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February 4, 2008

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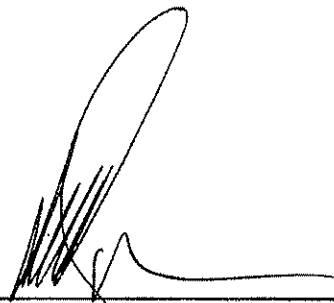
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Re: Strata Plan "Bcs 2790", being a strata plan of:
Parcel Identifier: 007-605-218 Lot I Block 133 District Lot 274 Plan 15927

Please receive herewith the following document(s) for filing:

FORM Y
Owner Developers' Notice of
Different Bylaws



Dale Banno, Barrister and Solicitor
1908 West 13th Ave., Vancouver, BC V6J 2H6
Telephone no. 778.888.0460

West Coast
Client # 10000

Strata Property Act

FORM Y

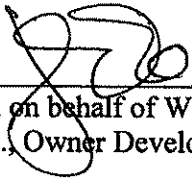
OWNER DEVELOPERS' NOTICE OF DIFFERENT BYLAWS

(Section 245(d); Regulations section 14.6(2))

Re: Strata Plan BCS 2790, being a strata plan of:
Parcel Identifier: 007-605-218 Lot I Block 133 District Lot 274 Plan 15927

The attached bylaws differ from the Standard Bylaws to the *Strata Property Act*, as permitted by section 120 of the Act.

Date: February 4, 2008.



James Fox, on behalf of Wedgewood Marcon
Homes Ltd., Owner Developer

Bylaws

Division 1 — Sections

1. Creation

1.1 These bylaws create two sections for the strata corporation as follows:

- (1) a section ("Residential Section") of the residential strata lots bearing the name "Section 1 of The Owners, Strata Plan No. BCS 2790", the members of which are the owners of the residential strata lots; and
- (2) a section ("Commercial Section") of the strata lots that are not residential strata lots bearing the name "Section 2 of The Owners, Strata Plan No. BCS 2790", the members of which are the owners of the nonresidential strata lots.

2. Administration

2.1 The Residential Section and Commercial Section must each elect an executive council, and Division 4 - Council, with the necessary changes and to the extent possible, applies to each executive council and to each executive council's members and section in the same manner as it applies to the strata council, strata council members and the strata corporation.

2.2 The eligible voters of a section may call and hold meetings and pass resolutions in the same manner as eligible voters of the strata corporation, and Division 6 – Annual and Special General Meetings, with the necessary changes and to the extent possible, applies to the proceedings of each section in the same manner as it applies to the strata corporation.

Division 2 — Duties of Owners, Tenants, Occupants and Visitors

3. Payment of strata fees

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

4. Repair and maintenance of property by owner

4.1 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.

4.2 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.

4.3 An owner of a strata lot must not carry out any electrical, plumbing or other work in the owner's strata lot except by qualified, licensed plumbers, electricians and other tradespersons

approved by the relevant section executive council, which approval the executive council will not unreasonably withhold or delay.

4.4 An owner must not carry out any repair or alteration in the owner's strata lot to the building security system or fire sprinkler system except by the contractors retained by the strata corporation or to maintain the security system and fire sprinkler system.

5. Use of property

5.1 An owner, tenant, occupant or visitor must not use a strata lot, the common property or common assets in a way that

- (1) causes a nuisance or hazard to another person, or
- (2) causes unreasonable noise, or
- (3) unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot, or
- (4) is illegal, or
- (5) without limiting subsection 5.1(4), contravenes any applicable zoning bylaw or regulation, or
- (6) results in the emission of objectionable odours, or
- (7) 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.

5.2 An owner, tenant, occupant or visitor of a strata lot in the Residential Section must not:

- (1) alter, supplement or remove the window coverings originally installed in the strata lot other than to replace them with substantially similar window coverings in the same color and style if necessitated by damage or wear;
 - (2) use the balcony, patio or deck of the owner's strata lot for storage, or place on the balcony of the owner's strata lot any clothesline, rack, storage unit, bicycle, motorcycle, box, machine, equipment (including any satellite dish, antennae, transmitter, transponder or the like) or anything else that affects the consistency of the exterior appearance of the building;
 - (3) hang or leave out on the balcony, patio or deck or any limited common property of the owner's strata lot any clothing, laundry, rug, flag or anything else unsightly;
 - (4) partly or fully enclose or install or place on the balcony, patio or deck of the owner's strata any plastic, glass or other material to block wind or sun or for any other purpose;
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(5) put up any sign, advertising or notice of any kind on the owner's strata lot that may be visible from outside of the strata lot, or on the common property except "for sale" or "for lease" signs in the location and in the manner designated from time to time by the strata council for that purpose; or

(6) deposit garbage on the common property except in the location and in the manner designated from time to time by the strata council.

5.3 An owner, tenant, occupant or visitor of a strata lot in the Commercial Section must not deposit garbage on the common property except in the location and in the manner designated from time to time by the strata council.

5.4 The entire building is a completely "non-smoking building", and smoking is prohibited in all interior and exterior areas. An owner, tenant, occupant or visitor must not smoke while in a strata lot or on common property (including limited common property), whether inside or outside the building.

5.5 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 Act.

5.6 The Commercial Section, on behalf of one or more owners of strata lots in the Commercial Section, may install a satellite dish on the roof of the building in a location, and the Commercial Section will install and maintain it in a manner, satisfactory to the strata council, acting reasonably.

6. Pets

6.1 An owner, tenant or occupant must not keep any pets on a strata lot other than one or more of the following:

- (1) a reasonable number of fish or other small aquarium animals;
- (2) a reasonable number of small caged mammals;
- (3) up to two caged birds;
- (4) up to two dogs or two cats, or one of both.

6.2 Without limiting the foregoing, an owner, tenant or occupant must not keep on a strata lot any exotic animal or pet including without limitation, any wild animal, snake, reptile, scorpion or spider.

6.3 An owner, tenant, occupant and visitor:

- (1) must keep a pet quiet, under control and on a leash or otherwise secured and must not leave a pet unattended when on the common property or on land that is a common asset;
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(2) must prevent a pet from urinating and defecating when on the common property or on land that is a common asset, and must immediately and completely clean up excrement and other messes and repair any damage caused by a pet; and

(3) must prevent incessant crying or barking from a pet that is heard from outside the owner's strata lot.

6.4 A pet owner must register a pet cat or dog with the strata corporation within 30 days after the pet starts to be kept on a strata lot by providing the name, breed, coloring and markings of the pet, and a true colour photograph of the pet and the owner's name, address and telephone number(s).

6.5 The strata council may prohibit a pet from being kept on a strata lot and order the pet owner to permanently remove the pet from the strata lot if the pet is found by the strata council to be a chronic annoyance to any resident and the cause of unreasonable interference with the use and enjoyment of any strata lot or any common property or land that is a common asset, or if the owner of the pet is repeatedly found by the strata council to be in contravention of the pet bylaws. The owner of the strata lot must pay all costs (including legal costs on a solicitor and own client basis) incurred by the strata corporation to enforce such permanent removal of a pet from the strata lot.

7. Inform strata corporation

7.1 Within 2 weeks of becoming an owner, an owner must inform the strata corporation of the owner's name, strata lot number and mailing address outside the strata plan, if any.

7.2 On request by the strata corporation, a tenant must inform the strata corporation of his or her name.

8. Obtain approval before altering a strata lot

8.1 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:

- (1) the structure of a building;
 - (2) the exterior of a building;
 - (3) chimneys, stairs, balconies or other things attached to the exterior of a building;
 - (4) doors, windows or skylights on the exterior of a building, or that front on the common property;
 - (5) fences, railings or similar structures that enclose a patio, balcony or yard;
 - (6) common property located within the boundaries of a strata lot;
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(7) those parts of the strata lot which the strata corporation must insure under section 149 of the Act.

8.2 The strata corporation may require the owner to submit detailed plans and specifications of any proposed alteration under this bylaw.

8.3 The strata corporation must not unreasonably withhold its approval under subsection 8.1, but may require, among other things, as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration.

8.4 An owner of a strata lot in the Residential Section must obtain the written approval of the section executive council before installing a hardwood or tile floor in the owner's strata lot and the section executive council may, as a condition of approval, among other things, require the installation to be acoustically engineered to minimize potential noise.

9. Obtain approval before altering common property

9.1 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.

9.2 The strata corporation may require the owner to submit detailed plans and specifications of any proposed alteration under this bylaw.

9.3 The strata corporation may require as a condition of its approval, among other things, that the owner agree, in writing, to take responsibility for any expenses relating to the alteration.

10. Permit entry to strata lot

10.1 An owner, tenant, occupant or visitor must allow a person authorized by the strata council or the relevant section executive council to enter the strata lot

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

(2) 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.

10.2 The notice referred to in subsection 10.1(2) must include the date and approximate time of entry, and the reason for entry.

Division 3 — Powers and Duties of Strata Corporation

11. Repair and maintenance of property by strata corporation

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

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- (1) common assets of the strata corporation;
- (2) common property that has not been designated as limited common property;
- (3) limited common property, but the duty to repair and maintain it is restricted to
 - (a) repair and maintenance that in the ordinary course of events occurs less often than once a year, and
 - (b) the following, no matter how often the repair or maintenance ordinarily occurs:
 - (i) the structure of a building;
 - (ii) the exterior of a building;
 - (iii) 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 the common property;
 - (v) fences, railings and similar structures that enclose patios, balconies and yards;
- (4) 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
 - (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, and
 - (e) fences, railings and similar structures that enclose patios, balconies and yards.

Division 4 — Council

12. Council size

12.1 Subject to subsection 12.2, the council must have at least three and not more than seven members.

12.2 If the strata plan has fewer than four strata lots or the strata corporation has fewer than four owners, all the owners are on the strata council.

12.3 A person may serve on both a section executive council and the strata council.

13. Council eligibility

13.1 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.

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 reelection.

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.

15.2 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.

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.

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 this section 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 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 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.

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17.3 The vice president has the powers and duties of the president

- (1) while the president is absent or is unwilling or unable to act, or
- (2) for the remainder of the president's term if the president ceases to hold office.

17.4 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.

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 does not have to be in writing.

18.3 A council meeting may be held on less than one week's notice if

- (1) all council members consent in advance of the meeting, or
- (2) the meeting is required to deal with an emergency situation, and all council members either
 - (a) consent in advance of the meeting, or
 - (b) are unavailable to provide consent after reasonable attempts to contact them.

18.4 The council must inform owners about a council meeting as soon as feasible after the meeting has been called.

19. Requisition of council hearing

19.1 By application in writing, stating the reason for the request, an owner or tenant may request a hearing at a council meeting.

19.2 If a hearing is requested under subsection 19.1, the council must hold a meeting to hear the applicant within one month of the request.

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 hearing.

20. Quorum of council

20.1 A quorum of the council is

- (1) two, if the council consists of three or four members,

(2) three, if the council consists of five or six members, and

(3) four, if the council consists of seven 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 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.

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

21.3 Owners may attend council meetings as observers.

21.4 Despite subsection 21.3, no observers may attend those portions of council meetings that deal with any of the following:

(1) bylaw contravention hearings under section 135 of the Act;

(2) rental restriction bylaw exemption hearings under section 144 of the Act;

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

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 inform owners of the minutes of all council meetings within 2 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 24.2 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
- (1) delegates the authority to make an expenditure of a specific amount for a specific purpose, or
 - (2) delegates the general authority to make expenditures in accordance with subsection 24.3.
- 24.3 A delegation of a general authority to make expenditures must
- (1) set a maximum amount that may be spent, and
 - (2) 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,
- (1) whether a person has contravened a bylaw or rule,
 - (2) whether a person should be fined, and the amount of the fine, or
 - (3) whether a person should be denied access to a recreational facility.

25. Spending restrictions

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

25.2 Despite subsection 25.1, a council member may spend the strata corporation's or section'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.

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 Subsection 26.1 does not affect a council member's liability, as an owner, for a judgment against the strata corporation.

Division 5— Enforcement of Bylaws and Rules

27. Maximum fine

27.1 The strata corporation may fine an owner or tenant a maximum of

- (1) \$200 for each contravention of a bylaw, and
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(2) \$50 for each contravention of a rule.

28. Continuing contravention

28.1 If an activity or lack of activity that constitutes a contravention of a bylaw or rule continues, without interruption, for longer than seven days, a fine may be imposed every seven days.

Division 6 — Annual and Special General Meetings

29. Person to chair meeting

29.1 Annual and special general meetings must be chaired by the president of the council.

29.2 If the president of the council is unwilling or unable to act, the meeting must be chaired by the vice president of the council.

29.3 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.

30. Participation by other than eligible voters

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

30.2 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.

30.3 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.

31. Voting

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

31.2 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.

31.3 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.

31.4 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.

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31.5 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.

31.6 If there are only two strata lots in the strata plan, subsection 31.5 does not apply.

31.7 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.

32. Order of business

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

- (1) certify proxies and corporate representatives and issue voting cards;
 - (2) determine that there is a quorum;
 - (3) elect a person to chair the meeting, if necessary;
 - (4) present to the meeting proof of notice of meeting or waiver of notice;
 - (5) approve the agenda;
 - (6) approve minutes from the last annual or special general meeting;
 - (7) deal with unfinished business;
 - (8) 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;
 - (9) ratify any new rules made by the strata corporation under section 125 of the Act;
 - (10) report on insurance coverage in accordance with section 154 of the Act, if the meeting is an annual general meeting;
 - (11) approve the budget for the coming year in accordance with section 103 of the Act, if the meeting is an annual general meeting;
 - (12) deal with new business, including any matters about which notice has been given under section 45 of the Act;
 - (13) elect a council, if the meeting is an annual general meeting;
 - (14) terminate the meeting.
-

Division 7 — Voluntary Dispute Resolution

33. Voluntary dispute resolution

33.1 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

- (1) all the parties to the dispute consent, and
- (2) the dispute involves the Act, the regulations, the bylaws or the rules.

33.2 A dispute resolution committee consists of

- (1) 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
- (2) any number of persons consented to, or chosen by a method that is consented to, by all the disputing parties.

33.3 The dispute resolution committee must attempt to help the disputing parties to voluntarily end the dispute.

Division 8 — Moving

34. Moving in/out

34.1 An owner must comply with and ensure that his or her tenant complies with any move in and move out rules established from time to time by the relevant executive council.

34.2 48 hours prior notice of a move in or move out date must be provided to the relevant executive council.

34.3 Moves in the Residential Section must start and finish for the day between 9:00 a.m. and 6:00 p.m., Monday through Friday, and between 10:00 a.m. and 5:00 p.m. on Saturdays, Sundays and statutory holidays and moves in the Commercial Section must start and finish between the times and on the days established by the executive council of the Commercial Section.

34.4 The executive council may require a refundable damage deposit of \$500 to be paid for each move in and for each move out 48 hours before the move in or move out date, and the executive council may deduct from a deposit any expenses incurred by it and any fines levied in relation to the move in or move out.

34.5 A person moving in or moving out must ensure all common property is left vacuumed, clean and damage free.

34.6 This Division 8 does not apply to the move in of the first purchasers of strata lots from the owner-developer until the owner-developer agrees it applies.

Division 9 — Marketing Activities by Owner Developer

35. Display lot

35.1 An owner developer who has an unsold strata lot may carry on sales functions on the common property that relate to its sale, including the posting of signs.

35.2 An owner developer may use a strata lot, that the owner developer owns or rents, as a display lot for the sale of other strata lots in the strata plan.

Division 10 — Parking

36. Comply with rules of executive council

36.1 An owner must comply with and ensure that his or her tenant complies with any parking rules established from time to time by the relevant executive council.

37. Prohibitions

37.1 An owner, tenant, occupant or visitor must not:

- (1) use the parking facility for any purpose other than the parking of motor-vehicles nor, without limiting the foregoing, use the parking facility for carrying out any tune-up, oil-change, repair, painting, installation or any other work on a motor vehicle;
 - (2) wash a motor vehicle in the parking facility other than as may be designated by the relevant executive council;
 - (3) park any oversized vehicle or any boat, trailer or camper nor store any unlicensed or uninsured motor vehicle on the common property or land that is a common asset;
 - (4) park any motor vehicle that drips oil, gasoline or other fluid without removing same to the satisfaction of the relevant executive council;
 - (5) leave a motor vehicle running and unattended nor leave a motor-vehicle unattended in a manner that may interfere with the use of any part of the parking facility;
 - (6) use any parking stall other than the parking stall assigned;
 - (7) store in a motor vehicle using the parking facility any noxious, hazardous, dangerous or inflammable substance or substance that gives off an offensive odour.
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Division 11 — Bicycles and Storage

38. General

38.1 An owner, tenant, occupant or visitor must not leave a bicycle or tricycle on the common property or on land that is a common asset except in the location and in the manner designated from time to time by the strata council.

38.2 An owner, tenant, occupant or visitor must not store any noxious, hazardous, dangerous or inflammable substance or substance that gives off an offensive odour on the common property (including in a storage locker) or on land that is a common asset.

Division 12 — Commercial Strata Lots

39. Commercial strata lot defined

39.1 In these bylaws, "commercial strata lot" means a strata lot in the strata plan that is not a residential strata lot.

40. Signage

40.1 An owner of a commercial strata lot, or a tenant of the owner with the owner's prior written agreement, will have the right to install and maintain business signage in the designated signage space on the common property above the store front of the owner's commercial strata lot, subject to compliance with the following conditions:

(1) before installation, the owner or tenant will:

(a) obtain all municipal approvals for the signage and comply with all municipal requirements in connection therewith; and

(b) submit plans and specifications for the signage to the strata council and obtain the prior written approval of the strata council for the installation, which approval the strata council will not unreasonably withhold or delay;

(2) the owner or tenant, at their cost, will maintain the signage continuously in good condition; and

(3) the signage will comply with all reasonable rules and guidelines for signage established from time to time by the strata corporation.

41. Use prohibitions

41.1 An owner must not, and an owner must not suffer or permit a tenant or occupant of the owner's commercial strata lot to, use the owner's commercial strata lot:

- (1) for a use that would not be permitted by The Corporation of the City of North Vancouver, Zoning Bylaw, 1995, No. 6700, as at August 1, 2006, whether or not such bylaw may since be amended, repealed or replaced; or,
- (2) without limiting the generality of the foregoing as a billiard hall, pet store, auction house, casino, arcade, adult entertainment parlour, body rub parlour, recycling depot, waste facility, martial arts facility, tattoo parlour, pawnshop, adult video outlet; or
- (3) as a facility that provides escort or dating services or permits exotic dancing on a regular or ongoing basis or as part of its commercial operations; or
- (4) as a brewing facility for its primary business; or
- (5) as a public health care office.

41.2 Except as provided by section 41.1, the strata corporation will not pass, approve or make any bylaw or rule that prohibits an owner or its tenant from using the owner's commercial strata lot for a use permitted by the applicable municipal zoning bylaw or approved by The Corporation of the City of North Vancouver.

42. Hours of operation

42.1 The strata corporation will not pass, approve or make any bylaw or rule that prohibits an owner or its tenant from carrying on business in the owner's commercial strata lot during any hours not prohibited by municipal or provincial law, bylaw or regulation.

43. No prohibition against leasing a commercial strata lot

43.1 The strata corporation will not pass, approve or make any bylaw or rule that prohibits the leasing or subleasing of a commercial strata lot or the granting of a licence to occupy a commercial strata lot.

44. Outdoor seating

44.1 An owner will not use nor permit the use of outdoor seating on municipal property in connection with the operation of the owner's commercial strata lot without first obtaining all necessary approvals of The Corporation of the City of North Vancouver and the approval of the strata corporation, which approval the strata corporation will not unreasonably withhold or delay. Despite anything herein to the contrary, the strata corporation may, among other things, as conditions of its approval, restrict the hours of the use of the outdoor seating to between 11:00 a.m. and 8:00 p.m., every day of the week and require the owner to strictly control noise from the outdoor seating area.