

FOR OFFICE USE ONLY

Number/Numéro **PR3738433**
CERTIFICATE OF RECEIPT
CERTIFICAT DE RÉCÉPISSÉ

NOV 23 2020 14:20

PEEL (49) BRAMPTON
Gene Sapich Land Registrar
Registraireur

(1) Registry Land Titles (2) Page 1 of 4 pages

(3) Property Identifier(s) **19894-0001 to 19894-1529, inclusive** Block Property Additional: See Schedule

(4) Nature of Document
Condominium Bylaw (Condominium Act 1998)

(5) Consideration
NIL Dollars \$

(6) Description
All units and their appurtenant common interests comprised of Peel Standard Condominium Corporation Plan No. 894, City of Mississauga

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:
Peel Standard Condominium Corporation No. 894 hereby certifies that by-law number 8, as set out in the attached Schedule "A", is a true copy of the by-law. The by-law was made in accordance with the Condominium Act. The owners of a majority of the units of the corporation have voted in favour of confirming the by-law.

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. 894
Per: *Denis* Name & Title: **Denis President** 2020 08 31
Per: *Juliana* Name & Title: **Juliana Reel Secretary** 2020 08 31
"I/We have authority to bind the corporation."

(11) Address for Service **c/o City Towers Property Management Inc. 385 Prince of Wales Drive, Mississauga ON L5B 0C6**

(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
**385 Prince of Wales Drive
Mississauga ON L5B 0C6**

(15) Document Prepared by:
**SmithValeriotte Law Firm LLP
100-105 Silvercreek Parkway North
Guelph ON N1H 6N6**

Fees and Tax	
Registration Fee	
Total	

**CERTIFICATE IN RESPECT OF A BY-LAW
(UNDER SUBSECTION 38 (1) OF ONTARIO REGULATION 49/01 AND SUBSECTION 56 (9)
OF THE CONDOMINIUM ACT, 1998)**

Condominium Act, 1998

Peel Standard Condominium Corporation No. 894 (known as the "Corporation") certifies that:

1. The copy of By-law Number 8, 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 attending the owner's meeting have voted in favour of confirming the By-law.

Dated this 31 day of August, 2020.

PEEL STANDARD CONDOMINIUM CORPORATION NO. 894

Per: 

Name: Denis Sikic

Title: President

Per: 

Name: Julianne Reek

Title: Secretary

"I/We have authority to bind the corporation."

(c/s)

SCHEDULE "A"

PEEL STANDARD CONDOMINIUM CORPORATION NO. 894

A by-law authorizing electronic voting and meeting attendance by unit owners.

BY-LAW NO. 8

WHEREAS a condominium corporation Board of Directors may, in accordance with Section 56 of the Condominium Act, 1998 (the '**Act**'), by by-law (i) govern the conduct generally of the affairs of the condominium corporation, (ii) govern the methods permitted for holding a recorded vote of owners by telephonic or electronic means, (iii) govern the methods of attending owners meetings by telephonic or electronic means.

AND WHEREAS Peel Standard Condominium Corporation No. 894's (the "**Corporation**") board of directors (the "**Board**") has reviewed and determined that it is best to pass a by-law (i) introduce the methods permitted for holding a recorded vote of owners by telephonic or electronic means (ii) introduce the manner of attending Owners' meeting by casting a vote or by depositing an instrument of proxy by telephonic or electronic means

NOW THEREFORE be it enacted as a by-law of the Corporation as follows

1. **Electronic Voting at Owners' Meetings:** for the purposes of subsection 52(1)b(iii) of the Act, a recorded vote may be indicated by such telephone; or electronic means as that term is defined in subsection 52(1.1) of the Act, that the board may from time to time establish in advance of any meeting of owners. Instruments appointing a proxy may be deposited by such telephonic or electronic means that the board of directors may from time to time establish in advance of any meeting of owners.
2. **Electronic Voting is Discretionary:** The authority established by this by-law is discretionary and the board will not be obligated to implement recorded votes or the deposit of instruments appointing a proxy by telephonic or electronic means for any meeting of owners.
3. **Manner of Attending Owners' Meetings:** An owner or a mortgagee will be considered to be present at a meeting of owners if the owner or mortgagee attends personally, by instrument appointing a proxy, or by casting a vote or depositing an instrument of proxy by telephonic or electronic means.
4. **Severability:** Each of the provisions of this by-law shall be deemed to be independent and severable and the invalidity or unenforceability in whole or in part of any one or more of such provisions shall not be deemed to impair or affect in any manner the validity or enforceability of the remainder of this by-law.
5. **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.
6. **Statutory References:** Any references to a section or sections of the Act or the Regulations in this by-law (or in any by- laws or rules hereafter enacted by the Corporation) 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 and regulations to the Act.

The foregoing by-law is hereby enacted as By-Law No. 8 of Peel Standard Condominium Corporation No. 894, said by-law having been passed by the Board on the 8th day of July, 2020 and duly approved by the owners of a majority of the owners participating to the meeting of the Corporation on the 31st day of August, 2020 voting in favor of and confirming it without variations, in accordance with the provisions of the Condominium Act, 1998, c.19.

Dated this 31st day of August, 2020.

PEEL STANDARD CONDOMINIUM CORPORATION NO. 894

Per: 

Name: Denis Sikic

Title: President

Per: 

Name: Julianna Rock

Title: Secretary

"I/We have authority to bind the corporation."

(c/s)