

Whitehorse Condominium Corporation #2



63B – 100 Lewes Boulevard Whitehorse, YT Y1A 3W1

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Information about Proposed Bylaw #6

Background

Whitehorse Condominium Corporation #2 has been existence for 35 years. It has a declaration and 5 existing bylaws that form the basis of the rules and regulations that it follows. Many unit-owners heat their units using heating oil. In 2015, there was a major oil tank leak in the complex which required extensive remediation. The total costs of this oil leak were more than \$40,000, much of the cost borne by the condo corporation's insurer.

The condo Board of Directors believes it must take steps to ensure oil tanks within the complex are safe and that they do not pose a risk of financial loss to unit owners. If insurance premiums rise all unit owners have to pay – not just the ones with oil tanks.

Proposal – Bylaw #6

The new bylaw was drafted by the condo corporation's lawyer and was approved by the Board of WCC2. It lays out clearly the unit owner's obligations for the fuel tank and all aspects of the tank including maintenance. It requires tanks older than 10 years to be replaced and to adhere to the current requirements of governmental authorities. It requires also that fuel tank owners to get their tanks inspected annually and to confirm to the condo corporation what type of tank they have. It empowers the Board to tack on an extra condo fee (up to \$1000/year) for unit owners that refuse to comply with the bylaw.

Benefits

Lewes Village is an attractive and affordable place to live. Passing this bylaw:

- Shows the insurance industry that the condo corporation has taken strong steps to manage fuel tanks on its common property. This will greatly lessen the possibility of a costly oil spill.
- It shows financial prudence in protecting the unit owners from the possibility of a costly oil spill.

- It is better for the environment to understand and protect against the risks of environmental damage.
- It will help keep condo fees lower than would otherwise be the case.
- Buyers and owners can be assured that fuel tanks in the complex are safe and will not cause grief to neighbors.

To Pass a Bylaw

To pass a bylaw Whitehorse Condo Corp #2 requires 2/3rds of its 96 unit-owners (64 unit-owners) to attend or provide a proxy for a members meeting scheduled for May 2, 2017, at 7PM at the condo office #63B 100 Lewes Blvd. The Board of Directors of Whitehorse Condo Corp #2 will be going door to door to try and solicit support for the bylaw in the coming days.

Proxy Vote

I _____ owner of unit # _____ hereby delegate my vote for the special members meeting of 2-May-2017 and subsequent adjourned meeting of the Whitehorse Condominium Corporation #2 to _____.

Signature of Unit – Owner

Date

Bring the completed form to the meeting, email a pdf of it to the office or drop it off at the WCC2 office prior to the meeting.