Province of Ontario

Document General

Form 4 - Land Registration Reform Act

D

FOR OFFICE USE ONLY

Number/Numéro PR3659296

CERTIFICATE OF RECEIPT
CERTIFICAT DE RÉCÉPISSÉ

JUN 0 2 2020 12:27

PEEL (43) BRAMPTON

Land Registrar
Registrateur

New Property Identifiers

Additional: See Schedule ☐

Executions

Additional: See Schedule ☐

(1) Registry ☐ **Land Titles** ☒

(2) Page 1 of 8 pages

(3) Property Identifier(s) Block Property

20008-0001 to 20008-0931 (LT)

Additional: See Schedule ☐

(4) Nature of Document

By-Law No. 10 (The Condominium Act, 1998)

(5) Consideration

Dollars $

(6) Description

All Units and Common Elements comprising the property included in Peel Standard Condominium Plan No. 1008
City of Mississauga
Region of Peel
Land Titles Division of Peel (No. 43)

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

(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
Peel Standard Condominium Corporation No. 1008 (Applicant) by its solicitors, Elia Associates Professional Corporation	Per: Richard Elia	2020	05	28

(11) Address for Service c/o Elia Associates Professional Corporation, 5141 Steeles Avenue West, Toronto, ON M9L1R5

(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

2560 Eglinton Avenue West
Mississauga, ON L5M 0Y3

(15) Document Prepared by:

Richard Elia
Elia Associates Professional Corporation
5141 Steeles Avenue West
Toronto, ON M9L1R5

FOR OFFICE USE ONLY

Fees and Tax	
Registration Fee	
Total	

CERTIFICATE IN RESPECT OF A BY-LAW

(Under subsection 56(9) of the Condominium Act, 1998)

PEEL STANDARD CONDOMINIUM CORPORATION NO. 1008 (known as the "Corporation") certifies that:

1. The Copy of By-Law Number 10, attached, 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.

IN WITNESS WHEREOF, the Corporation has affixed its corporate seal attested by the hand of its duly authorized officers this 1 day of May, 2020.

PEEL STANDARD CONDOMINIUM CORPORATION NO. 1008

Per: _____

Name: Navnit Jain

Title: President

Per: _____

Name: Tamika Mark-Gail

Title: Secretary

I/we have authority to bind the Corporation

Schedule "A"

BY-LAW NO. 10
PEEL STANDARD CONDOMINIUM CORPORATION NO. 1008
(the "Corporation")

A By-law Governing Directors and Officers

WHEREAS sub-sections 56(1) and (2) of the *Condominium Act, S.O. 1998, c.19* and any amended or successor legislation (the "Act") provides that a board may pass a by-law to govern the number, qualification, disqualification, nomination, election ,resignation, removal, term of office of directors and to regulate board meetings, the form of board meetings and the quorum and functions of the board;

AND WHEREAS sub-section 56((d) of the Act provides that a board may pass a by-law to govern the appointment, remuneration, functions, duties, resignation and removal of officers.

NOW THEREFORE BE IT ENACTED as a by-law of the Corporation by resolution of the Board of Directors, as follows:

1. Articles VI and VII of By-law No. 1 are hereby repealed and replaced with the following:

"ARTICLE VI - Board of Directors

Duties

1. The affairs of the Corporation shall be managed by the Board. The Board shall have the obligation to perform all of the duties of the Corporation, but may, by resolution, delegate certain specific duties to the Property Manager or to an officer of the Corporation.

Number of Directors and Quorum

2. The number of directors shall be five (5) of whom three (3) shall constitute a quorum for the transaction of business at any meeting of the Board. Notwithstanding vacancies, the remaining directors may exercise all the powers of the Board so long as a quorum of the Board remains in office.

Qualifications

3. No person shall be elected as a director if:

   a. the person is not an individual;

   b. the person is under eighteen (18) years of age;

   c. the person has the status of bankrupt;

   d. the person is incapable of managing property within the meaning of the *Substitute Decisions Act, 1992* or the *Mental Health Act*;

   e. the person has been found to be incapable by any court in Canada or elsewhere;

   f. the person has not complied in writing with the prescribed disclosure obligations within the prescribed time as required under the Act or by Board resolution or has failed to notify the Corporation in writing of any change to same prior to the election taking place;

   g. the person owns a unit against which a certificate of lien is registered, pursuant to the *Condominium Act* at the time of the person's election;

   h. the person does not own a residential unit and/or the person is not an officer of a corporate residential unit owner, and that person does not live in the residential unit. For the purpose of this sub-section and section 44 of the Declaration, to "live in" a residential unit is determined by reference to any form of government identification or utility invoice showing the residential unit as the person's address. A person can have a multiple residences;

   i. the person is a party to litigation, mediation and/or arbitration against the Corporation;

   j. the person is an employee of the Corporation;

   k. the person is employed by or has contracted with the Corporation, either directly or indirectly, either in person or through a non-arm's length entity;

l. the person owns and resides in a unit which is resided in by another director such that same would result in more than one (1) person per unit being a member of the Board; or

m. the person holds a position on the board of directors of any other condominium corporation or co-operative corporation.

Disqualifications

4. A person immediately ceases to be a director if:

a. the person owns a unit against which a certificate of lien has been registered and the person does not obtain a discharge of the lien within 90 days of the registration of the lien;

b. the person fails to attend three (3) Board meetings in any given year and is unable to provide an explanation for his/her absence satisfactory to the Board, acting reasonably;

c. the person has not completed the prescribed training within the prescribed time in accordance with the Act;

d. the director breaches the Board Members' Code of Ethics and/or Code of Conduct as may be approved by the resolution of the Board from time to time;

e. the person has tendered his/her resignation;

f. the person dies;

g. the director breaches the confidentiality provisions in Article VI (12) herein; or

h. the director no longer meets the qualifications in Article VI 3(c), (d), (e), (f) (h), (j), (k) or (m) herein.

Litigation, Mediation and/or Arbitration

5. Where the director, a member of the director's household or family, or a corporation in which the director is an officer, director, shareholder or employee, is a party to litigation, mediation and/or arbitration against the Corporation:

a. the director shall not be present for any portion of meeting where the litigation, mediation and/or arbitration is discussed and shall not participate in any decision with respect thereto; and

b. separate minutes shall be kept for the portion of the meeting where the issues of litigation, mediation and/or arbitration are discussed. These minutes shall not be available to those persons set out in clause 5(a).

Consent

6. No election or appointment of a person as a director shall be effective unless the person was present at the meeting and did not refuse to act as a director or, where the person was not present at the meeting, the person consented to act as a director in writing before the person's election or appointment or within ten (10) days thereafter.

Election and Term

7. Subject to the Act,

a. directors of the Corporation shall be elected in rotation and shall be eligible for re-election;

b. For the purpose of transitioning from three (3) directors to five (5), at the first Annual General Meeting coming into effect after this by-law comes into effect, the Owners shall elect one (1) person to match each of the non-owner-occupied positions;

c. the directors may continue to act until their successors are elected;

d. if any director(s) resign or are removed from the Board prior to the expiration of his/her/their respective term(s), and are replaced at a meeting of Owners, the person(s) receiving the greatest number of votes shall complete the longest remaining term or terms of the resigning/removed director(s);

e. at each annual meeting thereafter a number of directors equal to the number of directors retiring in such year shall be elected for a term of three (3) years;

f. where directors are elected by acclamation, the directors shall, at their first meeting, determine the distribution of terms; and

g. directors may be removed before the expiration of their term in accordance with the procedure set forth in the Act.

Filling Vacancies

8. If a vacancy on the Board occurs, other than by way of removal by the Owners or as a result of the number of directors being increased, provided a quorum of the Board remains in office, the remaining members of the Board may appoint any person qualified to be a member of the Board to fill the vacancy until the next annual meeting at which time the vacancy shall be filled by election of the Owners.

Calling of Meetings

9. Meetings of the Board shall be held according to the following:

   a. from time to time at such place and at such time and on such day as either the President, or any two (2) directors may determine, and the Secretary shall call meetings when directly authorized by the President or by any two (2) directors; and

   b. notice of any meeting shall be given personally, by ordinary prepaid mail, courier delivery, electronic communication, facsimile or by telephone to each director not less than forty-eight (48) hours (excluding any part of a Sunday or of a holiday as defined by the federal *Interpretation Act* for the time being in force) before the time when the meeting is to be held, save that no notice of a meeting shall be necessary if all the directors are present or if those directors who are absent waive notice of or otherwise signify in writing their consent to the holding of such meeting.

Regular Board Meetings

10. The Board may by resolution appoint a day or days in any month or months for regular meetings at a place and hour to be named. A copy of the resolution of the Board fixing a place and time of regular meetings of the Board shall be given to each director after being passed, either by delivering same to director's unit or at the mail box for the unit, or by sending it by ordinary prepaid post, but no other notice shall be required for any such regular meeting. Any food or refreshments made available at Board meetings at the cost of the Corporation shall not constitute remuneration of directors as described in the Act.

Meetings by Teleconference

11. A meeting of the directors may be held or convened by way of teleconference or other form of communication system that allows all of the directors to participate concurrently and to communicate with each other simultaneously and instantaneously, provided that all of the directors participating in the meeting held or convened by such means have consented thereto, and director(s) so participating in any such meeting held or convened by such means shall be deemed (for the purposes of section 35(5) of the Act and this by-law) to be present at such meeting. The Board may secure the required consent, in a manner that is continuing and enduring by resolution signed by every director, confirming his/her individual consent, in advance, to have meetings of the Board conducted in the manner contemplated herein, without the necessity of requiring new consents prior to each and every meeting, provided that such resolution (and the standing consent referred to therein) shall be automatically rendered ineffective from and after (but not prior to) the delivery to the Board by any director of a written notice revoking his/her consent to such resolution.

Confidentiality

12. All matters discussed at a meeting of the Board, including all documents and information, are strictly privileged and confidential and may not be disclosed to any person (including a spouse) unless such information or documentation is determined by the Board in writing or as evidenced by the minutes of the Corporation, not be privileged and confidential. The duty not to disclose information extends to all information obtained as a result of a director's position on the Board.

Declaration of Interest

13. It shall be the duty of every director of the Corporation who is in any way, whether directly or indirectly, interested in a contract or arrangement or proposed contract or arrangement with the Corporation to disclose such interest and to not be present during the discussion at the meeting, vote or be counted towards quorum on a vote in respect of such interest. The Board shall, prior to voting on any contract in which another director is interested, obtain at least two (2) other independent bids from other contractors to supply or provide the same supplies or services to the Corporation.

Conflict of Interest

14. Any information gained, including but not limited to any information respecting units, unit owners, tenants and/or residents, as a result of a director's position on the Board, may not be used for personal benefit, whether monetary or otherwise.

15. Notwithstanding sections 40 and 41 of the Act, no Director or Officer shall be employed by or contract with the Corporation, directly or indirectly, personally or on behalf of a non-arm's length entity. Breach of this condition will result in that person:

    a) being disqualified as a Director;

    b) being deemed in contravention of the Standard of Care of directors and officers pursuant to section 37 of the Act; and

    c) being accountable to the Corporation and/or its Owners for any profit(s) or gain(s) realized from the contract(s) or transaction(s).

Protection of Directors and Officers

16. No director or officer of the Corporation shall be personally liable for:

    a. the acts, omissions, neglect or default of any other director or officer;

    b. any loss or expense happening to the Corporation through the insufficiency or deficiency of title to any property acquired by order of the Board for or on behalf of the Corporation;

    c. the insufficiency or deficiency of any certificate or instrument in or upon which any of the monies of the Corporation shall be invested, provided always that the investment certificate or instrument conforms with the provisions of the Act;

    d. any loss or damage arising from the bankruptcy, insolvency or tortious act of any person with whom any of the monies, certificates, term deposits, instruments, property or effects of the Corporation shall be deposited;

    e. any loss occasioned by an error of judgment or oversight on his/her part provided the Board member has acted in accordance with his/her obligations and duties pursuant to the Act; or

    f. any other loss, damage or misfortune whatever which shall happen in the execution of the duties of his/her office or in relation thereto, unless the same shall happen through his/her own dishonest or fraudulent act(s) or failures to act, failing to act in good faith, or wilful misconduct.

Indemnity of Directors and Officers

17. Subject to the provisions of the Act, and unless the same shall happen through his/her own dishonest or fraudulent act or acts, bad faith, or wilful misconduct, every director or officer of the Corporation and his/her heirs, executors, and successors, respectively, shall from time to time and at all times be indemnified and saved harmless out of the proceeds of insurance or the funds of the Corporation from and against all costs, charges and expenses whatsoever which such director or officer sustains or incurs in or about any action, suit or proceeding which is brought, commenced or prosecuted against him or her for or in respect of any act, deed, matter or thing whatsoever made, done or permitted by him or her in or about the execution of the duties of his/her office.

Minutes

18. While the Corporation may produce, circulate and/or maintain minutes of any meeting that contain a more detailed narrative description of the proceeding at any meeting of directors, the Corporation shall prepare and maintain a minute record of each meeting which records the following information:

    a. the date, time and place of the meeting;

    b. those present in person and by proxy at the meeting;

    c. the identity and method of appointment of the Chair and the Secretary of the meeting;

    d. confirmation of the due calling of the meeting;

    e. confirmation of a quorum;

    f. the disposition of each agenda item including confirmation of the moving, seconding (where necessary) and the disposition of every motion made and vote held pursuant to the agenda;

    g. confirmation of the moving, seconding (where necessary) and disposition of every other motion made at the meeting;

    h. adjournment of the meeting; and

    i. certification of the Secretary and Chair of the meeting.

Consents

19. Any consent required under the provisions of the Act, the Declaration, the By-laws or the Rules shall be given by the Board in writing after a resolution for same has been passed and recorded in the minutes of the Corporation.

20. A director who is present at a meeting of directors, or committee of directors, is deemed to have consented to any resolution passed at such meeting or to any action taken thereat, unless such director:

    a. requests that his or her dissent is entered in the minutes of the meeting; or

    b. delivers a written dissent to the secretary of the meeting before the meeting is terminated.

    A director who votes for (or consents to) a resolution is not entitled to dissent under or pursuant to the foregoing provisions thereof.

21. A director who was not present at a meeting at which a resolution was passed or any action taken is deemed to have consented thereto unless within seven (7) days after becoming aware of the resolution, the director:

    a. causes his or her dissent to be entered into (or annexed to) the minutes of the meeting; or

    b. delivers a written dissent to the Corporation, personal or by registered mail.

ARTICLE VII - Officers

Elected President

1. At the first meeting of the Board, after each election of directors, and whenever a vacancy in the office occurs, the Board shall elect from among its members a President. In default of such election the then incumbent President, if a member of the Board, shall hold office until his/her successor is elected.

Appointed Officers

2. The Board shall appoint a Secretary and may appoint one or more Vice-Presidents, a Treasurer and such other officers, including a Privacy Officer, as the Board may determine, including one (1) or more assistants to any of the officers so appointed. Any officer so appointed may, but need not, be a member of the Board. One (1) person may hold more than one (1) office.

Term of Office

3. In the absence of written agreement to the contrary, the Board may by resolution remove at its pleasure any officer of the Corporation; however, nothing in this paragraph permits the removal of a director, except in accordance with the Act. The new officer(s) appointed shall adhere to and be governed by the same qualifications as hereinbefore applied to directors pursuant to Article VI (3) and (4) herein.

President

4. The President shall:

    a. be the Chairperson at all meetings of the Board and of the Owners or shall designate the Chairperson at all such meetings;

    b. have only one (1) vote at all meetings of the Board;

    c. co-ordinate the activities of the remaining members of the Board and officers;

    d. in the absence of a resolution of the Board specifying another officer, deal directly with the Property Manager and corporate solicitor in all areas of concern;

    e. direct the enforcement of the Act, the Declaration, the By-laws and the Rules and regulations of the Corporation by all lawful means at the Board's disposal; and

    f. in the absence of a resolution of the Board specifying another officer, the President shall cast votes or provide consent on behalf of the Corporation relating to units owned by the Corporation.

Vice-President

5. The Vice-President shall during the absence of the President, perform his or her duties and exercise his or her powers. If there is more than one (1) Vice-President then the Vice-Presidents, in order of seniority as determined by the Board, shall perform the functions of the President. The Vice-President

shall not preside at a meeting of the Board or the Owners if the Vice-President is not qualified to attend such meeting as a director or Owner, as the case may be. If a Vice-President exercises any such duty or power, the absence of the President shall be presumed. A Vice-President shall also perform such duties and exercise such powers as the Board may prescribe from time to time.

Secretary

6. The Secretary shall give or cause to be given all notices required to be given to the Owners, directors, mortgagees and all others entitled thereto pursuant to the Act or the Declaration, By-laws or Rules or any contracts to which the Corporation is a party, shall attend all meetings of the directors and of the Owners, shall enter or cause to be entered in books kept for that purpose minutes of all proceedings at such meetings, shall be the custodian of all books, papers, records, documents and other instruments belonging to the Corporation without requiring the Secretary to keep these documents in his/her personal custody, and shall cause to have the By-laws registered and notice of the By-laws and of the Rules and regulations to be sent to all Owners and mortgagees as required by the Act.

Treasurer

7. The Treasurer shall prepare:

   a. in consultation with the Property Manager, the annual budget together with the annual financial statements to be presented to the Owners at each annual general meeting;

   b. in consultation with the Property Manager and others as selected by the Board, a Reserve Fund Plan, if required; and

   c. in consultation with those selected by the Board, an investment plan for the Corporation's funds.

Other Officers

8. The duties of all other officers of the Corporation shall be as set out in the terms of their appointment or as the Board further declares. Any of the powers and duties of an officer to whom an assistant has been appointed may be exercised and performed by such assistant unless the Board directs otherwise.

Agents and Attorneys

9. The Board shall have the power to periodically appoint agents or attorneys for the Corporation with such powers of management or otherwise (including the power to sub-delegate) as may be thought fit.

Committees

10. The Board may from time to time constitute such advisory committees to advise and make recommendations to the Board in connection with the activities, management, budgets, Rules, or any other matter related to the common elements or any other property to which the Corporation has any rights, shares, interests or obligations. Members of such committees shall be appointed by the Board to hold office and may be removed at any time by resolution of the Board."

IN WITNESS WHEREOF, the Corporation has affixed its corporate seal attested by the hand of its duly authorized officers this 1 day of May, 2020.

PEEL STANDARD CONDOMINIUM CORPORATION NO. 1008

Per: _____
Name: Navjit Shin
Title: President

Per: _____
Name: Tamika Mark-Grant
Title: Secretary

I/we have authority to bind the Corporation