

Stonehaven Bylaws

Revised June 26th, 2018

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

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. The Strata Corporation may charge an owner who is late paying their strata fees, interest commencing on the day after the strata fees were due until the date of partial or full payment at the rate of 10% per annum, compounded annually, or such other maximum amount of interest as provided for in the Regulations to the Strata Property Act, as amended from time to time.
 - a. The interest payable on a late payment of strata fees is not a fine and shall form part of the strata fees for the purposes of section 116 of the Strata Property Act.
 - b. The strata corporation may charge interest and levy a fine for late payment of strata fees.
3. Within three weeks (3) after approval of the annual budget in each year, an owner must provide twelve (12) post-dated cheques each in the amount of strata fees for their strata lot payable to the strata corporation or make arrangements with the Property Manager to have the amount of the strata fee for their strata lot automatically and electronically withdrawn from the owner's bank account monthly on the date chosen by the Property Manager.
4. Pay an administration fee of \$25 to the Strata Corporation for each NSF cheque or automatic withdrawal rejection.

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

3. An Owner must do all of the following:

- a. permit the the Strata Corporation and its agents (upon production of appropriate authorization and identification), at all reasonable times on notice, except in cases of emergency, when no notice is required, to enter the Owner's Strata Lot for the purpose of inspecting the same and maintaining, repairing or renewing pipes, wires, cables and ducts existing in the Strata Lot and capable of being used in connection with the enjoyment of any other Strata Lot or common property, or for the purpose of maintaining, repairing or renewing common property, common facilities or other assets of the Strata Corporation, or if the Strata Corporation has reasonable grounds to believe an Owner is in breach of the bylaw, for the purpose of ensuring that the bylaws are being observed.
 - b. promptly carry out all work that may be ordered by any competent public or local authority in respect of the Strata Lot other than work for the benefit of the building generally, and pay all rates, taxes, charges, outgoings and assessments that may be payable in respect of the Strata Lot;
4. Mops or dusters of any kind shall not be shaken from and nothing shall be thrown out of any window, door, balcony, patio, deck or any part of the common property or limited common property of the Strata Corporation.
 5. The sidewalks, entrances, elevators, loading spaces, hallways, stairways and lobbies shall be kept clear of all obstructions and used only for ingress and/or egress.
 6. Water beds are not permitted in any of the Strata Lots.
 7. No Owner, residential or visitor shall trespass on the limited common property of another Owner's Strata Lot.
 8. No bicycles are permitted to be stored or kept on any part of the common property, or on the balconies or decks, at any time except for the common property bike racks. Owners are permitted to move their bicycles through the common property to their Strata Lot provided that they either carry the bicycle or wipe off its wheels to prevent soiling of the carpets and provided that the bicycles are kept in the Strata Lot so that they are not visible from the outside of the Strata Lot.
 9. No laundry, clothing, bedding, debris, waste material or refuse shall be hung, stored, placed or displayed from windows, decks, patios, balconies or other parts of the Strata Lot if such items are visible from the outside of the Strata Lot.

4. Insurance

1. An owner must ensure that their Strata Lot is covered by a comprehensive insurance package that protects residents against loss, property damage, and bodily injury or disability.

5. 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 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.

6. 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 Act.
2. The strata corporation must not unreasonably withhold its approval under subsection (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. All work must be carried out in compliance of bylaw 29.

7. 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. All work must be carried out in compliance of bylaw 30.

8. 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 in an emergency, without notice, to ensure safety or prevent significant loss or damage, and 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) must include the date and approximate time of entry, and the reason for entry.

9. Rental Restriction Bylaw

1. No Strata Lot shall be used for the purpose of an escort service, sex shop or the sale or lease of x-rated videos.
2. Pursuant to section 141(2)(b)(ii) of the Strata Property Act, the minimum period of time that a strata lot may rented, leased or let out under a license of occupancy of any sort, to a person who is not a registered owner or a registered owner's family member is one (1) month.
3. For clarity, this rental restriction bylaw bans the use of strata lots in Strata Plan VIS6714 as transient, tourist, hotel or motel accommodation for the accommodation or housing of the transient, travelling, or vacationing public, in all or any portion of a strata lot. Such use is also banned by Restrictive Covenant #FB231104, which is registered against the title of all strata lots in VIS6714.
4. Prior to possession of a strata lot by a tenant, an owner shall deliver to the tenant the current bylaws and rules of the strata corporation and a Notice of Tenant's Responsibilities in Form

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5. Within two weeks of renting a strata lot, the landlord shall give the strata corporation a copy of the Form K—Notice of Tenant's Responsibilities signed by the tenant, in accordance with s. 146 of the Act.
6. An owner shall not permit their tenants to sublet their strata lot or let it out under a license of occupancy of any sort for periods of less than one month.
7. For the purposes of this bylaw Family Member has the meaning set out in the Strata Property Act and Strata Property Regulations, namely:
 - a. "Family" or "Family Member" means a spouse of the owner, a parent or child of the owner, or a parent or child of the spouse of the owner.
 - b. "Spouse of the Owner" includes an individual who has lived and cohabited with the owner, for a period of at least 6 months at the relevant time, in a marriage-like relationship, including a marriage-like relationship between persons of the same gender.
8. Pursuant to section 143(2) of the Strata Property Act, this rental restriction bylaw shall not apply to prevent a first owner of a strata lot other than the owner developer, from renting, leasing or letting out their strata lot under a license of occupancy, for periods of between seven (7) days and one (1) month.
9. Where an owner leases a strata lot in contravention of this rental restriction bylaw, the owner is subject to a fine of \$500.00 for each seven (7) day period that the Strata Lot is rented in contravention of these Bylaws, and the strata corporation shall take all necessary steps to terminate the lease or tenancy, including, but not limited to, seeking a declaration or court injunction to enforce the bylaw. Any legal costs incurred by the strata corporation to enforce the rental restriction bylaws shall be the responsibility of the contravening owner and recoverable from the owner on a solicitor and own client basis by the strata corporation.

Division 2 – Powers and Duties of Strata Corporation

10. Repair and maintenance of property by strata corporation

1. The strata corporation must repair and maintain all of the following:
 - a. common assets of the strata corporation;
 - b. common property that has not been designated as limited common property;
 - c. limited common property, but the duty to repair and maintain it is restricted to
 - i. repair and maintenance that in the ordinary course of events occurs less often than once a year, and
 - ii. the following, no matter how often the repair or maintenance ordinarily occurs:

- A. the structure of a building;
 - B. the exterior of a building;
 - C. 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;
- d. a strata lot in a strata plan that is not a bare land strata plan, but the duty to repair and maintain it is restricted to
- i. the structure of a building,
 - ii. the exterior of a building,
 - iii. 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, and
 - v. fences, railings and similar structures that enclose patios, balconies and yards.

Division 3 – Council

11. Council Size

1. Subject to subsection (2), the council must have at least 3 and not more than 7 members.

12. 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 reelection
3. No persons entitled to be a member of the strata council pursuant to Section 28 of the Strata Property Act may stand for strata council or continue to be on the strata council as an Owner or representative of the corporate Owner of a Strata Lot if the Strata Corporation is entitled to register a lien against that Strata Lot under the Strata Property Act *or* if reimbursement required to be made pursuant to Section 85 of the Strata Property Act has not been made or payment of the Strata Lot's share of a judgement against the Strata Corporation has not been made.

13. Removing council member

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.

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.

14. 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 Act, the regulations and the bylaws respecting the calling and holding of meetings.

15. 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. The notice does not have to be in writing.
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.

16. 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.

17. Quorum of council

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

18. 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. 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 Act;
 - b. rental restriction bylaw exemption hearings under section 144 of the Act;
 - c. any other matters if the presence of observers would, in the council's opinion, unreasonably interfere with an individual's privacy.

19. 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. 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.
- 3. The results of all votes at a council meeting must be recorded in the council meeting minutes.

20. Council to inform owners of minutes

- 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.

21. Delegation of council's powers and duties

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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. (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.

22. 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. (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. except in the case of emergency, approve single expenditures, including retaining legal counsel, not exceeding \$5,000.00, which have not been included in a budget approved by the Owners, from the general funds of the Strata Corporation.

23. 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. (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

24. Maximum fine

1. The strata corporation may fine an owner or tenant a maximum of;
 - a. \$200 for each contravention of a bylaw, and
 - b. \$50 for each contravention of a rule.

2. 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.

Division 5 – Annual and Special General Meetings

25. Person to chair meetings

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.

26. 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.

27. Voting

1. At an annual or special general meeting, voting cards must be issued to eligible voters.
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.
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.
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. If there are only 2 strata lots in the strata plan, subsection (5) does not apply.
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.
8. If within a 1/2 hour of the time appointed for an annual or special general meeting a quorum is not present, the meeting shall be terminated if the meeting was convened upon the requisition of members; but in any other case, the meeting shall stand adjourned for a further 1/2 hour and if within one hour from the time originally appointed a quorum is not present for the meeting, the eligible voters present in person or by proxy shall constitute a quorum.

28. Order of business

1. The order of business at annual and special general meetings is as follows;
 - a. (a)certify proxies and corporate representatives and issue voting cards;
 - b. determine that there is a quorum;
 - c. elect a person to chair the meeting, if necessary;
 - d. present to the meeting proof of notice of meeting or waiver of notice;
 - e. approve 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 Act;
 - j. report on insurance coverage in accordance with section 154 of the Act, if the meeting is an annual general meeting;
 - k. approve the budget for the coming year in accordance with section 103 of the Act, 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 Act;
 - m. elect a council, if the meeting is an annual general meeting;
 - n. terminate the meeting.

29. 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 Act, 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.

Division 6 – Additional Bylaws

30. Renovations & Alterations

1. An owner or an owner's authorized agent must ensure that the hours of work in respect of any renovations or alterations are limited to 8:00 a.m. to 6:00 p.m., Monday through Saturday.
2. An owner, tenant, occupant or visitor must not permit any construction debris, materials or packaging to be deposited in the strata corporation's disposal containers.
3. An owner or an owner's authorized agent must ensure, if in an elevator, that the elevator is protected with proper wall pads and floor coverings.
4. An owner, tenant, occupant or visitor must ensure:
 - a. Drop cloths are installed and removed daily between the elevators and the strata lot as well as other doors to protect common areas from any spillage or soiling; and
 - b. In respect of renovation or alteration debris, stairs, lobbies, and paths through parking areas are regularly cleaned and the residential corridor thoroughly vacuumed daily while renovations/alterations are taking place.
5. An owner performing, or contracting with others to perform, renovations or alterations is responsible, financially, and otherwise, for ensuring that all required permits and licenses are obtained.

31. Exterior Appearances

1. Except for unit numbering having dimensions prescribed by the Strata Council which may be affixed to the front door of the Strata Lots, no signs, billboards, placards, gates, fences, notices or advertising of any nature shall be erected or displayed from the exterior of the building or from any Strata Lot or the limited common property of any Strata Lot so that they are visible from the outside of the Strata Lot.
2. No laundry, clothing, bedding, or other articles shall be hung or displayed from windows, decks or patios of any Strata Lot so that they are visible from beyond the Strata Lot.
3. Patios and decks shall not be used for storage purposes.
4. Other than the blinds installed by the Owner Developer, drapes or blinds in Strata Lots must not be visible from outside the Strata Lots. The original aluminum blinds installed by the Owner Developer must not be removed, however, if they become damaged they may only be replaced with blinds which are consistent with the design and of similar colour to the blinds which were originally installed by the Owner Developer.
5. No awning, shade, screen, antenna, satellite dish or receiver or any other appurtenance shall be hung from or attached to the exterior of the building or a Strata Lot or the limited common property appurtenant thereto including without limitation the patio and decks.
6. The exterior appearance of the building or of the strata lots shall not be altered in any way without Council approval as per bylaw 6.
7. Owners are prohibited from installing window mounted or exterior mounted air conditioners

without prior written approval from Council.

8. No hanging baskets are permitted to be fixed to the Common Property or Limited Common Property.

32. Animals

1. 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, however the aquarium size is limited to 10 gallons.
 - b. up to 2 caged birds or two small caged mammals;
 - c. one dog or one cat.
2. Animals must be carried or on a leash within the interior or exterior common areas of the building.
3. All Birds, except hummingbirds, are not to be fed from any Strata Lot or from the common property or any limited common property.
4. Owners are responsible to advise their visitors of these bylaws and are responsible for cleaning up after or the repair of any damage caused by animals brought onto the common property by Owners' visitors. If pets should soil carpets in any part of the common property, the Strata Corporation may have the carpet cleaned professionally at the expense of the Owner.

33. Moving

1. It is the express responsibility of the Owner to ensure that all furniture and equipment moved into or out of a Strata Lot is done in accordance with such rules and bylaws as may be established from time to time by the strata council.
2. Move-ins to and move-outs of the building shall be restricted to the hours of 8:00 am to 8:00 pm. Owners are required to contact the Strata Corporation's management company to arrange for the installation of the elevator pad and elevator lock-off key, and to arrange for changes to the interphone directory. Owners are also responsible for making these arrangements for any tenant they may put into their Strata Lot. A refundable \$50 deposit must be paid and will be returned when the elevator key is returned.
3. A move-in fee of \$100 will be invoiced to an owner whenever the owner or tenant moves into the building with furniture.

34. Protection of, and Damage to Property

1. No Owner shall be entitled to claim any compensation from the Strata Corporation for any loss or damage to the property or person of the Owner which arises from any defect or want of repair of the common property or any part of it, unless such loss or damage resulted from the negligent act or omission of the Strata Corporation or of its employees or agents.
2. An Owner shall not cause damage to trees, bushes, plants, flowers or lawns and shall not place chairs, tables or other objects on lawns or grounds which damage them or prevent their growth.

35. Open House

1. An Owner of a Strata Lot may hold an open house on any day of the week, between 12:00 noon and 4:00 pm each day, when offering the Strata Lot for sale.

2. The security of the building must be maintained at all times — entrances to the building and locked common area doors must remain closed and locked.
3. Owners are responsible for the actions of their realtors or agents in the building and for acquainting them with the provisions of this bylaw.

36. Smoking Prohibitions

1. (1) Owners, tenants, occupants, and visitors must not smoke in, on, or about all interior common property and all exterior common property that is within 3 meters of a door, window or air intake.
2. Owners, tenants, occupants, and visitors must not smoke in, or on a strata lot or any limited common property designated for the exclusive use of a strata lot including:
 - a. the interior of all strata lots, and
 - b. the exterior balconies and patios of all strata lots.
3. For the purpose of these bylaws "smoking" will include the inhaling, exhaling, burning, or carrying of any lighted cigarette, cigar, pipe or e-cigarettes containing any form of tobacco, nicotine, marijuana or other narcotic, or any product whose use generates smoke.
4. Any owner who sells a strata lot must specifically disclose to all potential buyers and Realtors that smoking is prohibited everywhere within the building and its grounds, including inside the strata lots and on the patios and balconies.
5. Any owner who rents, leases, grants licenses of occupancy or otherwise allows someone other than the owner to reside within or occupy a strata lot, shall disclose to said persons prior to their residency or occupancy, that smoking is prohibited in the Strata Corporation, and such owner shall be responsible for any breach of these bylaws by any such person they have leased, rented or granted a license of occupancy to their strata lot.
6. Council must make reasonable accommodation, pursuant to section 8 of the Human Rights Code and the whole of the Code for a new or existing owner, occupant, or tenant who intends to use tobacco in relation to a traditional cultural activity, or smoking is intended to be done by a prescribed group for a prescribed purpose. In making this accommodation the Council will only do so in writing and may prescribe in writing for when the permission is granted, the duration of the permission and where smoking is allowed.
7. As medical marijuana can now be obtained in edible forms or oils, nothing in this bylaw should be construed as authorizing the smoking of marijuana by anyone, even those owners, tenants or occupants who have a valid authorization to possess marijuana issued pursuant to the Marijuana Medical Access Regulations, under the Canada Controlled Drugs and Substances Act.
8. Any Human Rights based exemption granted by the Council pursuant to sections (6) above shall apply only to the interior of the exempted individual's strata lot and not the balconies or patios.
9. All owners, occupants, and tenants who are granted permission to smoke in their strata lots pursuant to section (8) of this bylaw must make reasonable efforts to seal their strata lots, and to prevent their smoke from infiltrating the interior common property, or other strata lots.

37. Marijuana

1. Marijuana plants are prohibited from being grown on the common property, limited common property, or strata lots.