

**Strata Property Act**  
**FORM I**  
**AMENDMENT TO BYLAWS**

(Section 128)

The Owners, Strata Plan LMS 280 ..... [the registration number of the strata plan] certify that the following or attached amendments to the bylaws of the strata corporation were approved by a resolution passed in accordance with section 128 of the *Strata Property Act* at an annual or special general meeting held on OCT 28, 2024 ..... [month day, year]\*:

[wording of bylaw amendment]

[Signature]  
.....  
Signature of Council Member

[Signature]  
.....  
Signature of Second Council Member (not required if council consists of only one member)

\*Section 128 (3) of the Act provides that an Amendment to Bylaws must be filed in the land title office within 60 days of the amendment being approved.



## LMS 280 – CHATEAU COMOX BYLAWS

### Division 1 - Duties of Owners, Tenants, Occupants and Visitors

#### 1 – 1 Payment of strata fees

- (1) An owner must pay strata fees on or before the first day of the month to which the strata fees relate.
- (2) If an owner is late in paying their strata fees, assessments or other fines from bylaw or rule infractions, the owner must pay to the Strata Corporation interest on the late payment in the amount of 10% per annum, compounded annually, and calculated on a monthly basis commencing from the date the payment was due and continuing until the last day of the month in which it is paid.

#### 1 - 2 Repair and maintenance of property by owner

- (1) An owner must repair and maintain the owner's strata lot, except for repair and maintenance that is the responsibility of the Strata Corporation under these bylaws.
- (2) 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.
- (3) Construction and renovation **noise is restricted** to weekdays and Saturdays, excluding statutory holidays, from **8:00 am to 6 pm**.
- (4) Trades and service people contracted or hired by the Strata Corporation to work on common property, are exempt from Bylaw 1 – 2(3).

#### 1 – 3 Use of property

- (1) An 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, hazard or threat 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.
  - (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.

(2) An 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 Strata Property Act (henceforth SPA).

(3) An owner, tenant or occupant must not keep any pets 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) two dogs or two cats, or one dog and one cat.

When on common property:

- (e) ambulatory pets such as dogs or cats, owned by residents or guests, are to be kept under control and on leash while on building / common property.
- (f) owners are required to ensure that pets do not disturb other residents by way of noise, waste or odor.
- (g) during inclement weather, owners are required to ensure their pets do not track mud/dirt into the building.

(4) Smoking is strictly prohibited in any/all common and limited common property areas and also prohibited in any Owner's unit. "Chateau Comox is completely smoke free."

(5) Barbeques are permitted on balconies, but must be fueled only by propane.

(6) Wind chimes and birdfeeders are not permitted, with the exception of hummingbird feeders.

(7) Garbage Disposal

(a) All small household garbage shall be properly contained in secured bags and **deposited in the designated bins** located in the garbage room as per Recycle BC : <https://recyclebc.ca> and City of Vancouver bylaw 8417 (<https://bylaws.vancouver.ca/8417c.pdf>) and guidelines.

(b) Compostable foodstuffs, bottles, cans, cartons, paper products, etc. must be recycled as per City of Vancouver by-laws and Recycle BC.

(c) Cardboard boxes must be **properly cut down** to Recycle BC Guideline size of 30" X 30" / 78 cm X 78 cm and collapsed / flattened before placement in bins.

(d) Any waste material other than the above must be properly disposed of at appropriate disposal sites i.e., municipal dump.

(8) In keeping with Canadian Human Rights declarations and international law, Chateau Comox seeks to foster safety and the feeling of being secure in our homes and throughout the building, including all common property areas, therefore, no resident, owner, occupant or visitor shall harass, intimidate, threaten, humiliate or belittle anyone verbally and/or physically in any manner for any reason. Any differences must be addressed in a calm and respectful manner or via a mediator agreeable to both parties, if requested by one or both parties.

#### 1 - 4 Inform Strata Corporation

- (1) Within 2 weeks of becoming an owner, an owner must inform the Strata Corporation of the owner's name, strata lot number, phone number, email address and mailing address outside the strata plan, if any.
- (2) On request by the Strata Corporation, a tenant must inform the Strata Corporation of his or her name.

#### 1 – 5 Obtain approval before altering a strata lot

- (1) An owner must obtain the written approval of the Strata Corporation before making 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) 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 SPA.
  - (h) and anything that requires a City of Vancouver permit.
- (2) The Strata Corporation must not unreasonably withhold its approval under bylaw 1-5 (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.
- (3) An owner, tenant or occupant must not alter a strata lot which changes the exterior appearance of the building.
- (4) An owner or tenant wishing to install hard floor surfaces such as hardwood, stone or tile, must take all reasonable steps to ensure noise reduction as held by the City of Vancouver. More information on specifications and recommended standards can be found here: City of Vancouver Noise Control Manual ( <https://vancouver.ca/files/cov/noise-control-manual.pdf> ) and the BC Building Code ( [https://free.bcpublications.ca/civix/document/id/public/bcbc2018/bcbc\\_2018dbp9s911r2](https://free.bcpublications.ca/civix/document/id/public/bcbc2018/bcbc_2018dbp9s911r2) ).

#### 1 - 6 Obtain approval before altering common property

- (1) An owner must obtain the written approval of the Strata Corporation before making an alteration to common property, including limited common property, or common assets.
- (2) The Strata Corporation may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration.

(3) Where the majority of owners agree to a re-design of their common corridor, different from the building standard, and after all have been consulted, they may do so at their expense, subject to all municipal regulations, and with the written approval of the Strata Council, which shall not be unreasonably withheld.

#### 1 – 7 Permit entry to strata lot

(1) An owner, tenant, occupant or visitor must allow a person authorized by the Strata Corporation to enter the strata lot

(a) in an emergency, without notice, to ensure safety or prevent significant loss or damage, and

(b) at a reasonable time, on 48 hours' written notice, to inspect, repair or maintain common property, common assets and any portions of a strata lot that are the responsibility of the Strata Corporation to repair and maintain under these bylaws or insure under section 149 of the Act.

(2) The notice referred to in subsection (1) (b) must include the date and approximate time of entry, and the reason for entry.

#### 1 – 8 Rentals

(1) Short term [30 days or less as per City of Vancouver] rentals, tenancies or licenses of occupancy are prohibited.

(2) In the case of long-term rentals, the tenant must receive a Form K: Notice of Tenants' Responsibilities through the Property Manager prior to occupancy.

#### 1 - 9 Electrical Vehicle Charging

(1) Each owner is provided with one 220V electrical connection in their parking stall(s) for the sole purpose of providing electricity for charging a motor vehicle. This connection may only be used to connect to a Strata approved charger as spelt out in the Strata Rules. It may not be used for any other purpose.

(2) An owner must obtain the written approval of the Strata Corporation before installing an Electric Vehicle Charging Station (EVCS) Lite-on Platinum 7.5 kW Level 2 charger, and it must be located within their designated parking stall(s). While the 220 V electrical connection and electrical infrastructure is common property. The EVCS Lite-on Platinum 7.5 kW Level 2 charger is considered the owners property once installed.

(3) The Strata Corporation will grant consent to install an EVCS Lite-on Platinum 7.5 kW Level 2 charger provided that:

(a) The owner will pay all costs related to the installation of the EVCS Lite-on Platinum 7.5 kW Level 2 charger, and will pay for the costs of all future repairs, maintenance and upgrades of their EVCS Lite-on Platinum 7.5 kW Level 2 charger.

(b) The owner will obtain necessary permits.

(c) The owner will comply with applicable laws.

- (d) The owner will ensure that the EVCS Lite-on Platinum 7.5 kW Level 2 charger is only installed by a BC qualified electrician and instruct them to connect the Lite-on Platinum 7.5 kW Level 2 charger to the owner's 220V electrical connection provided in their parking stall(s).
  - (e) The owner may ONLY install a Lite-on Platinum 7.5 kW Level 2 charger, approved by the Strata Corporation as set out in the Strata Corporation's Rules.
  - (f) The owner will indemnify and save harmless the Strata Corporation for any costs, loss or expense of whatever kind which the Strata Corporation may sustain in connection with the installation of the EVCS Lite-on Platinum 7.5 kW Level 2 charger.
  - (g) The owner will assume all risks, and liability for installation and use of the EVCS Lite-on Platinum 7.5 kW Level 2 charger, including any future damage, vandalism or theft of such EVCS Level II Chargers. It is recommended the owner insure themselves accordingly.
- (4) The electrical costs associated with the charging of electrical vehicles will be dealt with as follows:
- (a) The Strata Corporation has approved a Third Party Billing Provider (TPBP), as spelt out in the Strata Rules, to collect monies on its behalf from those owners with an EVCS Lite-on Platinum 7.5 kW Level 2 charger using the Strata Corporation's electricity to charge their vehicles.
  - (b) The EVCS Lite-on Platinum 7.5 kW Level 2 charger owner is required to have their EVCS Lite-on Platinum 7.5 kW Level 2 charger connected electronically to the TPBP in order for the charger to operate. The EVCS Lite-on Platinum 7.5 kW Level 2 charger will report back to the TPBP the amount of electricity used by the owner and the TPBP will charge and collect from the owner accordingly. Monies collected by the TPBP are then forwarded back to the Strata Corporation to pay for all electricity used to charge vehicles.
  - (c) It is the responsibility of the EVCS Lite-on Platinum 7.5 kW Level 2 charger owner to establish an account with the TPBP, and to keep said account current and up-to-date.
  - (d) The EVCS Lite-on Platinum 7.5 kW Level 2 charger owner is responsible for all fees associated with setting up and maintaining an account with the TPBP.
  - (e) The EVCS Lite-on Platinum 7.5 kW Level 2 charger owner must close their TPBP account upon the sale of their strata unit or transfer it to the new strata unit owner and they are responsible for any associated fees.
- (5) The EVCS Lite-on Platinum 7.5 kW Level 2 charger remains the property of the owner and upon the sale of the owner's strata unit, it may be sold or transferred to the new owner.
- (6) The EVCS Lite-on Platinum 7.5 kW Level 2 charger may be removed at any time by the owner, provided that:
- (a) The owner will ensure that the EVCS Lite-on Platinum 7.5 kW Level 2 charger is only removed by a BC qualified electrician.
  - (b) The owner, upon the removal of the EVCS Lite-on Platinum 7.5 kW Level 2 charger, will put the electrical supply back to its original state before the initial installation.

(c) The owner will promptly restore any damage caused to the common property upon such removal.

(d) The owner will coordinate the removal of the EVCS Lite-on Platinum 7.5 kW Level 2 charger with the closure of their TPBP account.

#### 1 – 10 Insurance Claims, Deductibles and Chargebacks

(1) A resident is responsible for obtaining their own insurance coverage to cover risks that are not covered by the Strata Corporation insurance. Without limiting the foregoing, an owner is responsible for obtaining insurance coverage to pay any deductibles payable under the strata insurance for which the owner is responsible.

(2) The Strata Corporation shall not be financially responsible to an owner for any loss, damage, or expense to an owner for overflows, or leakage of water arising from a strata lot or any adjoining strata lots where such overflow or leakage arises from that part or parts of a strata lot that an owner is required to repair and maintain under these bylaws.

(3) An owner is responsible for any loss or damage to a strata lot, contents thereof, common property, limited common property, common facilities or common assets where the cause of the loss or damage originated within the owner's strata lot and shall indemnify and save harmless the Strata Corporation and the applicable section from the expense of any maintenance, repair or replacement rendered necessary to the strata lot, contents thereof, common property, limited common property, common facilities 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.

(4) Without limiting the generality of the word "responsible", an owner is responsible for the occupant's own acts or omissions, as well as those of any of the family, guests, tenants, occupants, visitors, agents, contractors, employees, volunteers or pets of the strata lot or the owner.

(5) For the purpose of these bylaws,

(a) any insurance deductible paid or payable by the Strata Corporation where a claim is made under the Strata Corporation's insurance policy will be considered an expense not covered by the strata insurance proceeds received by the Strata Corporation and will be charged to the owner; and

(b) any maintenance, repair or replacement costs paid or payable by the Strata Corporation that is less than the strata insurance deductible, will be considered an expense not covered by the strata insurance proceeds received by the Strata Corporation and will be a charge to the owner.

(6) An expense charged to the owner under the above bylaw shall be added to and become part of the assessment of that owner for the month next following the date on which the expense was incurred and shall become due and payable on the date of payment of the assessment.

#### 1 – 11 User Fees for Private Consumption of Common Property / Goods

(1) User fees shall be imposed for a strata lot's use of natural gas, ("Gas User Fee") as long as such a fee is reasonable. The Gas User Fee shall be set out in the Strata Corporations Rules.

## 1 - 12 Extra Private Service from Property Management company

Any owner requesting private extra service(s) from the Strata Corporation's contracted property management company, will be responsible for paying for such private extra service(s) at the property management company's current rates.

## 1 – 13 Building Security

- (1) Any resident, owner, occupant or visitor will ensure that any door or gate has fully closed behind them after leaving or entering the building / common property.
- (2) Further any resident, owner, occupant or visitor entering or leaving via the electric parking garage gate must stop, wait and ensure the gate has fully closed behind them before moving away from the gate.

# Division 2 - Powers and Duties of Strata Corporation

## 2 - 1 Repair and maintenance of property by Strata Corporation.

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) 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 the common property,
    - (E) fences, railings and similar structures that enclose patios, balconies and yards.

## 2 – 2 Video surveillance

Chateau Comox employs a camera-based surveillance security system to assist in safeguarding all residents and their property. The camera-based system is operated in compliance with the BC Personal Information Privacy Act.



## Division 3 — Council

### 3 – 1 Eligibility for council

- (1) The only persons who may be council members are the following:
  - (a) owners;
  - (b) individuals representing corporate owners;
  - (c) tenants who, under section 147 or 148 of the SPA, have been assigned a landlord's right to stand for council.
- (2) Despite this section, a Strata Corporation may, by bylaw, provide that 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).

### 3 – 2 Membership on council

- (1) The number of persons on council is determined by the bylaws.
- (2) If a strata lot is owned by more than one person, only one owner of the strata lot may be a council member at any one time with respect to that lot.
- (3) If a strata lot is owned by a corporation, only one representative of the corporation may be a council member at any one time with respect to that lot.

### 3 – 3 Council size

The council must have at least 3 and not more than 5 members.

### 3 – 4 Council members' terms

- (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.
- (2) A person whose term as council member is ending is eligible for re-election.

### 3 – 5 Removing council member

- (1) 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.
- (2) After removing a council member, the Strata Corporation must hold an election at the same annual or special general meeting to replace the council member for the remainder of the term.

### 3 – 6 Replacing council member

- (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.

- (2) A replacement council member may be appointed from any person eligible to sit on the council.
- (3) The council may appoint a council member under this section even if the absence of the member being replaced leaves the council without a quorum.
- (4) If all the members of the council resign or are unwilling or unable to act for a period of 2 or more months, 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 SPA, the regulations and the bylaws respecting the calling and holding of meetings.

### 3 – 7 Officers

- (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.
- (2) A person may hold more than one office at a time, other than the offices of president and vice president.
- (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, or
  - (b) for the remainder of the president's term if the president ceases to hold office.
- (4) If an officer other than the president is unwilling or unable to act for a period of 2 or more months, the council members may appoint a replacement officer from among themselves for the remainder of the term.

### 3 – 8 Calling council meetings

- (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.
- (2) Notice of meeting may be sent by email to council members.
- (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.
- (4) The council must inform owners about a council meeting as soon as feasible after the meeting has been called.

### 3 – 9 Quorum of council

- (1) A quorum of the council is 3, if the council consists of 5 members.

(2) Council members must be present in person or electronically at the council meeting to be counted in establishing quorum.

### 3 – 10 Council meetings

(1) 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.

(2) If a council meeting is held by electronic means, council members are deemed to be present in person.

(3) Owners may attend council meetings as observers.

(4) The Chairperson of the Strata Council Meeting will, during the meeting as determined by the Chairperson, provide an opportunity for observers to speak with relevant comments, requests, items, and ideas.

(5) Despite subsection (3), no observers may attend those portions of council meetings that deal with any of the following:

(a) bylaw contravention hearings under section 135 of the SPA;

(b) rental restriction bylaw exemption hearings under section 144 of the SPA;

(c) any other matters if the presence of observers would, in the council's opinion, unreasonably interfere with an individual's privacy.

### 3 – 11 Voting at council meetings

(1) At council meetings, decisions must be made by a majority of council members present in person at the meeting.

(2) If there is a tie vote at a council meeting, the president may break the tie by casting a second, deciding vote.

(3) The results of all votes at a council meeting must be recorded in the council meeting minutes.

### 3 – 12 Council to inform owners of minutes

The council must inform owners of the minutes of all council meetings within 2 weeks of the meeting, whether or not the minutes have been approved.

### 3 – 13 Delegation of council's powers and duties

(1) Subject to subsections (2) to (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.

(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).

(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.
- (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, or
  - (c) whether a person should be denied access to a recreational facility.

### 3 – 14 Spending restrictions

- (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.
- (2) Despite subsection (1), a council member may spend the Strata Corporation's money to repair or replace common property or common assets if the repair or replacement is immediately required to ensure safety or prevent significant loss or damage.

### 3 – 15 Limitation on liability of council member

- (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.
- (2) Subsection (1) does not affect a council member's liability, as an owner, for a judgment against the Strata Corporation.

## Division 4 — Enforcement of Bylaws and Rules

### 4 – 1 Maximum fine

The Strata Corporation may fine an owner or tenant a maximum of

- (a) \$200 for each contravention of a bylaw,
- (b) \$1000 for each contravention of a rental restriction bylaw 1-8(1), and
- (c) \$50 for each contravention of a rule.

### 4 – 2 Continuing contravention

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. For short term rental bylaw contravention a fine may be imposed daily.

## Division 5 — Annual and Special General Meetings

### 5 – 1 Person to chair meeting

- (1) Annual and special general meetings must be chaired by the president of the council.

- (2) If the president of the council is unwilling or unable to act, the meeting must be chaired by the vice president of the council.
- (3) If neither the president nor the vice president of the council chairs the meeting, a chair must be elected by the eligible voters present in person or by proxy from among those persons who are present at the meeting.

#### 5 – 2 Participation by other than eligible voters

- (1) Tenants and occupants may attend annual and special general meetings, whether or not they are eligible to vote.
- (2) Persons who are not eligible to vote, including tenants and occupants, may participate in the discussion at the meeting, but only if permitted to do so by the chair of the meeting.
- (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.

#### 5 – 3 Voting

- (1) At an annual or special general meeting, voting cards may be issued to eligible voters.
- (2) At an annual or special general meeting a vote is decided on a show of voting cards or hands, unless an eligible voter requests a precise count.
- (3) If a precise count is requested, the chair must decide whether it will be by show of voting cards, hands or by roll call, secret ballot or some other method.
- (4) 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.
- (5) 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.
- (6) Despite anything in this section, an election of council or any other vote must be held by secret ballot, if the secret ballot is requested by an eligible voter.
- (7) An owner who is otherwise an eligible voter may not exercise his or her vote for a strata lot, except on matters requiring a unanimous vote, if the Strata Corporation is entitled to register a lien against that strata lot, and council has not approved an alternative payment plan.

#### 5 – 4 Order of business

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

- (a) certify proxies and corporate representatives and issue voting cards, if requested;
- (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 the agenda;
- (f) approve minutes from the last annual or special general meeting;

- (g) deal with unfinished business;
- (h) 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;
- (i) ratify any new rules made by the Strata Corporation under section 125 of the SPA;
- (j) report on insurance coverage in accordance with section 154 of the SPA, if the meeting is an Annual General Meeting;
- (k) approve the budget for the coming year in accordance with section 103 of the SPA, if the meeting is an annual general meeting;
- (l) deal with new business, including any matters about which notice has been given under section 45 of the SPA;
- (m) elect a council, if the meeting is an annual general meeting;
- (n) terminate the meeting.

## Division 6 — Voluntary Dispute Resolution

### 6 – 1 Voluntary dispute resolution

- (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 SPA, the regulations, the bylaws or the rules.
- (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.
- (3) The dispute resolution committee must attempt to help the disputing parties to voluntarily end the dispute.



Sterling Management Services Ltd Account User Name: Tyler Morrison D&D Agent Name:		Work Order # 161624 - 9653501-7 Submit Date: 2024-12-19 09:27	
<input type="checkbox"/> HOLD: Specific Date:	<input type="checkbox"/> For Instructions	Direct Phone: ex	Email: noreply@dyedurhambc.com
<input type="checkbox"/> MEET:		Contact: DD Land	Fax:
<input type="checkbox"/> PHONE <input type="checkbox"/> FAX <input type="checkbox"/> EMAIL		Solicitor/ Notary N/A	Floor:
<input type="checkbox"/> COURIER PAPER COPY <input type="checkbox"/> URGENT		Reference # LMS280	
PID(S) REGISTER			
<input type="checkbox"/> Transfer	<input type="checkbox"/> CPL		
<input type="checkbox"/> Mortgage	<input type="checkbox"/> Lien		
<input type="checkbox"/> Assignment Rents	<input type="checkbox"/> Charge		
<input type="checkbox"/> Release	<input type="checkbox"/> Plan		
<input type="checkbox"/> STC	<input checked="" type="checkbox"/> Other Bylaws		
<div><input type="checkbox"/> PRE <input type="checkbox"/> POST <input type="checkbox"/> NO PRE <input type="checkbox"/> NO INSPECTION</div> <div>All Land Registrations except discharges of mortgages will receive a pre-search (which includes a pre-inspection) unless specified above.</div> <div><input checked="" type="checkbox"/> Registration Confirmation <input type="checkbox"/> Final Registration</div>			
Instructions			