

Document General
Form 4 — Land Registration Reform Act

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Number/Numéro

PR3291800

CERTIFICATE OF RECEIPT

CERTIFICAT DE RÉCÉPISSÉ

MAR 02 2018 13:40

PEEL (43) BRAMPTON

Katherine Cere

Land Registrar

Registraire

New Property Identifiers

Additional: See Schedule

Executions

Additional: See Schedule

(1) Registry

Land Titles

(2) Page 1 of 6 pages

(3) Property Identifier(s)

Block 19978-0001 to 19978-1432 (inclusive)

Property

Additional: See Schedule

(4) Nature of Document

By-Law No. 4

(Under the Condominium Act, 1998)

(5) Consideration

TWO

Dollars \$ 2.00

(6) Description

All Units and Common Elements comprising the property included in Peel Standard Condominium Plan No. 978

City of Mississauga

Land Registry Office of the Land Titles Division of Peel (No. 43)

(7) This Document Contains:

(a) Redescription New Easement Plan/Sketch

(b) Schedule for:

Description

Additional Parties

Other

(8) This Document provides as follows:

See By-Law and Schedule attached hereto

Continued on Schedule

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)

Name(s)

Signature(s)

Date of Signature

Y

M

D

Peel Standard Condominium Corporation No. 978

By its solicitors, Fine & Deo

Maria Dimakas

2018

02

27

(11) Address for Service

c/o Management Office, 75 Eglinton Avenue West, Mississauga, ON L5R 0E5

(12) Party(ies) (Set out Status or Interest)

Name(s)

Signature(s)

Date of Signature

Y

M

D

(13) Address for Service

(14) Municipal Address of Property

Multiple

(15) Document Prepared by:

Fine & Deo

3100 Steeles Avenue West

Suite 300

Vaughan, Ontario

L4K 3R1

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Fees and Tax

Registration Fee

Total

Schedule


CERTIFICATE IN RESPECT OF A BY-LAW
(under subsection 56 (9) of the *Condominium Act, 1998*)


Peel Standard Condominium Corporation No. 978 (known as the "**Corporation**") certifies that:

- 1. The copy of By-law Number 4, attached as Schedule A, is a true copy of the By-law.
- 2. The By-law was made in accordance with the *Condominium Act, 1998*.
- 3. The owners of a majority of the units of the Corporation have voted in favour of confirming the By-law.

Dated this 26th day of FEBRUARY, 2015.

Peel Standard Condominium Corporation No. 978

By: 
Name: Demetrios Manos
Title: President
I have authority to bind the Corporation.

By: 
Name: Ying Lai
Title: Secretary
I have authority to bind the Corporation.

Schedule A

PEEL STANDARD CONDOMINIUM CORPORATION NO. 978

BY-LAW NO. 4

WHEREAS a condominium corporation may make, amend or repeal by-laws in accordance with section 56 of the *Condominium Act, 1998*, as amended (the "**Act**"), including a by-law to establish the standard unit for each class of units for the purpose of determining responsibility for repairing a unit after damage and the limits of coverage for insuring the units.

NOW THEREFORE BE IT ENACTED AS A BY-LAW OF Peel Standard Condominium Corporation No. 978 (hereinafter referred to as the "**Corporation**"), as follows:

ARTICLE I – STANDARD UNIT DESCRIPTION

1. **Repeal of By-Law No.3:** By-Law No. 3, registered as Instrument Number PR2755996 is hereby repealed in its entirety and replaced with the following provisions.
2. **Purpose:** The purpose of this by-law is to define what constitutes an improvement to a unit with respect to subsections 89(2)(3) and 99(2)(3) the *Act*. The provisions in this by-law do not amend or affect the definition of a "Residential Unit", "Parking Unit", "Combined Parking/Storage Unit", "Storage Unit", or "Sign Unit" all as identified in the Corporation's declaration registered as Instrument Number PR2749111, or any obligations or responsibilities prescribed by the Corporation's declaration.
3. **Residential Unit Class:** For the purposes of this by-law, the standard unit for all "Residential Units", as identified and described in the Corporation's declaration registered as Instrument Number PR2749111, shall consist of those items set out in Appendix "A" attached hereto (the "**Residential Unit Class - Standard Unit**"). Anything not specifically included as part of the Residential Unit Class - Standard Unit as outlined in Appendix "A" (excluding any and all common elements as defined by the declaration) shall be deemed to be an improvement made to a unit, as that term is defined by sections 89 and 99 of the *Act*.

The Residential Unit Class – Standard Unit is subject to the following provisions:

- (i) all of the materials set out in Appendix "A" are to be replaced by standard builder's grade materials, unless specifically stated otherwise. Where the original materials are not available for any reason, then a material that is as reasonably close in quality to the original as is appropriate with current construction standards shall be used. If a dispute or disagreement arises over the manufacture, quality, colour, texture, dimension, finish or attribute of any item set out in Appendix "A", then the board of directors shall have the sole authority to determine the final resolution of any such dispute or disagreement in its sole discretion; and;
- (ii) the Residential Unit Class - Standard Unit shall not include any flooring material, unless specifically provided for in Appendix "A".
4. **Parking Unit Class:** For the purposes of this by-law, the standard unit for the "Parking Units", as identified and described in the Corporation's declaration registered as Instrument Number PR2749111, shall not include anything that falls within the boundaries of the "Parking Units" as those boundaries are described in Corporation's declaration (the "**Parking Unit Class - Standard Unit**"). Anything not included as part of the Parking Unit Class - Standard Unit (excluding any and all common elements as defined by the declaration) shall be deemed to be an improvement made to a unit, as that term is defined by sections 89 and 99 of the *Act*.
5. **Combined Parking/Storage Unit Class:** For the purposes of this by-law, the standard unit for the "Combined Parking/Storage Units", as identified and described in the Corporation's declaration registered as Instrument Number PR2749111, shall not include anything that falls within the boundaries of the "Combined Parking/Storage Units" as those boundaries are described by Corporation's declaration (the "**Combined**

Parking/Storage Unit Class - Standard Unit). Anything not included as part of the Combined Parking/Storage Unit Class - Standard Unit (excluding any and all common elements as defined by the declaration) shall be deemed to be an improvement made to a unit, as that term is defined by sections 89 and 99 of the *Act*.

6. **Storage Unit Class:** For the purposes of this by-law, the standard unit for the "Storage Units", as identified and described in the Corporation's declaration registered as Instrument Number PR2749111, shall not include anything that falls within the boundaries of the "Storage Units" as those boundaries are described by Corporation's declaration (the "**Storage Unit Class - Standard Unit**"). Anything not included as part of the Storage Unit Class - Standard Unit (excluding any and all common elements as defined by the declaration) shall be deemed to be an improvement made to a unit, as that term is defined by sections 89 and 99 of the *Act*.
7. **Sign Unit Class:** For the purposes of this by-law, the standard unit for the "Sign Units", as identified and described in the Corporation's declaration registered as Instrument Number PR2749111, shall not include anything that falls within the boundaries of the "Sign Units" as those boundaries are described by Corporation's declaration (the "**Sign Unit Class - Standard Unit**"). Anything not included as part of the Sign Unit Class - Standard Unit (excluding any and all common elements as defined by the declaration) shall be deemed to be an improvement made to a unit, as that term is defined by sections 89 and 99 of the *Act*.
8. Notwithstanding any of the foregoing, if the Corporation at any time owns any unit within any of the classes noted above, then said unit shall, only for the duration that the Corporation retains ownership of same, be classified as the "**Corporation Asset Unit Class - Standard Unit**". The Corporation Asset Unit Class - Standard Unit shall include everything, including chattels (and save and except for the common elements), that falls within the boundaries of said unit(s) as those boundaries are described by Corporation's declaration.
9. Unit owner(s) shall be responsible to maintain and repair all improvement(s) and shall insure all improvement(s) with the customary coverage provided to condominium unit owners and as may be required by the Corporation's declaration. Although the Corporation need not be provided with a copy of a unit owner's policy of insurance with respect to the improvement(s), the Corporation may request in writing from a unit owner, and the unit owner shall provide, sufficient evidence that said improvement(s) are insured. The unit owner shall provide the requisite information to the Corporation within 10 days of receipt of such a request. Any repairs, maintenance, and/or servicing to be conducted by a unit owner to his/her respective unit, shall only be performed by an accredited professional.

ARTICLE II - MISCELLANEOUS


1. **Severability:** Each of the provisions of this by-law shall be deemed to be independent and severable, and the invalidity or unenforceability in whole or in part of any one or more of such provisions shall not be deemed to impair or affect in any manner the validity or enforceability of the remainder of this by-law.
2. **Gender:** The use of the masculine gender in this by-law shall be deemed to include the feminine gender and the use of the singular shall be deemed to include plural wherever the context so requires.
3. **Waiver:** No restriction, condition, obligation or provision contained in this by-law shall be deemed to have been abrogated or waived by reason of any failure to enforce the same irrespective of the number of violations or breaches thereof which may occur.
4. **Headings:** The headings in the body of this by-law form no part hereof but shall be deemed to be inserted for convenience of reference only.
5. **Statutory References:** Any references to a section or sections of the *Act* in this by-law (or in any by-laws or rules hereafter enacted by the Corporation) shall be read and construed as a reference to the identical or similarly appropriate section or sections (as the case may be) of any successor legislation to the *Act*.


PSCC 978 – Standard Unit By-Law

The foregoing by-law is hereby enacted as By-law No. 4 of Peel Standard Condominium Corporation No. 978, said by-law having been passed by the board of directors on the 4th day of JANUARY, 2016, and duly approved by the owners of a majority of the units of the Corporation voting in favour of confirming it on the 26th day of FEBRUARY, 2016, without variation, pursuant to the provisions of the *Condominium Act, 1998*, S.O. 1998 c.19, as amended.

DATED this 26th day of FEBRUARY, 2016.

Peel Standard Condominium Corporation No. 978

By: 
Name: Demetrios Manos
Title: President

By: 
Name: Ying Lai
Title: Secretary

I/We have authority to bind the Corporation.

APPENDIX “A”
Residential Unit Class – Standard Unit

EXCLUSIONS FROM THE STANDARD UNIT - FLOOR COVERINGS

Floor coverings (whether original installed by the declarant or otherwise) are expressly excluded from the standard unit. Only the concrete floor slab is included in the standard unit.

GENERAL

Interior Doors	<ul style="list-style-type: none">Wood interior doors with wood frames and baseboards.Mirrored sliding closet doors (as per plan).
Other	<ul style="list-style-type: none">Interior walls and ceiling to be drywall.Interior walls, doors and trim to be painted white.Individually controlled air-conditioning and heating system (vertical fan coil system).

KITCHEN

Cabinetry	<ul style="list-style-type: none">Builder's grade designer cabinetry.
Countertop	<ul style="list-style-type: none">Caesarstone or granite.
Backsplash	<ul style="list-style-type: none">Porcelain or ceramic tile.
Faucets	<ul style="list-style-type: none">Single lever faucet with integral pullout sprayer.
Sink	<ul style="list-style-type: none">Double stainless steel undermount.
Other	<ul style="list-style-type: none">Track lighting.

BATHROOMS

Cabinetry	<ul style="list-style-type: none">Builder's grade designer cabinetry.
Vanity/ Countertop	<ul style="list-style-type: none">Caesarstone or granite.
Plumbing fixtures, including tub/shower	<ul style="list-style-type: none">White undermount vanity sink.White toilet.White soaker tub.Separate shower enclosure finished in tile (base finished in fiberglass) with frameless glass door.Porcelain or ceramic tiles at tub or shower.
Faucets	<ul style="list-style-type: none">Chrome finish faucets.
Bathroom Accessories	<ul style="list-style-type: none">Ceramic soap dish.Chrome tissue holder and towel bar.
Other	<ul style="list-style-type: none">Exhaust fan in each bathroom, vented to exterior.

ELECTRICAL AND COMMUNICATIONS

Smoke Detector	<ul style="list-style-type: none">Hard-wired smoke detector (number of detectors as required by law)
Internet	<ul style="list-style-type: none">Pre-wired high speed internet access.
Outlets	<ul style="list-style-type: none">Pre-wiring for telephone and cable television outlets.
Fixtures	<ul style="list-style-type: none">Ceiling light outlet in dining room and bedroom(s).
Other	<ul style="list-style-type: none">Service panel with circuit breakers.White decorative light switches and plates and receptacles throughout.