by a show of hands or on a recorded vote, which may be requested by a person entitled to attend such meeting as aforesaid either before or promptly after the vote. Unless a recorded vote is so requested, a declaration by the Chairperson that such question has by the show of hands been carried is prima facie proof of the fact, without proof of the number of votes recorded in favour of, or against, any such question. A demand for a recorded vote once given may be withdrawn. Notwithstanding the above, the voting for the election of directors shall be by recorded vote only.

A recorded vote may be:

(i) marked on a ballot cast personally or by proxy;
(ii) marked on an instrument appointing a proxy; or,
(iii) indicated by telephonic or electronic means.

"telephonic or electronic means" means 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.

(2) The board of directors may, by resolution of the board, specify the telephonic or electronic means of indicating a recorded vote at any annual general or special meeting of owners.

2. **Other Electronic Meeting Procedures:** During any Electronic Meeting of Owners or Combined Electronic/In-Person Meeting of Owners, the Chairperson shall have the discretion to establish such meeting procedures as may be necessary to facilitate electronic registration, attendance, and voting, notwithstanding anything else in By-law No. 1 to the contrary.

3. **Definitions:** All terms used in this by-law shall have the meaning ascribed to them in the *Act*, as amended, or any successor legislation.

4. **Headings:** The headings in the body of this by-law form no part hereof but shall be deemed to be inserted for convenience of reference only.

5. **Statutory References:** Any references to a section or sections of the *Act* in this by-law shall be read and construed as a reference to the identical or similarly appropriate section or sections (as the case may be) of any successor legislation.

The forgoing by-law is hereby enacted as By-law No. 7 of Toronto Standard Condominium Corporation No. 2166, said by-law having been passed by the board of directors on the 3rd day of December, 2020, and duly approved by the majority of owners present or represented by proxy at a meeting of owners voting in favour of confirming it on the 24th day of November, 2020, without variation, pursuant to the provisions of the *Act*.