

1. Contact

Document Fees: \$30.53

**CD Wilson Law Corporation
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2. Identification of Attached Strata Property Act Form or Other Supporting Document

Application Type

LTO Document Reference

Form-I Amendment to Bylaws

3. Description of Land

PID/Plan Number

Legal Description

VIS1983

THE OWNERS, STRATA PLAN VIS1983

Electronic Signature

Your electronic signature is a representation that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) and that the supporting document is in your possession.

**Cora Darlene
Wilson RC2A62**

Digitally signed by
Cora Darlene Wilson RC2A62
Date: 2022-07-05
13:31:08 -07:00

Strata Property Act

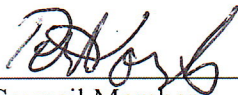
Form I

AMENDMENT TO BYLAWS

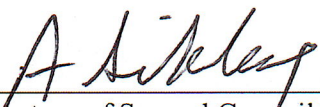
(Section 128)

The Owners, Strata Plan VIS1983 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 June 23, 2022.

See Attached Schedule Amendments to Bylaws



Signature of Council Member



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

* Section 128 (2) of the Act provides that an Amendment to Bylaws must be filed in the land title office.

**RESOLUTION
TO AMEND THE BYLAWS OF
THE OWNERS, STRATA PLAN VIS 1983
(the “Strata Corporation”)**

WHEREAS The Owners, Strata Plan VIS 1983 (the “Strata Corporation”) wishes to amend the bylaws of the Strata Corporation pursuant to the *Strata Property Act*, S.B.C. 1998, Chapter 43;

NOW THEREFORE BE IT RESOLVED by 3/4 vote of the Strata Corporation pursuant to 128 of the *Strata Property Act*, S.B.C. 1998, Chapter 43, that the bylaws registered in the Land Title Office on May 4, 2012 under Instrument No. CA2526761 (“**Consolidated Bylaws**”), May 31, 2016 under Instrument No. CA5221846, March 29, 2017 under Instrument No. CA5896692, March 16, 2018 under Instrument No. CA6684909, March 19, 2019 under instrument number CA7400701 and March 11, 2021 under Instrument No. CA8836763 (collectively the “**Filed Bylaws**”), shall be the bylaws of the Strata Corporation except as hereinafter altered, amended or added to:

1. Bylaw 15(1)-(8) filed under instrument number CA8836763 (the “**2021 Bylaws**”) shall be amended and replaced with the following Bylaw 15(1)-(8):

Requisition of council hearing

- 15**
- (1) By application in writing, stating the reason for the request, an owner or tenant may request a hearing at a council meeting.
 - (2) If a hearing is requested under subsection (1), the council must hold a council meeting to hear the applicant within four (4) weeks after the request.
 - (3) The council meeting at the option of council may be held by electronic means including telephone conferencing, video conferencing or any other electronic means, so long as all council members, the applicant and authorized participants can communicate with one another.
 - (4) Council members, the applicant and authorized participants in a hearing held by electronic means are deemed to be present in person at a council meeting for purposes of Regulation 4.01.
 - (5) Observers cannot attend hearings.
 - (6) Authorized representatives may assist the applicant at the hearing with the applicant’s consent and other authorized persons, excluding observers, may attend and participate at the hearing with prior approval of the applicant and council.
 - (7) A digital recording of a hearing is not permitted without the approval of the applicant, the approval of council by majority vote and a privacy bylaw authorizing digital recordings.
 - (8) 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 (1) week after the hearing.

2. Bylaw 17(1)-(5) filed under the 2021 Bylaws shall be amended and replaced with the following Bylaw 17(1)-(5):

Council meetings

- 17** (1) The council may meet together for the conduct of business, adjourn, and otherwise regulate its meetings as it sees fit.
- (2) At the option of council, council meetings and hearings may be held by electronic means including telephone conferencing, video conferencing or any other electronic means, so long as all council members and other participants can communicate with each other.
- (3) If a council meeting is held by electronic means, council members, hearing applicants and authorized participants are deemed to be present in person.
- (4) The council may rule by majority vote that observers are not permitted and in that event the ruling shall be final and binding.
- (5) Despite subsection (4), no observers may attend those portions of a council meeting that deal with any of the following:
- (a) bylaw contravention hearings under section 135 of the *Act*;
 - (b) rental restriction bylaw exemption hearings under section 144 of the *Act*;
 - (c) hearings pursuant to section 34(1) of the *Act*;
 - (d) in camera council meetings; or,
 - (e) any other matters if the presence of observers would, in the council's opinion, unreasonably interfere with an individual's privacy.

3. Bylaw 18(1)-(5) filed under the 2021 Bylaws shall be amended and replaced with the following Bylaws 18(1)-(5):

Voting at council meetings & email votes

- 18** (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.
- (4) A vote at a council meeting may be conducted by email subject to the following conditions:
- (a) at least a majority of council members eligible to vote at a council meeting must respond to the request for an email vote by voting in favour of the resolution, voting against the resolution or abstaining and this vote shall be delivered to the Strata Corporation email address as soon as practically possible after the date of the request;
 - (b) if a council member objects to the email vote or if a majority fail to respond to the request for an email vote, then the vote shall be postponed until the next duly convened council meeting;
 - (c) subject to subsection (b), a resolution receiving email votes in favour from

- (d) a majority of council members shall be deemed to be approved; and, the vote taken by email shall be recorded in the council minutes and distributed to the owners as soon as feasible.
 - (5) If a council meeting is held by email, council members are deemed to be present in person and notice of the meeting is deemed to have been waived.
4. Bylaw 50(1)-(5) the Electronic Vehicle Charging Station Bylaw filed under instrument number CA7400701 shall be retained as Bylaw 50(1)-(5):

50 Hydro electric car charging station & user fee

- (1) An owner must obtain the prior written approval of the Strata Corporation to install and use an electrical vehicle charging station on a common property parking stall (“Charging Station”).
- (2) The council will approve an application for a Charging Station on the following terms and conditions:
 - (a) council must be satisfied that the electric system can support the Charging Station and handle the draw.
 - (b) the Owner will:
 - (i) pay all costs associated with the purchase, installation, repair and maintenance of the Charging Station and, if feasible, a meter to gauge electrical usage;
 - (ii) obtain all necessary permits and hired qualified contractors to install the Charging Station;
 - (iii) indemnify and save harmless the Strata Corporation from and against any costs, losses or expenses of whatever kind related to the installation, use and operation of the Charging Station, including legal costs on a full indemnity basis;
 - (iv) pay a user fee to the Strata Corporation for reasonable electricity usage calculated pursuant to subsection (3) hereof;
 - (v) sign an Alteration & Indemnity Agreement on terms satisfactory to council;
 - (vi) require subsequent owners to be bound by the Alteration & Indemnity Agreement or the Charging Station may be removed by the Strata Corporation and the related costs charged back to the responsible strata lot owner; and,
 - (vii) comply with the Alteration & Indemnity Agreement and the bylaws of the Strata Corporation.
- (3) The user or owner of a Charging Station will pay the electricity charges for the Charging Station to the Strata Corporation determined as follows:
 - (a) the monthly usage amount based on the direct metering of the power consumed using the internal meter available in the Charging Station or based on a dedicated revenue grade meter; or,
 - (b) a user fee payable monthly in advance to the Strata Corporation in an amount of any ratified rule from time to time pursuant to regulation 6.9(2) being either a fixed amount or an amount determined on a reasonable basis including the user’s rate of consumption, recovery of operating or

maintenance costs by the strata corporation, number of users and/or duration of use.

- (4) The owners by $\frac{3}{4}$ vote authorize the installation of electric vehicle charging station(s) and delegate authority to council to make significant changes to the use and appearance of common property as council deems appropriate in its discretion pursuant to section 71 of the *Act*.
 - (5) A Resident must not use, or permit any person to use an approved Charging Station other than the electrical vehicle approved by council without the prior written consent of council and agreement to comply with the Alteration & Indemnity Agreement and these bylaws.
5. Bylaws 50 - 53 filed under the 2021 Bylaws shall be amended and replaced with the following Bylaws 51 – 54 and the numbering shall be amended to ensure correctness:

Notice Requirements

- 51**
- (1) The Strata Corporation must provide at least 2 weeks' written notice of an annual or special general meeting, including an electronic general meeting, but excluding a general meeting to address a winding-up resolution, which requires at least 4 weeks' written notice.
 - (2) The notice of meeting must be provided to all of the following:
 - (a) every owner, whether or not a notice must also be sent to the owner's mortgagee or tenant;
 - (b) every mortgagee who has given the Strata Corporation a Mortgagee's Request for Notification under section 60 of the *Act*; and,
 - (c) every tenant who has been assigned a landlord's right to vote under section 147 or 148 of the *Act*, if the Strata Corporation has received notice of the assignment.
 - (3) The Strata Corporation must provide the notice of meeting to persons entitled to notice pursuant to section 61 of the *Act* including by email only if the person has provided an email address and consented in writing to receiving notices, records or documents from the Strata Corporation by email.
 - (4) The Strata Corporation must include the following information with the notice of meeting:
 - (a) the date, time and electronic and/or physical address for registration and the time that the meeting will be called to order for purposes of establishing quorum pursuant in these bylaws;
 - (b) the login information to attend the meeting electronically, if applicable;
 - (c) registration and voting instructions;
 - (d) proposed form of optional proxy to be used at the meeting;
 - (e) an agenda pursuant to these bylaws, section 46 of the *Act* and otherwise as determined by council;
 - (f) a description of matters that will be voted on at the meeting, including the proposed wording of any resolution requiring a $\frac{3}{4}$ vote, 80% vote or unanimous vote;

- (g) any other information required by section 45 of the *Act*;
- (h) if the meeting is an annual general meeting, the notice must include:
 - (i) the budget pursuant to *Regulation 6.6*;
 - (ii) schedule of proposed fees for the next fiscal year showing adjustments for any change and separate contributions for the operating fund and the contingency reserve fund;
 - (iii) the financial statement pursuant to section 103 of the *Act* and *Regulation 6.7*;
 - (iv) report on insurance coverage pursuant to section 154 of the *Act* including the insurance binder summary provided by the insurance broker; a
 - (v) the nomination and voting process for the election of council; and,
 - (vi) confirmation that votes must be cast by eligible voters at the time the vote is taken during the voting window at the general meeting.

Electronic general meetings

- 52**
- (1) The council may hold an annual or special general meeting in person, by electronic means, or by a combination of methods, at council’s discretion and in compliance with any applicable health orders in effect.
 - (2) “Electronic means” includes telephone conferencing, video conferencing or any other electronic means approved by council from time to time, so long as all persons participating in the meeting can communicate with each other during the meeting.
 - (3) “Authorized participant” means an eligible voter, an agent of the strata corporation including a strata manager, legal counsel, insurance agent or any other person authorized by the council, the chair or by a majority vote of owners to attend and participate in an electronic general meeting.
 - (4) A person who attends a general meeting by electronic means is deemed to be present in person at the meeting.

Person to chair electronic meeting

- (5) Annual and special general meetings held by electronic means must be chaired by the president of the council.
- (6) If the president of the council is unwilling or unable to act, the electronic meeting must be chaired by the vice president of the council.
- (7) If neither the president nor the vice president of the council chairs the electronic 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.
- (8) The secretary of the council shall prepare the minutes of the electronic meeting.
- (9) If the secretary of the council is unwilling or unable to act, the minutes of the electronic meeting must be prepared by an authorized person or eligible voter appointed by the chair.
- (10) The chair may appoint authorized participants and/or eligible voters to assist with practice and procedure during the electronic meeting.

Participation by other than eligible voters at electronic meeting

- (11) Persons who are not eligible to vote or are not authorized participants approved by council, the chair or by majority vote of eligible voters at the meeting, cannot participate in the discussion at a general meeting held by electronic means.

Notice Requirements for an Electronic General Meeting

- (12) The Strata Corporation must comply with the notice requirements set out in Bylaw 51, and in addition, may provide the following information with the notice of meeting:
- (a) procedure for identifying a person attending a general meeting electronically, including the presentation of government issued photo identification during registration;
 - (b) procedure to electronically activate a virtual ballot and/or virtual voting card during registration for the purpose of identifying the strata lot, calculating votes and auditing votes during the meeting;
 - (c) procedure for appointing scrutineers, if any, and confirmation of the scrutineer's role during the meeting;
 - (d) the procedure for counting the votes, calculating the votes,
 - (e) confirmation of the voting methods that may be used during the voting window at the general meeting, including any one or more of the following methods:
 - (f) roll call or other polling method;
 - (i) casting votes digitally by electronic means;
 - (ii) in person voting at a predesignated voting location(s);
 - (iii) any other feasible and practical voting method determined by council given the size and composition of the Strata Corporation; and,
 - (g) any other information in the discretion of council.

Voting at electronic meeting

- 53** (1) At an annual or special general meeting held by electronic means, registration, verification of proxies, participation and quorum of eligible voters in person or by proxy must be confirmed by the chair at the beginning of the meeting by calling the roll.
- (2) All matters will be decided by majority vote at an electronic annual or special general meeting unless a different voting threshold is required or permitted by the *Act* or the regulations.
- (3) The outcome of a vote on a resolution must be announced by the chair and recorded in the minutes of the meeting.
- (4) If a precise vote is requested, the chair must decide whether the vote will be by roll call or some other method.
- (5) The outcome of each vote requiring a precise count, including the number of votes for and against the resolution and any abstentions must be announced by the chair and recorded in the minutes of the meeting.

- (6) If there is a tie vote on any matter at an electronic 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.
- (7) Notwithstanding any other bylaw, a vote may not be conducted by secret ballot at an electronic annual or special general meeting.
- (8) The votes on a resolution at an electronic meeting may be cast by eligible voters during the voting window using any one of the following voting methods:
 - (a) email;
 - (b) digital electronic voting, if feasible and available;
 - (c) show of voting cards or ballots if visual electronic communication is feasible and available;
 - (d) call of the roll or a polling method that identifies eligible voters, the vote and the number of votes cast;
 - (e) any other electronic method that identifies eligible voters, the vote and the number of votes cast; and/or,
 - (f) in person voting at a predesignated voting location(s).
- (9) Amendments to resolutions and the budget may be voted upon by calling the roll or by any other electronic method so long as the chair can determine the outcome of the vote by all eligible voters during the meeting.
- (10) After the voting window is closed at the meeting:
 - (a) the total number of votes cast by the eligible voters on each resolution including ballots cast during the voting window and proxy votes will be calculated;
 - (b) restricted proxy votes must be addressed pursuant to the owner's instructions;
 - (c) the chair will announce the outcome of the vote for each resolution including the total number of votes cast, the number of votes in favour, against, abstentions and whether the resolution was approved or defeated; and,
 - (d) the outcome of the vote must be recorded in the minutes of the meeting.
- (11) Subject to a majority vote of eligible voters at the meeting to destroy the ballots and proxies, the Strata Corporation must keep all ballots and proxies for an electronic annual or special general meeting for a period of two (2) years after which they shall be destroyed.

Order of business for electronic meeting

- 54** (1) The order of business at annual and special general meetings held by electronic means is as follows:
- (a) call the meeting to order;
 - (b) certify proxies and corporate representatives;
 - (c) activate virtual ballots and/or virtual voting cards included with the notice package;

- (d) verify eligible voters present electronically in person or by proxy and participating in the meeting by calling the roll;
 - (e) establish and announce quorum;
 - (f) elect a person to chair the meeting, if necessary;
 - (g) appoint one or more scrutineers for the meeting;
 - (h) present proof of notice to the meeting or waiver of notice;
 - (i) approve the agenda;
 - (j) approve minutes from the last annual or special general meeting;
 - (k) deal with unfinished business;
 - (l) receive reports of council activities or reports that relate to the order of business;
 - (m) ratify any new rules made by the strata corporation under section 125 of the *Act* included in the notice of meeting;
 - (n) report on insurance coverage as part of an electronic annual general meeting in accordance with section 154 of the *Act*;
 - (o) vote on the proposed the budget for the coming year in accordance with section 103 of the *Act*, if the meeting is an electronic annual general meeting;
 - (p) deal with new business and resolutions, including any matters about which notice has been given under section 45 of the *Act*;
 - (q) confirm the procedure and method for electing council;
 - (r) conduct balloting and vote on agenda items, resolutions, budget, election of a council and other business, as applicable, during the meeting using the voting methods adopted for the meeting;
 - (s) terminate the meeting.
- (2) The order of business at an annual or special general meeting set out in subsection (1) may be changed by a majority vote at the meeting.

THE END