



**Managing Agent**  
Reid Property Management  
1010 Polytek St. Unit 18  
Ottawa, ON  
K1J 9J1

*Ottawa Carleton Standard Condominium Corporation No. 803*

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October 19, 2023

**NOTICE OF RULE AMENDMENT  
PET RULES – DOGS**

Dear Owner(s):

The Board of Directors passed an amendment of the pet rules.

For your information The Condominium Act states:

**Notice of Rule**

58 (6) Upon making, amending or repealing a rule, the Board of Directors shall give a notice of it to the owners that includes,

- (a) a copy of the rule as made, amended, or repealed, as the case may be;
- (b) a statement of the date that the board proposes that the rule will become effective; and
- (c) a statement that the owners have the right to requisition a meeting under section 46 and the rule becomes effective at the time determined by subsection (7) and (8).

**When rule effective**

(7) A rule is not effective until,

- (a) the owners approve it at a meeting of owners, if the board receives a requisition for the meeting under section 46 within 30 days after the board has given notice of the rule to the owners; or
- (b) 30 days after the board has given notice of the rule to the owners, if the board does not receive a requisition for the meeting under section 46 within those 30 days.

The new rules will come into effect 30 days from the date of this letter unless petitioned in accordance with the above.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Shauna Grant', is written over a light blue horizontal line.

Shauna Grant, OLCM  
Agent for O.C.S.C.C. No. 803

*Continuously Caring for your Property*  
Tel: 738-4646 Ext. 6 Fax: 738-7599  
E-Mail: [mfraser@reidmanagement.com](mailto:mfraser@reidmanagement.com)



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**OTTAWA CARLETON STANDARD CONDOMINIUM CORPORATION  
NO. 803  
("the Corporation")**

**CONDOMINIUM RULES respecting PETS**  
**[Date of Board Resolution: September 19<sup>th</sup>, 2023]**

**PETS**

**To ADD the following clauses to the current rule respecting pets:**

"Registrations for resident dogs are subject to the following requirements:

1. The dog must be registered and/or licensed with the City of Ottawa in accordance with City by-laws. The license number provided by the City for the dog must be accurately indicated on the Pet Registration Form. It is the pet owner's responsibility to maintain valid licensing for their dog at all times while residing at O.C.S.C.C. No. 803.
2. Upon approval of the dog, the Corporation will provide the pet owner with a Corporation-owned collar tag for the approved dog. The dog must wear the Corporation tag at all times when on the common elements.
3. If the dog no longer resides on the property, the pet owner must return the tag to the Corporation. Lost dog tags will result in a fee of \$25.00 to be billed to the pet owner's unit and collected in the same manner as common fees."

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## **Rules**

**58 (1)** The board may make, amend or repeal rules under this section respecting the use of the units, the common elements or the assets, if any, of the corporation to,

- (a) promote the safety, security or welfare of the owners and of the property and the assets, if any, of the corporation; or
- (b) prevent unreasonable interference with the use and enjoyment of the units, the common elements or the assets, if any, of the corporation. 2015, c. 28, Sched. 1, s. 54 (1).

## **Rules to be reasonable**

(2) The rules shall be reasonable and consistent with this Act, the declaration and the by-laws. 1998, c. 19, s. 58 (2).

## **Same, proposed rules**

(3) Rules proposed by the declarant before the registration of a declaration and description shall be reasonable and consistent with this Act, the proposed declaration and the proposed by-laws. 1998, c. 19, s. 58 (3).

## **Inconsistent provisions**

(4) If any provision in a rule or a proposed rule is inconsistent with the provisions of this Act, the provisions of this Act shall prevail and the rule or proposed rule, as the case may be, shall be deemed to be amended accordingly. 1998, c. 19, s. 58 (4).

## **Amendment by owners**

(5) The owners may amend or repeal a rule at a meeting of owners duly called for that purpose. 1998, c. 19, s. 58 (5).

## **Notice of rule**

(6) Upon making, amending or repealing a rule, the board shall give a notice of it to the owners that includes,

- (a) a copy of the rule as made, amended or repealed, as the case may be;
- (b) a statement of the date that the board proposes that the rule will become effective;
- (c) a statement that the owners have the right to requisition a meeting under section 46 and the rule becomes effective at the time determined by subsections (7) and (8); and
- (d) a copy of the text of section 46 and this section. 1998, c. 19, s. 58 (6); 2015, c. 28, Sched. 1, s. 54 (2).

## **When rule effective**

(7) Subject to subsection (8), a rule is not effective until the following time:

1. If the board receives a requisition for a meeting of owners under section 46 within 30 days after the board has given notice of the rule to the owners, the earlier of,
  - i. the time at which a quorum is not present at the first attempt to hold the meeting, and
  - ii. the time at which a quorum is present at the first attempt to hold the meeting and the owners do not vote against the rule at the meeting.
2. If the board does not receive a requisition for a meeting of owners under section 46 within the 30 days after the board has given notice of the rule to the owners, the day after that 30th day. 2015, c. 28, Sched. 1, s. 54 (3).

## **Same**

(8) A rule or an amendment to a rule that has substantially the same purpose or effect as a rule that the owners have previously amended or repealed within the preceding two years is not effective until the owners approve it, with or without amendment, at a meeting duly called for that purpose. 1998, c. 19, s. 58 (8).

## **Same, proposed rule**

(9) Despite subsection (7), a rule proposed by the declarant before the registration of the declaration and description shall be effective until it is replaced or confirmed by a rule of the corporation that takes effect in accordance with subsection (7). 1998, c. 19, s. 58 (9).

## **Compliance**

(10) All persons bound by the rules shall comply with them and the rules may be enforced in the same manner as the by-laws. 1998, c. 19, s. 58 (10).

## **Section Amendments with date in force (d/m/y)**

**Requisition for meeting**

46 (1) A requisition for a meeting of owners may be made by those owners who at the time the board receives the requisition, own at least 15 per cent of the units, are listed in the record maintained by the corporation under subsection 47 (2) and are entitled to vote. 1998, c. 19, s. 46 (1).

**Form of requisition**

(2) The requisition shall,

- (a) be in writing and be signed by the requisitionists;
- (b) state the nature of the business to be presented at the meeting; and
- (c) be delivered personally or by registered mail to the president or secretary of the board or deposited at the address for service of the corporation. 1998, c. 19, s. 46 (2).

**Same, removal of directors**

(3) If the nature of the business to be presented at the meeting includes the removal of one or more of the directors, the requisition shall state, for each director who is proposed to be removed, the name of the director, the reasons for the removal and whether the director occupies a position on the board that under subsection 51 (6) is reserved for voting by owners of owner-occupied units. 1998, c. 19, s. 46 (3).

**Duty of board**

(4) Upon receiving a requisition mentioned in subsection (1), the board shall,

- (a) if the requisitionists so request in the requisition or consent in writing, add the business to be presented at the meeting to the agenda of items for the next annual general meeting; or
- (b) otherwise call and hold a meeting of owners within 35 days. 1998, c. 19, s. 46 (4).

**Non-compliance**

(5) If the board does not comply with subsection (4), a requisitionist may call a meeting of owners which shall be held within 45 days of the day on which the meeting is called. 1998, c. 19, s. 46 (5).

**Reimbursement of cost**

(6) Upon request, the corporation shall reimburse a requisitionist who calls a meeting under subsection (5) for the reasonable costs incurred in calling the meeting. 1998, c. 19, s. 46 (6).

Ottawa Carleton Standard Condominium Corporation # 803



## Pet Registration Form



Please complete one form per pet. All information must be provided.

### Resident Information:

Unit: \_\_\_\_\_

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

### Pet Information:

*A Photo of your pet must be included with this form or emailed to security*

Name: \_\_\_\_\_

Age: \_\_\_\_\_

Breed: \_\_\_\_\_ Cat  Dog

Current Weight: \_\_\_\_\_ LBS Anticipated Weight at Maturity: \_\_\_\_\_ LBS

*Maximum 25 pounds except Service Animals*

City of Ottawa License Number: \_\_\_\_\_

Service Animal Registration: \_\_\_\_\_

By signing this document, you are confirming that all information is accurate and to follow the policies regarding the pets.

Resident Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Dog Tag Number: \_\_\_\_\_ Verification: \_\_\_\_\_

***Dog Tag Must Be Displayed When the Dog is Leaving or Entering the Building***