



July 20, 2018

**TO ALL OWNERS OF
SIMCOE STANDARD CONDOMINIUM CORPORATION NO. 410
23-43 MADELAINE DR., 100 DEAN AVE., 720 YONGE ST., BARRIE, ONTARIO
YONGE STATION CONDOMINIUMS**

NEW RULE

WHEREAS, the Board of Directors have concluded that the growing, cultivation, harvesting and/or distribution of cannabis is not an activity that they want to permit on the Property which is a multi unit dwelling given the known problems associated with the growing, cultivation, harvesting and distribution of cannabis which include but are not limited to increased risk of fire, humidity, mould and electrical problems, use of hazardous chemicals and the negative effect on insurance premiums and availability for coverage;

AND WHEREAS the Board of Directors have concluded that in order to prevent the increased health and safety risks associated with growing, cultivation, harvesting and/or distribution of cannabis, it is essential that the Corporation enact the following restrictions on the Property;

AND THEREFORE, THE CORPORATION HEREBY GIVES NOTICE that the Board has approved a prohibition with respect to the growing, cultivation, harvesting and distributing of cannabis in the units and on the common elements, including exclusive use common elements as follows:

Growing, Cultivation, Harvesting and/or Distribution of Cannabis

- a) The growing, cultivation, propagation, harvesting and/or distribution of cannabis by anyone in any residential, storage or parking unit or on any part of the common elements, including the exclusive use common elements for personal or commercial use is strictly prohibited. The Board of Directors may make reasonable accommodation, pursuant to the *Ontario Human Rights Code* (the "Code"), as amended from time to time, for an owner, tenant or occupant who has made a request for accommodation in writing to the Board of Directors and has provided the Board of Directors with the necessary evidence to support the request for accommodation as required or requested. Whether the owner, tenant or occupant has established the requirement for accommodation will be determined by the Board in their sole and absolute discretion acting reasonably. The accommodation request will be considered based on all of the circumstances. Unless an accommodation request has been granted, the growing, cultivation, harvesting and/or distribution of cannabis is prohibited as set out in (a) above.
- b) Cannabis means any plant or part of a plant belonging to the genus *Cannabis* and includes but is not limited to the plant commonly referred to as marijuana.

This new rule will become effective 30 days from receipt.

Under section 46 of the Condominium Act:

Any unit owners that are against the proposed rule may requisition the Board of Directors to a meeting of the unit owners. The requisition is to be a written document signed by the owners who own at least 15 percent of the units. The requisition must be in writing and state the nature of the business to be presented at the meeting. The requisition must either be served personally or by registered mail on the Board President or Secretary or to the Property Management office.