



# **STRATA PLAN LMS 2064 HARBOURSIDE PARK**

## **BYLAWS**

---

**STRATA PLAN LMS 2064  
HARBOURSIDE PARK BYLAWS**

---

**Amendments:**

Registration:	June 3, 2015	CA4442228
Registration:	May 12, 2016	CA5179969
Registration:	December 13, 2016	CA5710835
Registration:	May 15, 2017	CA5996173
Registration:	May 25, 2018	CA6820536
Registration:	October 16, 2018	CA7132353

*Disclaimer: This document is being provided as part of the Strata Corporation records. Viewers are cautioned that official registered documents are available in the Land Title Office and shall be considered the true and official document.*

---

**TABLE OF CONTENTS**

---

Preamble .....	1
1. Compliance with Bylaws and Rules .....	1
2. Payment of Strata Fees and Special Levies .....	1
3. Repair and Maintenance of Property by Owner .....	2
4. Use of Property .....	2
5. Pets and Animals .....	3
6. Inform Strata Corporation .....	4
7. Obtain Approval Before Altering a Strata Lot .....	4
8. Obtain Approval Before Altering Common Property .....	5
9. Renovations / Alterations .....	6
10. Permit Entry to Strata Lot .....	7
11. Repair and Maintenance of Property by the Strata Corporation .....	8
12. Council .....	9
13. Council Eligibility .....	9
14. Council Members' Terms .....	9
15. Removing Council Member .....	9
16. Replacing Council Member .....	10
17. Officers .....	10
18. Calling Council Meetings .....	11
19. Requisition of Council Hearing .....	11
20. Quorum of Council .....	11
21. Council Meetings .....	11
22. Voting at Council Meetings .....	12
23. Council to Inform Owners of Minutes .....	12
24. Delegation of Council's Powers and Duties .....	12
25. Spending Restrictions .....	13
26. Limitation on Liability of Council Member .....	13
27. Fines .....	13
28. Continuing Contravention .....	13
29. Annual and Special General Meetings .....	13
30. Person to Chair Meeting .....	14
31. Participation by Other Than Eligible Voters .....	14
32. Voting .....	14
33. Electronic Attendance at Meetings .....	15
34. Order of Business .....	15
35. Voluntary Dispute Resolution .....	16
36. Small Claims Court Proceedings Authorization to Proceed .....	16
37. Sale of a Strata Lot .....	16

38.	Insuring Against Major Perils .....	16
39.	Storage Lockers and Bicycle Storage .....	16
40.	Parking .....	17
41.	Moving In / Out Procedures .....	17
42.	Cleanliness .....	18
43.	Residential Rentals .....	18
44.	Children and Supervision .....	19
45.	Miscellaneous .....	19
46.	Filming on Strata Property .....	20

---

**HARBOURSIDE PARK  
Strata Plan LMS 2064**

---

**Preamble**

These bylaws bind the strata corporation and the owners, tenants and occupants to the same extent as if the bylaws had been signed by the strata corporation and each owner, tenant and occupant and contained covenants on the part of the strata corporation with each owner, tenant and occupant and on the part of each owner, tenant and occupant with every other owner, tenant and occupant and with the strata corporation to observe and perform their provisions.

Unless otherwise stated, all terms have the meanings prescribed in the *Strata Property Act*, S.B.C. 1998, c.43 (the "*Act*"). For the purposes of these bylaws, "residents" means collectively, owners, tenants and occupants and "a resident" means collectively, an owner, a tenant and an occupant.

The Schedule of Standard Bylaws to the *Act* does not apply to the strata corporation.

**1. Compliance with Bylaws and Rules**

1.1 All residents and visitors must comply strictly with the bylaws and rules of the strata corporation adopted from time to time.

**2. Payment of Strata Fees and Special Levies**

2.1 An owner must pay strata fees on or before the first day of the month to which the strata fees relate.

2.2 Where an owner fails to pay strata fees in accordance with bylaw 2.1, outstanding strata fees will be subject to an interest charge of 10% per annum compounded annually. In addition to interest, failure to pay strata fees on the due date will result in a fine of \$50 for each contravention of bylaw 2.1.

2.3 An owner must provide the strata corporation or its agent with twelve (12) consecutive, monthly post dated cheques for strata fees for the fiscal year of the strata corporation, dated as of the first day of each month or, if applicable, written authorization for monthly automatic debit from the owner's bank account.

2.4 Failure by an owner to submit twelve (12) monthly, post dated strata fee cheques or written authorization for automatic debit in accordance with bylaw 2.3 is a contravention of bylaw 2.3 and the strata corporation will levy a fine of \$25.00 for each contravention. Each dishonoured cheque or dishonoured automatic debit will be subject to a fine of \$25.00 and an administration charge of \$20.00.

2.5 A special levy is due and payable on the date or dates noted in the resolution authorizing the special levy.

2.6 Failure to pay a special levy on the due date will result in a fine of \$25.00 for each contravention of bylaw 2.5.

2.7 Where an owner fails to pay a special levy in accordance with bylaw 2.5, outstanding special levies will be subject to an interest charge of 10% per annum, compounded annually.

### **3. Repair and Maintenance of Property by Owner**

3.1 An owner who has the use of limited common property must repair and maintain it, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.

### **4. Use of Property**

4.1 A resident owner, tenant, occupant or visitor must not use a strata lot, the common property or common assets in a way that

- (a) Causes a nuisance or hazard to another person,
- (b) Causes unreasonable noise,
- (c) Unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot,
- (d) Is illegal, or
- (e) Is contrary to a purpose for which the strata lot or common property is intended as shown expressly or by necessary implication on or by the strata plan.

4.2 A resident owner, tenant, occupant or visitor must not cause damage, other than reasonable wear and tear, to the common property, common assets or those parts of a strata lot which the strata corporation must repair and maintain under these bylaws or insure under section 149 of the *Act*.

4.3 An owner is responsible for any damage caused by occupants, tenants or visitors to the owner's strata lot.

4.4 An owner, resident or occupant must not use, or permit to be used, the strata lot, except as a private dwelling home.

4.5 Unless granted prior written approval by the council, an owner or resident must not allow more than two persons to occupy a strata lot originally designated by the owner developer as a one bedroom unit and not allow more than four persons to occupy a strata lot originally designated by the owner developer as a two bedroom unit. For the purpose of this bylaw 4.5, a "person" is defined to include children, but exclude visitors staying for less than 21 days with an owner, occupant or tenant of a strata lot.

4.6 Not permit any act to be done or condition to exist within his lot which causes, or might cause, damage to the common plumbing and electrical systems or wastage or excessive consumption of the common electricity, water or natural gas supplies.

4.7 All Owners are responsible for minimizing noise in their suites. If hard surface floors are installed they must be insulated. If noise from hard surface floors (insulated or not) disturbs other residents, the Owners with hard surface floors must carpet the traffic areas on the hard surface floors.

- 4.8 Maintain the security of the building at all times, and shall not leave any door or garage gate in the common property open while unattended.
- 4.9 An owner, resident or occupant must comply with all municipal, provincial and federal laws and any bylaw, rule or regulation enacted thereunder pertaining to the use and condition of the strata lot or the common property, including limited common property.

## **5. Pets and Animals**

- 5.1 A resident or visitor must not keep any pets on a strata lot or common property or on land that is a common asset except in accordance with these bylaws.
- 5.2 A resident or visitor must ensure that all animals are leashed or otherwise secured when on the common property or on land that is a common asset.
- 5.3 A resident must not keep a pet on a strata lot other than one or more of the following:
- (a) A reasonable number of fish or other small aquarium animals;
  - (b) A reasonable number of small caged mammals;
  - (c) Up to 2 caged birds;
  - (d) 2 dogs or 2 cats.
- 5.4 A resident must not harbour exotic pets, including not exhaustively, snakes, reptiles, spiders or large members of the cat family, unless prior permission has been received from Council.
- 5.5 A resident must apply to the council for written permission to keep a pet (a "Permitted Pet") by registering the pet with the council within 30 days of the pet residing on a strata lot (or the passage of this bylaw) and by providing, in writing, the name of the Permitted Pet, breed, colour and markings, and a color photo, together with the name, strata lot number and telephone number of the pet owner.
- 5.6 A resident or visitor must not permit a loose or unleashed Permitted Pet at any time within on the common property or on land that is a common asset. A Permitted Pet found loose on common property or land that is a common asset shall be delivered to the municipal pound at the cost of the strata lot owner.
- 5.7 A resident must not keep a Permitted Pet which is a nuisance on a strata lot, on common property or on land that is a common asset. If a resident has a pet which is not a Permitted Pet or if, in the opinion of council, the Permitted Pet is a nuisance or has caused or is causing an unreasonable interference with the use and enjoyment by residents or visitors of a strata lot, common property or common assets, the council may order such pet to be removed permanently from the strata lot, the common property or common asset or all of them.
- 5.8 If a resident contravenes bylaw 5.7, the owner of the strata lot will be subject to a fine pursuant to bylaw 27.1.
- 5.9 Notwithstanding bylaw 5.8, a resident whose pet contravenes bylaw 5.7 will be subject to an immediate injunction application and the owner of the strata lot will be responsible for

all expenses incurred by the strata corporation to obtain the injunction, including legal costs.

- 5.10 A pet owner must ensure that a Permitted Pet is kept quiet, controlled and clean. Any excrement on common property or on land that is a common asset must be immediately disposed of by the pet owner.
- 5.11 A pet owner must keep a Permitted Pet only in a strata lot, except for ingress and egress, and the resident or visitor must keep under control the Permitted Pet when the Permitted Pet is in the interior of the building, including the elevator.
- 5.12 A strata lot owner must assume all liability for all actions by a Permitted Pet, regardless of whether the owner had knowledge, notice or forewarning of the likelihood of such action.
- 5.13 A resident or visitor must not feed birds, rodents or other wild animals from any strata lot, limited common property, common property or land that is a common asset. No bird feeders of any kind are permitted to be kept on balconies, strata lots, common property or land that is a common asset.
- 5.14 A resident who contravenes any of bylaws 5.1 to 5.7 (inclusive) or 5.10 to 5.13 (inclusive) will be subject to a fine pursuant to bylaw 27.1.

## **6. Inform Strata Corporation**

- 6.1 An owner must notify the strata corporation of
  - (a) Within two weeks of becoming an owner; the owner's name and any occupants' names, strata lot number and mailing address outside the strata plan, if any; and
  - (b) Any mortgage or other dealing in connection with the strata lot within two weeks of such mortgaging or other dealing.
- 6.2 On requests by the strata corporation, a tenant must inform the Strata Corporation of the tenant's name and the strata lot which the tenant occupies.

## **7. Obtain Approval Before Altering a Strata Lot**

- 7.1 An owner must obtain the written approval of the strata corporation before making or authorizing an alteration to a strata lot that involves any of the following:
  - (a) The structure of a building;
  - (b) The exterior of a building;
  - (c) Patios, chimneys, stairs, balconies or other things attached to the exterior of a building;
  - (d) Doors, windows or skylights on the exterior of a building, or that front on the common property;
  - (e) Fences, railings or similar structures that enclose a patio, balcony or yard;
  - (f) Common property located within the boundaries of a strata lot;

- (g) Those parts of the strata lot which the strata corporation must insure under section 149 of the *Act*; and
  - (h) Wiring, plumbing, piping, heating, air conditioning and other services.
- 7.2 The strata corporation must not unreasonably withhold its approval under bylaw 8.1, but may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration and to indemnify and hold harmless the strata corporation for any future costs in connection with the alteration.
- 7.3 An owner intending to apply to the strata corporation for permission to alter a strata lot must submit, in writing, detailed plans and written description of the intended alteration.
- 8. Obtain Approval Before Altering Common Property**
- 8.1 An owner must obtain the written approval of the strata corporation before making or authorizing an alteration to common property, including limited common property or common assets.
- 8.2 An owner, as part of its application to the strata corporation for permission to alter common property, limited common property or common assets, must:
- (a) Submit, in writing, detailed plans and description of the intended alteration;
  - (b) Obtain all applicable permits, licenses and approvals from the appropriate governmental authorities and provide copies to the strata council; and
  - (c) Obtain the consent of the owners by written approval of the strata council under bylaw 8.1.
- 8.3 The strata corporation may require, as a condition of its approval, that the owner agree, in writing, to certain terms and conditions, including, not exhaustively, the following:
- (a) That alterations be done in accordance with the design or plans approved by the strata council or its duly authorized representatives;
  - (b) That the standard of work and materials be not less than that of the existing structures;
  - (c) That all work and materials necessary for the alteration be at the sole expense of the owner;
  - (d) That the owner from time to time of the strata lot receiving the benefit of an alteration to common property, limited common property or common assets must, for so long as he or she remains an owner, be responsible for all present and future maintenance, repairs and replacements, increases in insurance, and any damage suffered or cost incurred by the strata corporation as a result, directly or indirectly, of the alterations to common property, limited common property or common assets;
  - (e) That the owner and any subsequent owner on title who receives the benefit of such alteration, must, with respect only to claims or demands arising during the time that they shall have been owner, indemnify and hold harmless the strata corporation,

its council members, employees and agents from any and all claims and demands whatsoever arising out of or in any manner attributable to the alteration. Any costs or expenses incurred by the strata corporation as the result of such claim or demand will be the responsibility of the owner from time to time of the strata lot who has benefited from the alteration and the said costs or expenses incurred must be charged to that owner and shall be added to and become part of the strata fees of that owner for the month next following the date upon which the cost or expenses are incurred, but not necessarily paid by the strata corporation, and shall become due and payable on the due date of payment of monthly strata fees.

- 8.4 An owner who has altered common property, limited common property or common assets prior to the passage of these bylaws shall be subject to their content and intent to the extent that any damages suffered or costs incurred by the strata corporation as a result, directly or indirectly, of the alteration, must be borne by the owner who has benefited from the alteration.
- 8.5 An owner who, subsequent to the passage of bylaws 8.1 to 8.3 inclusive, alters common property or limited common property without adhering strictly to these bylaws, must restore, at the owner's sole expense, the common property, limited common property or common assets, as the case may be, to its condition prior to the alteration. If the owner refuses or neglects to restore the alteration to its original condition, the strata corporation may conduct the restoration, at the expense of the owner who altered the common property or limited common property. The cost of such alteration shall be added to and become part of the strata fees of that owner for the month next following the date on which the cost was incurred and will become due and payable on the due date of payment of monthly strata fees.

## **9. Renovations / Alterations**

- 9.1 A resident must not permit any construction debris, materials or packaging to be deposited in the strata corporation's disposal containers.
- 9.2 An owner must ensure that the delivery of any construction materials is through the service entrance and, if in an elevator, the owner must ensure the elevator is protected with proper wall pads and floor coverings. An owner must not permit any renovations/alterations materials to be delivered through the main lobby.
- 9.3 A resident must be responsible to ensure:
- (a) Drop cloths are installed and removed daily between the elevators and the strata lot as well as between other doors to protect common areas from any spillage or dripping; and
  - (b) Stairs, lobbies and paths through the parking areas are regularly cleaned (and vacuumed at the request of the council) and the residential corridor thoroughly vacuumed daily.
  - (c) Hard surface floors, including hardwood flooring, stone and ceramic tile, must be installed using the following specifications:
    - (i) Underlay (sound deadening material) under the hardwood floor must possess a STC (sound transmission class rating >50 and IIC must be >60;

- (ii) Council requires proof of purchase and the STC and IIC ratings for the above underlay materials in order to approve the owner's application for the installation of hardwood flooring; and
  - (iii) Before completing the flooring, the unit must be inspected by the strata to ensure that the sound deadening material submitted and approved has been used. Failure comply with this requirement may result in Council requiring removal of a tile or floor board to check the underlay.
- (d) All new installations for washing machines, dishwashers, as well as toilet, bathroom and kitchen sink connectors on plumbing fixtures are performed with steel braided hoses. All new installations on plumbing fixtures are performed with flood safe connectors.
  - (e) All new installations for toilets are performed with toilet tank flush volume limited not to exceed 6 (six) liters.
  - (f) If the building water shut off is required to perform repair or replacement of the unit water shut off valve(s), the building water shut off is performed by the strata current preferred plumbing contractor. The owner must obtain prior council's permission to shut the water off at the building or part of it affecting common areas and other strata lot(s). At least 48 hours' notice to the building manager is required for the building water shut off.
  - (g) Replacement of the existing kitchen garburators or installation of new garburators in the units is not permitted.
- 9.4 An owner must ensure the hours of work are restricted to 9:00 a.m. to 5:00 p.m. Monday through Friday and 10:00 a.m. to 5:00 p.m. Saturdays. An owner must not conduct work or permit work to be conducted on Sundays or statutory holidays. The owner must advise the site office of planned renovations/alterations and provide a refundable \$200 damage/cleaning deposit prior to their commencement.
- 9.5 An owner must be in attendance for all SIGNIFICANT renovations/alterations, the determination of SIGNIFICANT shall be in the discretion of the council.
- 9.6 An owner performing or contracting with others to perform renovations or alterations will be responsible, financially and otherwise, for ensuring that any and all required permits and licenses are obtained. Any plumbing or electrical work must be undertaken utilizing a certified plumber or electrician.
- 9.7 An owner in contravention of any of bylaws 9.1 to 9.6 (inclusive) shall be subject to a fine of \$100.00 for each contravention, as well as be responsible for any clean up and/or repair costs to other suites affected. In addition, if said damage results in the Strata making a claim on its insurance, the owner will be charged back the deductible amount of the insurance claim.
- 10. Permit Entry to Strata Lot**
- 10.1 A resident or visitor must allow a person authorized by the strata corporation to enter the strata lot or limited common property

- (a) In an emergency, without notice, to ensure safety or prevent significant loss or damage;
- (b) At a reasonable time, on 48 hours' written notice,
  - (i) To inspect, repair, renew, replace or maintain common property, common assets and any portions of a strata lot that are the responsibility of the strata corporation to repair, replace, renew and maintain under these bylaws or the *Act* or to insure under section 149 of the *Act*;

OR

- (ii) To ensure a resident's compliance with the *Act*, bylaws and rules.

10.2 If forced entry to a strata lot is required due to required emergency access and the inability to contact the owner of the strata lot, the owner shall be responsible for all costs of forced entry incurred by the strata corporation.

10.3 The notice referred to in bylaw 10.1(b) must include the date and approximate time of entry, and the reason for entry.

## **11. Repair and Maintenance of Property by the Strata Corporation**

11.1 The strata corporation must repair and maintain all of the following:

- (a) Common assets of the strata corporation;
- (b) Common property that has not been designated as limited common property;
- (c) Limited common property, but the duty to repair and maintain it is restricted to
  - (i) Repair and maintenance that in the ordinary course of events occurs less often than once a year, and
  - (ii) The following, no matter how often the repair or maintenance ordinarily occurs:
    - (A) The structure of a building;
    - (B) The exterior of a building;
    - (C) Patios, chimneys, stairs, balconies and other things attached to the exterior of a building;
    - (D) Doors, windows and skylights on the exterior of a building or that front on common property;
    - (E) Fences, railings and similar structures that enclose patios, balconies and yards;
- (d) A strata lot, in a strata plan that is not a bare land strata plan, but the duty to repair and maintain it is restricted to

- (i) The structure of a building,
- (ii) The exterior of a building,
- (iii) Patios, chimneys, stairs, balconies and other things attached to the exterior of a building,
- (iv) Doors, windows and skylights on the exterior of a building or that front on common property, and
- (v) Fences, railings and similar structures that enclose patios, balconies and yards.

## **12. Council**

12.1 The council must have at least 3 and not more than 6 members. (May 29, 2013)

## **13. Council Eligibility**

13.1 An owner or the spouse of an owner may stand for council, but not both.

13.2 No person may stand for council or continue to be on council with respect to a strata lot if the strata corporation is entitled to register a lien against that strata lot under section 116(1) of the *Act*.

13.3 No person may stand for council or continue to be on council with respect to a strata lot if there are amounts owing to the strata corporation charged against the strata lot in respect of administration fees, bank charges, fines, penalties, interest or the costs, including the legal costs, of remedying a contravention of the bylaws or rules for which the owner is responsible under section 13 1 of the *Act*.

## **14. Council Members' Terms**

14.1 The term of office of a council member ends at the end of the annual general meeting at which the new council is elected.

14.2 A person whose term as council member is ending is eligible for re-election.

## **15. Removing Council Member**

15.1 Unless all the owners are on the council, the Strata Corporation may, by a resolution passed by a majority vote at an annual or special general meeting, remove one or more council members. The strata corporation must pass a separate resolution for each council member to be removed.

15.2 After removing a council member, the strata corporation must may hold an election at the same annual or special general meeting to replace the council member for the remainder of the term or the remaining members of the council may appoint a replacement council member for the remainder of the term.

15.3 If the strata corporation removes all of the council members, the strata corporation must hold an election at the same annual or special general meeting to replace the council

members for the remainder of the term up to, at least, the minimum number of council members required by bylaw of the strata corporation for the remainder of the term.

- 15.4 The council may appoint the remaining council members necessary to achieve a quorum for the strata corporation, even if the absence of the members being replaced leaves the council without a quorum.
- 15.5 A replacement council member appointed pursuant to bylaws 15.2 and 15.4 may be appointed from any person eligible to sit on the council.

## **16. Replacing Council Member**

- 16.1 If a council member resigns or is unwilling or unable to act, for a period of 2 or more months, the remaining members of the council may appoint a replacement council member for the remainder of the term.

A member of the council will be deemed to resign if the member is absent from three consecutive meetings of council without the consent of the majority of the remaining members of the council.

- 16.2 A replacement council member may be appointed from any person eligible to sit on the council.
- 16.3 The council may appoint a council member under bylaw 16.2 even if the absence of the member being replaced leaves the council without a quorum.
- 16.4 If all the members of the council resign or are unwilling or unable to act, persons holding at least 25% of the strata corporation's votes may hold a special general meeting to elect a new council by complying with the provisions of the *Act*, the regulations and the bylaws respecting the calling and holding of meetings.

## **17. Officers**

- 17.1 At the first meeting of the council held after each annual general meeting of the strata corporation, the council must elect, from among its members, a president, a vice president, a secretary and a treasurer.
- 17.2 A person may hold more than one office at a time, other than the offices of president and vice president.
- 17.3 The vice president has the powers and duties of the president
  - (a) While the president is absent or is unwilling or unable to act,
  - (b) If the president is removed, or
  - (c) For the remainder of the president's term if the president ceases to hold office.
- 17.4 The strata council may vote to remove an officer.
- 17.5 If an officer other than the president is removed, resigns, is unwilling or unable to act, the council members may elect a replacement officer from among themselves for the remainder of the term.

## **18. Calling Council Meetings**

- 18.1 Any council member may call a council meeting by giving the other council members at least one week's notice of the meeting, specifying the reason for calling the meeting.
- 18.2 The notice in bylaw 18.1 does not have to be in writing.
- 18.3 A council meeting may be held on less than one week's notice if
- (a) All council members consent in advance of the meeting, or
  - (b) The meeting is required to deal with an emergency situation, and all council members either
    - (i) Consent in advance of the meeting, or
    - (ii) Are unavailable to provide consent after reasonable attempts to contact them.

## **19. Requisition of Council Hearing**

- 19.1 By application in writing, a resident an owner or tenant may request a hearing at a council meeting stating the reasons for the request.
- 19.2 Except for a hearing pursuant to section 144 of the *Act*, if a hearing is requested under bylaw 19.1, the council must hold a meeting to hear the applicant within one (1) month of the date of receipt by the council of the application.
- 19.3 If the purpose of the hearing is to seek a decision of the council, the council must give the applicant a written decision within one week of the date of the hearing.

## **20. Quorum of Council**

- 20.1 A quorum of the council is
- (a) 1, if the council consists of one member,
  - (b) 2, if the council consists of 2, 3 or 4 members,
  - (c) 3, if the council consists of 5 or 6 members, and
  - (d) 4, if the council consists of 7 members.
- 20.2 Council members must be present in person at the council meeting to be counted in establishing quorum.

## **21. Council Meetings**

- 21.1 The council may meet together for the conduct of business, adjourn and otherwise regulate its meetings as it thinks fit.
- 21.2 At the option of the council, council meetings may be held by electronic means, so long as all council members and other participants can communicate with each other.

- 21.3 If a council meeting is held by electronic means, council members are deemed to be present in person.
- 21.4 In the absence of both the chairman and the vice chairman, the members present shall from among themselves appoint an chairman for that meeting, who shall have all the duties and powers of the chairman while so acting.

## **22. Voting at Council Meetings**

- 22.1 At council meetings, decisions must be made by a majority of council members present in person at the meeting.
- 22.2 Unless there are only 2 strata lots in the strata plan, if there is a tie vote at a council meeting, the president may break the tie by casting a second, deciding vote.
- 22.3 The results of all votes at a council meeting must be recorded in the council meeting minutes.

## **23. Council to Inform Owners of Minutes**

- 23.1 The council must circulate to or post for owners the minutes of all council meetings within 4 weeks of the meeting, whether or not the minutes have been approved.

## **24. Delegation of Council's Powers and Duties**

- 24.1 Subject to subsections (2) and (4) bylaws 24.2. 24.3 and 24.4, the council may delegate some or all of its powers and duties to one or more council members or persons who are not members of the council, and may revoke the delegation.
- 24.2 The council may delegate its spending powers or duties, but only by a resolution that
- (a) Delegates the authority to make an expenditure of a specific amount for a specific purpose, or
  - (b) Delegates the general authority to make expenditures in accordance with subsection (3) bylaw 24.3.
- 24.3 A delegation of a general authority to make expenditures must
- (a) Set a maximum amount that may be spent, and
  - (b) Indicate the purposes for which, or the conditions under which, the money may be spent.
- 24.4 The council may not delegate its powers to determine, based on the facts of a particular case,
- (a) Whether a person has contravened a bylaw or rule,
  - (b) Whether a person should be fined, and the amount of the fine,
  - (c) Whether a person should be denied access to a recreational facility, or

- (d) Whether an owner should be granted an exemption from a rental restriction bylaw under section 144 of the *Act*.

## **25. Spending Restrictions**

- 25.1 A person may not spend the strata corporation's money unless the person has been delegated the power to do so in accordance with these bylaws.

## **26. Limitation on Liability of Council Member**

- 26.1 A council member who acts honestly and in good faith is not personally liable because of anything done or omitted in the exercise or intended exercise of any power or the performance or intended performance of any duty of the council.
- 26.2 Bylaw 26.1 does not affect a council member's liability, as an owner, for a judgment against the strata corporation.
- 26.3 All acts done in good faith by the council are, even if it is afterwards discovered that there was some defect in the appointment or continuance in office of a member of council, as valid as if the council member had been duly appointed or had duly continued in office.

## **27. Fines**

- 27.1 Unless otherwise provided for in the bylaws the strata corporation may fine an owner or tenant a maximum of
  - (a) up to \$200 for each contravention of a bylaw, and
  - (b) \$50 for each contravention of a rule.
- 27.2 The council must, if it determines in its discretion that a resident is in repeated contravention of any bylaws or rules of the strata corporation, levy fines and the fines so levied shall be immediately added to the strata fees for the strata lot and shall be due and payable together with the strata fees for the strata lot in the next month following such contravention.

## **28. Continuing Contravention**

- 28.1 Except where specifically stated to be otherwise in these bylaws, if an activity or lack of activity that constitutes a contravention of a bylaw or rule continues, without interruption, for longer than 7 days, a fine may be imposed every 7 days.

## **29. Annual and Special General Meetings**

- 29.1 If within 1/2 hour from the time appointed for an annual or special general meeting, a quorum is not present, the meeting stands adjourned for a further 1/2 hour on the same day and at the same place. If within a further 1/2 hour from the time of the adjournment, a quorum is not present, the eligible voters, present in person or by proxy, constitute a quorum.

This bylaw is an alternative to section 48(3) of the *Act*. This bylaw does not apply to a meeting demanded pursuant to section 43 of the *Act* and failure to obtain a quorum for a meeting demanded pursuant to section 43 terminates, and does not adjourn, that meeting.

### **30. Person to Chair Meeting**

30.1 Annual and special general meetings must be chaired by the president of the council or its Strata Property Manager.

### **31. Participation by Other Than Eligible Voters**

31.1 Tenants and occupants may attend annual and special general meetings, whether or not they are eligible to vote.

31.2 Persons who are not eligible to vote, including tenants and occupants may participate in the discussion at a meeting, but only if permitted to do so by the chair of the meeting.

31.3 Persons who are not eligible to vote, including tenants and occupants must leave the meeting if requested to do so by a resolution passed by a majority vote at the meeting.

### **32. Voting**

32.1 Except on matters requiring a unanimous vote, the vote for a strata lot may not be exercised if the strata corporation is entitled to register a lien against that strata lot under section 116(1) of the *Act*.

32.2 Except on matters requiring a unanimous vote, the vote for a strata lot may not be exercised if there are amounts owing to the strata corporation charged against the strata lot in respect of administration fees, bank charges, fines, penalties, interest or the costs, including the legal costs, of remedying a contravention of the bylaws or rules.

32.3 Except on matters requiring a unanimous vote, the vote for a strata lot may not be exercised if there are amounts owing to the strata corporation charged against the strata lot in respect of administration fees, bank charges, fines, penalties, interest or the costs, including the legal costs, of remedying a contravention of the bylaws or rules, including legal costs, for which the owner is responsible under section 131 of the *Act*.

32.4 At an annual or special general meeting, voting cards must be issued to eligible voters.

32.5 At an annual or special general meeting a vote is decided on a show of voting cards, unless an eligible voter requests a precise count.

32.6 If a precise count is requested, the chair must decide whether it will be by show of voting cards or by roll call, secret ballot or some other method.

32.7 The outcome of each vote, including the number of votes for and against the resolution if a precise count is requested, must be announced by the chair and recorded in the minutes of the meeting.

32.8 If there is a tie vote at an annual or special general meeting, the president, or, if the president is absent or unable or unwilling to vote, the vice president, may break the tie by casting a second, deciding vote.

32.9 Despite anything in this sections bylaws 32.1 to 32.8 (inclusive), an election of council or a removal of a council member must be held by secret ballot, if the secret ballot is requested by an eligible voter.

32.10 An Owner who is a trustee is entitled to exercise the vote for the lot. The persons beneficially interested may not vote.

32.11 An instruments appointing a proxy shall be in writing signed by the appointer or his attorney, and must be for a particular meeting only.

### **33. Electronic Attendance at Meetings**

33.1 A person who is eligible to vote may attend an annual or special general meeting by electronic means so long as the person and the other participants can communicate with each other.

33.2 If an annual or special general meeting is held by electronic means with a person, the person is deemed to be present in person for the purposes of the meeting.

### **34. Order of Business**

34.1 The order of business at annual and special general meetings is as follows:

- (a) Certify proxies and corporate representatives and issue voting cards;
- (b) Determine that there is a quorum;
- (c) Elect a person to chair the meeting, if necessary;
- (d) Present to the meeting proof of notice of meeting or waiver of notice;
- (e) Approve minutes from the last annual or special general meeting;
- (f) Deal with unfinished business;
- (g) Receive reports of council activities and decisions since the previous annual general meeting, including reports of committees, if the meeting is an annual general meeting;
- (h) Ratify any new rules made by the strata corporation under section 125 of the *Act*;
- (i) Report on insurance coverage in accordance with section 154 of the *Act*, if the meeting is an annual general meeting;
- (j) Approve the budget for the coming year in accordance with section 103 of the *Act*, if the meeting is an annual general meeting;
- (k) Deal with new business, including any matters about which notice has been given under section 45 of the *Act*;
- (l) Elect a council, if the meeting is an annual general meeting,
- (m) Terminate the meeting.

### **35. Voluntary Dispute Resolution**

- 35.1 A dispute among owners, tenants, the strata corporation or any combination of them may be referred to a dispute resolution committee by a party to the dispute if
- (a) All the parties to the dispute consent, and
  - (b) The dispute involves the *Act*, the regulations, the bylaws or the rules.
- 35.2 A dispute resolution committee consists of
- (a) One owner or tenant of the strata corporation nominated by each of the disputing parties and one owner or tenant chosen to chair the committee by the persons nominated by the disputing parties, or
  - (b) Any number of persons consented to, or chosen by a method that is consented to, by all the disputing parties.
- 35.3 The dispute resolution committee must attempt to help the disputing parties to voluntarily end the dispute.

### **36. Small Claims Court Proceedings Authorization to Proceed**

- 36.1 The strata corporation may proceed under the *Small Claims Act*, without further authorization by the owners, to recover from an owner or other person, by an action in debt in Small Claims Court, money owing to the strata corporation, including money owing as administration fees, bank charges, fines, penalties, interest or the costs, including legal costs, of remedying a contravention of the bylaws or rules and to recover money which the strata corporation is required to expend as a result of the owner's act, omission, negligence or carelessness or by that of an owner's visitors, occupants, guests, employees, agents, tenants or a member of the owner's family.

### **37. Sale of a Strata Lot**

- 37.1 Real estate signs must not be displayed in a strata lot or on the common property except in the location designated by the strata corporation for real estate signs.

### **38. Insuring Against Major Perils**

- 38.1 The strata corporation must insure against major perils, as set out in regulation 9.1(2), including, without limitation, earthquakes.

### **39. Storage Lockers and Bicycle Storage**

- 39.1 No bicycles to be kept on balconies or patios or any other common areas except those designated for bicycle storage. All bicycles must enter or exit the building by the basement only.
- 39.2 Not store any flammable or explosive substance in his lot or in the interior of the common property.

## **40. Parking**

- 40.1 Private passenger automobiles only shall be parked on common property and these shall be parked in designated assigned spaces only; without the approval of the Strata Council, no motor vehicle, trailer, boat or equipment of any kind shall be driven on any part of the common property other than on driveways; no Owner or Resident vehicle shall be parked on visitor or guest spaces so assigned. Parking spaces are not to be used for storage.
- 40.2 A resident must not store unlicensed or uninsured vehicles on the common, limited common property or on land that is a common asset.
- 40.3 A resident storing a vehicle must provide proof of valid insurance to the strata corporation on the commencement date of the storage and on request thereafter.
- 40.4 An owner or resident must not sell, lease or licence parking stalls to any person other than an owner or a registered tenant.
- 40.5 A resident must park only in the parking stall assigned to the resident.
- 40.6 A resident or visitor must not permit a vehicle to be parked or left unattended in a manner that interferes with parking stalls, access lanes or no parking zones.
- 40.7 Any resident's vehicle parked in violation of bylaw 40.6 will be subject to removal by a towing company authorized by council, and all costs associated with such removal will be charged to the owner of the strata lot.
- 40.8 A resident or visitor must not use any parking area as a work area for carpentry, renovations, repairs (including, but not exhaustively, sawing, drilling and the use of any adhesive or hardening compounds) or work on vehicles involving any automotive fluids or paints, motor tune ups or mechanical repairs.
- 40.9 A resident or visitor operating a vehicle in the parking areas must activate the vehicle's headlights and not exceed 5 km/hour.
- 40.10 A resident or visitor must not smoke while in the parking area.
- 40.11 A resident must wash a vehicle in the location designated for vehicle washing only. Once washing is completed, the resident must hose down and remove all dirt, refuse and excess water from the washing area. While washing, a resident must keep audio volume low.
- 40.12 A resident must not park or store any vehicle that drips oil or gasoline. A resident must remove any dripped oil, gasoline or other automotive residue.
- 40.13 Visitor all night parking will be at a rate of \$3.00 per night (extended visitors on pass or visitors staying a single overnight exempt).
- 40.14 The maximum allowable number of vehicles permitted in each stall is one (1) automobile and one (1) motorcycle, or one (1) automobile and one (1) scooter.

## **41. Moving In / Out Procedures**

- 41.1 An owner must conform and ensure that any tenants conform to the Move In and Move Out rules established by council from time to time.

- 41.2 A resident must provide notice to the Strata Corporation of all moving arrangements at least 48 hours before the moving date. All moves must take place between 9:00 a.m. and 3:00 p.m., Monday through Friday and 9:00 a.m. to 3:00 p.m. on Saturdays, Sundays and statutory holidays. The moving elevator will be blocked off to accommodate this move for a maximum of two hours.
- 41.3 A resident using the elevator during a move must ensure that the ELEVATOR SERVICE KEY is used to control the elevator and the doors not jammed open in any manner.
- 41.4 A resident must ensure that the lobby doors are not left open, ajar or unattended and that furniture is not left piled in the lobby area.
- 41.5 A resident must ensure that all common areas are left damage free, clean and all hallways and lobby areas vacuumed immediately upon completion of the move.
- 41.6 A resident must pay a refundable damage deposit of \$200.00, whether in or out, 48 hours prior to any move and any expenses incurred by the strata corporation attributable to the resident and all fines levied will be deducted from the deposit.
- 41.7 A resident contravening bylaws 41.1 to 41.6 (inclusive) shall be subject to a fine pursuant to bylaw 27.1.
- 41.8 For a move-in that involves a resident moving furniture into a strata lot, the owner must pay a non-refundable fee of two hundred dollars (\$200.00) to the strata council and a two hundred dollar (\$200.00) damage deposit at least 48 hours before the move in. The damage deposit will be refunded upon the completion of the move-in if no damage is caused as a result of the move-in.
- 41.9 For a move-in of a resident or occupant that does not involve moving furniture into a strata lot, the owner must pay a non-refundable fee of seventy-five dollars (\$75.00) to the strata council and a two hundred dollar (\$200.00) damage deposit at least 48 hours before the move in. The damage deposit will be refunded upon the completion of the move-in if no damage is caused as a result of the move-in.

## **42. Cleanliness**

- 42.1 A resident must not allow a strata lot to become unsanitary or untidy. Rubbish, dust, garbage, boxes, packing cases and other similar refuse must not be thrown, piled or stored in the strata lot or on common property. Any expenses incurred by the strata corporation to remove such refuse will be charged to the strata lot owner.
- 42.2 A resident must ensure that ordinary household refuse and garbage is securely wrapped and placed in the containers provided for that purpose, recyclable material is kept in designated areas and material other than recyclable or ordinary household refuse and garbage is removed appropriately.

## **43. Residential Rentals**

- 43.1 Prior to possession of a strata lot by a tenant, an owner must deliver to the tenant the current bylaws and rules of the strata corporation and a Notice of Tenant's Responsibilities using only the strata corporation's Form K.

43.2 Before or at the time of renting a strata lot, the landlord must give the strata corporation a copy of the Form K Notice of Tenant's Responsibilities signed by the tenant, in accordance with section 146 of the *Act*.

43.3 Residential rentals or subleases must be for at least one month duration. Any shorter term rentals are not permitted. The owner of a strata lot in contravention will be subject to the fine schedule stipulated in bylaw 27.1.

#### **44. Children and Supervision**

44.1 Residents are responsible for the conduct of visitors including ensuring that noise is kept at a level, in the sole determination of a majority of the council, that will not disturb the rights of quiet enjoyment of others.

44.2 Residents are responsible for the conduct of children residing in their strata lot, including ensuring that noise is kept at a level, in the sole determination of a majority of the council, that will not disturb the quiet enjoyment of others.

44.3 Residents are responsible to assume liability for and properly supervise activities of children including, but not exhaustively, bicycling, skateboarding and hockey.

#### **45. Miscellaneous**

45.1 A resident or visitor must not smoke on common property.

45.2 A resident or visitor must not hinder or restrict sidewalks, entrances, exits, halls, passageways, stairways and other parts of the common property. Hindrance and restriction includes the keeping of personal items and garbage.

45.3 A resident or visitor must not use electrical outlets in all Common Areas for any purposes with the exception of the electrical outlets in the wash bays for the purpose of vacuuming a vehicle only.

45.4 Subject to bylaw 37.1, a resident or owner must not erect or display or permit to be erected or displayed any signs, fences, billboards, placards, advertising, notices or other fixtures of any kind on the common property or in a strata lot, unless authorized by the council. This shall include exterior painting and the addition of wood, ironwork, concrete or other materials.

45.5 A resident may post notices on the designated bulletin board, subject to being removed by the council if deemed inappropriate or posted for in excess of one week.

45.6 A resident must ensure that all entrance doors to strata lots are kept closed and kitchen extract fans are used when cooking.

45.7 A resident or visitor must not shake rugs, carpets, mops or dusters of any kind from any balcony, window, stairway or other part of a strata lot or common property.

45.8 A resident must ensure that drapes or blinds visible from the outside of the building are cream or white in colour.

- 45.9 A resident must ensure that no air conditioning units, laundry, flags, clothing, bedding or other articles are hung or displayed from windows, balconies or other parts of the building so that they are visible from the outside of the building.
- 45.10 A resident must not display or erect fixtures, poles, clotheslines, racks, storage sheds and similar structures permanently or temporarily on limited common property, common property or land that is a common asset. Despite the foregoing, the placing of items on the limited common property balconies or patio areas shall be limited to free standing, self contained planter boxes or containers, summer furniture and accessories.
- 45.11 An owner must ensure that Christmas lights are installed after December 1st of the year approaching Christmas and removed before January 15th of the year following Christmas.
- 45.12 There will be an annual fire test conducted on each strata lot. The cost of the inspection is borne by the strata corporation for the first visit. It is mandatory that owners and/or residents provide access for the fire testing. Failure to provide access may result in a fine as per Bylaw 27.1.
- 45.13 A resident may be banned from common facilities at the Strata Council's discretion if he/she is contravening any Rules or causing a general nuisance while he/she is using the facilities.
- 45.14 Guests must be accompanied by an owner/renter when using the common facilities.
- 45.15 Harbourside Park is a non-smoking residence. Smoking, vaping, or the possession of any lit cigar, cigarette, or pipe on the common property, limited common property or within strata lots of the building is not permitted. (This prohibition includes but is not limited to tobacco). Resident violators or violating guests of a resident will be fined up to \$200.00 per violation.
- 45.16 No alcohol consumption or unprotected glass containers are allowed in all common areas except rental facilities.

#### **46. Filming on Strata Property**

- 46.1 Each individual request for filming for commercial purposes in the building, including filming inside Owner's units, must be approved by Council.
- 46.2 All equipment must be brought into the building between 11:00 p.m. and 5:00 a.m.
- 46.3 Film crews and related staff will not be able to access the unit in which the filming occurs via elevator from 7:00 a.m. to 10:00 a.m. and from 4:00 p.m. to 7:00 p.m.
- 46.4 Filming may not occur at month end due to the volume of moves in and out of the building.
- 46.5 The Strata Council will determine the filming cost per day. Any violation of this bylaw will result in immediate cancellation of all current and future filming privileges.

## **47. Business Use and Short-Term or Temporary Accommodations**

- 47.1 An owner, resident or occupant must not use or permit the use of a strata lot, common property or common assets for a professional, commercial or business purpose that:
- (a) increases the amount of foot traffic or motor vehicle traffic on the common property or the strata lot;
  - (b) in any way increases or may increase the liability risk of the strata corporation; or
  - (c) involves regular attendance of customers, clients, employees, contractors, other workers or any individuals attending the strata lot.
- 47.2 A strata lot must not be used for temporary lodging of less than 30 days, including, but not limited to:
- (a) short-term accommodations purposes, including, but not limited to, vacation rentals or extended vacation rentals;
  - (b) a bed and breakfast;
  - (c) lodging house,
  - (d) hotel, motel, hotel-like or motel-like accommodation;
  - (e) time share;
  - (f) temporary housing, including for relocation of employees, corporate housing, employee housing, temporary workers, or individuals displaced by flood or fire.

*whether arranged through website such as Airbnb, VRBO, Premier Executive Suites or through companies that advertise this type of accommodation. Without limiting the generality of this bylaw, an owner, resident or occupant must not enter into a license for the use of all or part of a strata lot.*

- 47.3 A contravention of bylaw 47.2 will be subject to a fine of \$1,000 per day (effective November 30, 2018).

## **48. Key Fobs**

- 48.1 To obtain an access fob for use by a resident, an owner must pay to the strata corporation a refundable deposit equal to the cost of an access fob.
- 48.2 On the earlier of the date an owner no longer requires an access fob or stops being an owner, the owner must return all access fobs relating to that strata lot to the strata corporation.
- 48.3 When an owner returns an access fob, the strata corporation will refund the deposit paid under bylaw 48.1.

## **49. Resident Insurance**

- 49.1 A resident is responsible for obtaining insurance coverage to cover risks that are not covered by the strata insurance. Without limiting this bylaw, an owner is responsible for obtaining insurance coverage to pay any deductibles payable under the strata insurance for which the owner is responsible.

## **50. Responsibility of Owners**

- 50.1 If an owner is responsible for any loss or damage to a strata lot, common property, limited common property, or common assets, that owner must indemnify and save harmless the strata corporation from the expense of any maintenance, repair or replacement rendered necessary to the strata lot, common property, limited common property or common assets but only to the extent that such expense is not reimbursed from the proceeds received by operation of any strata insurance policy. Without limiting the meaning of the word “responsible”, an owner is also responsible for the owner’s own acts or omissions, as well as those of any of the tenants, occupants, visitors, agents, contractors, employees or pets of the strata lot or the owner.
- 50.2 For the purposes of bylaw 4.2 and 50.1, any insurance deductible paid or payable by the strata corporation will be considered an expense not covered by the strata insurance proceeds received by the strata corporation and will be charged to the owner.