Province of Ontario

Document General

Form 4 — Land Registration Reform Act

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TSCC 2322 bylaw 13

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Number: AT597962E
CERTIFICATE OF RECEIPT

#80
Office

Land Registrar

FEB 02 2022 @ 12:56

(1) Registry ☐ Land Titles ☒

(2) Page 1 of 5 pages

(3) Property Identifier(s) Block Property
76322-0001 - 76322-3364 inclusive

Additional: See Schedule ☐

(4) Nature of Document
By-law No. 13 (Condominium Act, 1998)

(5) Consideration

Dollars $

(6) Description
All units and common elements comprising the property included in Toronto Standard Condominium Plan No. 2322, City of Toronto, Land Titles Division of Toronto (No. 66), together with its appurtenant common interests

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 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
TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2322 by its solicitor, Denise Lash		2022	02	01
	Denise Lash			

(11) Address for Service c/o Management Office, 75 East Liberty Street, Toronto, ON M6K 1L4

(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:
Lash Condo Law
225 Richmond Street West
Suite 200
TORONTO, Ontario
M5V 1W2

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Fees and Tax	
Registration Fee	77.35
Total	77.35

Document prepared using *The Conveyancer*

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. 2322 (known as the **"Corporation"**) certifies that:

1. The copy of By-law No. 13 attached is a true copy of the By-law.

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

3. 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 30 day of December 2021.

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2322

Per: _____
Secretary

Per: _____
President

We have authority to bind the Corporation.

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TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2322
(THE "CORPORATION")

A BY-LAW AUTHORIZING ELECTRONIC OWNERS MEETINGS AND ELECTRONIC VOTING

RECITALS:

(a) **WHEREAS** the *Condominium Act, 1998* (the "**Act**") and Ont. Reg 48/01 (the "**Regulation**") provide that the board of directors may, by by-law, authorize and govern the manner in which owners and mortgagees may attend and vote at an owners meeting by electronic means;

(b) **AND WHEREAS** the following sections of the Act and Regulation are pertinent to the passing of this By-law:

(1) Subsection 52(1)(b)(iii), Subsection 52(1.1), Subsection 56(1)(c.1), and Subsection 56(10)(a) of the Act

(2) Subsection 14(0.1)(p) and Subsection 14(2) of the Regulation;

(c) **AND WHEREAS** pursuant to Subsection 56(10)(a) of the Act and Subsection 14(2) of the Regulation this By-law can be passed by the majority of owners present or represented by proxy at a meeting of owners;

(d) **AND WHEREAS** the board of directors have determined it is desirable to permit owners to attend and vote at owners meetings by electronic means;

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

Electronic Meetings of Owners

1. A meeting of owners may take place, in whole or in part, by teleconference, web-conference, or any other telephonic or electronic means or any other technological means permitting the transmission of information or data (a "**Virtual Meeting**"), provided that such Virtual Meeting meets the following requirements:

(a) The platform used for the Virtual Meeting shall allow for a reliable identification and registration of those participating in the meeting of owners and for a reliable determination of whether quorum has been met;

(b) The platform used for the Virtual Meeting shall be capable of generating a reliable record confirming which units attended the Virtual Meeting;

(c) The platform used for the Virtual Meeting shall grant all those attending the ability to have real-time participation and shall permit them to reasonably and adequately observe the Virtual Meeting (including the votes cast by show of hands and questions posed by Owners) and communicate, in real-time, in a manner similar to the manner in which an attendee may participate and communicate at a meeting in person; and

(d) All Owners attending the Virtual Meeting shall have access, in real time, or as soon as reasonably possible thereafter during the meeting, to all substantive questions posed to the Corporation and answers given.

2. Owners and mortgagees (collectively, "**Owners**") shall be permitted to attend a meeting of owners and shall count towards quorum when in attendance by any of the following means:

(a) In person;

(b) By proxy;

(c) By electronic ballots or electronic voting, where utilized by the Corporation as set out in the notice of meeting and whether cast in advance of the meeting, or at the meeting; or,

(d) By teleconference, web-conference, any other telephonic or electronic means or any other technological means permitting the transmission of information or data, where utilized by the Corporation as set out in the notice of meeting.

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3. Owners who wish to be present at a Virtual Meeting by proxy shall provide a duly executed proxy in the manner and within the period of time set out in the notice of meeting.

4. A Virtual Meeting shall be deemed to be held at the place set out in the notice of meeting or, failing which, at the Corporation's address for service.

5. If the Corporation makes available to Owners a platform by which Owners are able to participate by way of a Virtual Meeting, an Owner or proxyholder may be present at such meeting by following the steps set out in the notice of meeting and which are necessary to attend such meeting.

6. Where the notice of meeting sets out that a Virtual Meeting is to be held, attendance through any electronic or telephonic means shall be deemed to be "in person" attendance.

Electronic voting

7. Notwithstanding any provision in the Corporation's declaration or by-laws with respect to the methods permitted for holding a vote or a recorded vote, votes for all questions proposed for consideration of the Owners at a meeting of owners may be cast by:

(a) a show of hands, personally or by proxy, or

(b) by a recorded vote that is:

(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 if the Corporation makes available to Owners a medium by which Owners are able to cast a recorded vote by telephonic or electronic means (the "**e-voting system**");

8. Votes cast using the e-voting system shall be deemed a ballot (the "**e-ballot**") for the purpose of any vote conducted at the meeting for which the e-ballot was cast.

9. All question(s) proposed for consideration through the e-voting system will provide the opportunity to vote in favour or against such question(s) and/or in favour of or against each candidate for election and/or removal to/from the board of directors.

10. Voting using the e-voting system shall be open from the date the notice of meeting is sent, to the date of the meeting. The voting period shall be closed at the time set out in the notice of meeting or, in the absence of a period of time set out in the notice of meeting, at the conclusion of the applicable voting period at the meeting, as determined by the chair.

11. The e-ballot shall be submitted in the manner set out in the notice of meeting.

12. All Owners otherwise entitled to vote shall be entitled to vote electronically regardless of whether they attend the owners meeting.

13. The e-ballot is valid only for one meeting of owners (and any adjournment of the meeting) and expires automatically after the completion of the meeting of owners (or completion of the adjourned meeting, as applicable).

14. Only an Owner of a unit entitled to vote may cast an e-ballot and the e-voting system shall not authorize another person to cast votes on behalf of an Owner, except where an Owner entitled to vote has granted their authority to a proxyholder to cast votes on their behalf.

15. The e-voting system shall validate and authenticate the identity of the Owner, or in the case of a proxyholder, the identity of the proxyholder and shall allow for the voting results to be preserved as a record of the Corporation.

16. The e-voting system shall authenticate the validity of each electronic vote to ensure that the vote is not altered in transit.

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17. For the purpose of reporting and generating a report on the results of a vote, the e-voting system shall separate any authentication or identifying information of the voter from the e-ballot, keeping the vote secret and confidential.

18. The e-voting system shall produce an electronic receipt for each voter who casts an e-ballot, which shall include the specific vote cast, and the date and time of submission (the "**Receipt**"). The e-voting system will retain an electronic record of the vote cast as well as of the time and date the e-ballot was cast.

19. An electronic report automatically generated by the e-voting system which tabulates votes may be relied upon and counted by the scrutineers, the chairperson, and/or the person/entity appointed by the chairperson at a meeting of owners for the purpose of tabulating votes for all questions that were the subject of an electronic vote (the "**Electronic Voting Record**").

20. The Electronic Voting Record shall be deemed to be a ballot for the purpose of the Corporation's obligation to maintain records pursuant to the Act.

Presence at meeting and quorum

21. An Owner who attends a Virtual Meeting or casts an e-ballot (whether cast in advance of the meeting, or at the meeting) and who is not otherwise present at the meeting of owners shall be deemed to be present and shall be counted towards quorum as if such Owner were present at the meeting.

Inconsistencies/Conflicts

22. If any provision in the Corporation's by-laws is inconsistent with the provisions of this By-law, the provisions of this By-law prevail and such other by-law(s) shall be deemed to be amended accordingly.

DATED at Toronto, on December 30th, 2021

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2322

Per: _____
Secretary

Per: _____
President

We have authority to bind the Corporation.

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