

THE CORPORATION OF THE UNITED TOWNSHIPS
OF DYSART, DUDLEY, HARCOURT, GUILFORD,
HARBURN, BRUTON, HAVELOCK, EYRE AND CLYDE

BY-LAW NO. 2014-29

BEING A BY-LAW FOR PRESCRIBING STANDARDS FOR THE MAINTENANCE AND OCCUPANCY OF PROPERTY, FOR PROHIBITING THE OCCUPANCY OR USE OF SUCH PROPERTY THAT DOES NOT CONFORM TO THE STANDARDS, AND FOR REQUIRING PROPERTY BELOW THE STANDARDS PRESCRIBED HEREIN TO BE REPAIRED AND MAINTAINED TO COMPLY WITH THE STANDARDS OF THE LAND THEREOF TO BE CLEARED OF ALL BUILDINGS AND STRUCTURES AND LEFT IN A GRADED AND LEVEL CONDITION

WHEREAS under Section 15.1(3) of the *Building Code Act, S.O. 1992, c.23*, a By-law may be passed by the Council of a municipality prescribing the standards for the maintenance and occupancy of property within the municipality provided the official plan for the municipality includes provisions relating to property conditions;

AND WHEREAS the Official Plan for The Corporation of the Municipality of Dysart et al includes provisions relating to property conditions;

AND WHEREAS the Council of The Corporation of the Municipality of Dysart et al is desirous of passing a By-law under Section 15.1(3) of the *Building Code Act, S.O. 1992, c.23*;

AND WHEREAS Section 15.6(1) of the *Building Code Act, S.O. 1992, c.23* requires that a By-law passed under Section 15.1(3) of the *Building Code Act, S.O. 1992, c.23* shall provide for the establishment of a Property Standards Committee;

NOW THEREFORE the Council of The Corporation of the Municipality of Dysart et al hereby enacts the following:

PART I

DEFINITIONS

In this By-law:

- 1.01 **"Apartment Building"** means a building containing more than four dwelling units with individual access from an internal corridor system.
- 1.02 **"Approved"** means acceptance by the Property Standards Officer.
- 1.03 **"Basement"** means one or more storeys of a building located below the first storey.
- 1.04 **"Building"** for the purpose of this By-law means a structure consisting of a wall, roof and floor or any of them.
- 1.05 **"Cellar"** means that space of a building that is partly or entirely below grade, which has more than half of its height, measured from floor to ceiling below the average exterior finished grade.
- 1.06 **"Dwelling"** means a building or structure or part of a building or structure, occupied or capable of being occupied, in whole or in part for the purpose of human habitation.

- 1.07 "Dwelling Unit"** means a room or a suite of rooms operated as a housekeeping unit, used or intended to be used as a domicile by one or more persons and supporting general living conditions usually including cooking, eating, sleeping, and sanitary facilities.
- 1.08 "First Storey"** means that part of a building having a floor area closest to grade with a ceiling height of more than 1.8 metres (6 ft.) above grade.
- 1.09 "Guard"** means a protective barrier installed around openings in floor areas or on the open sides of a stairway, a landing, a balcony, a mezzanine, a gallery, a raised walkway, and other locations as required to prevent accidental falls from one level to another. Such barriers may or may not have openings through them.
- 1.10 "Habitable Room"** means any room in a dwelling unit used for or capable of being used for living, cooking, sleeping or eating purposes.
- 1.11 "Means of Egress"** means a continuous, unobstructed path of travel provided by a doorway, hallway, corridor, exterior passage way, balcony, lobby, stair, ramp, or other exit facility used for the escape of persons from any point within a building, a floor area, a room, or a contained open space to a public thoroughfare or an approved area of refuge usually located outside the building.
- 1.12 "Multiple Dwelling"** means a building containing three or more dwelling units.
- 1.13 "Non-Habitable Room"** means any room in a dwelling or dwelling unit other than a habitable room and includes a bathroom, a toilet room, laundry, pantry, lobby, corridor, stairway, closet, boiler room, or other space for service and maintenance of the dwelling for public use, and for access to and vertical travel between storeys, and basement or part thereof which does not comply with the standards of fitness for occupancy set out in this By-law.
- 1.14 "Non-Residential Property"** means a building or structure or part of a building or structure not occupied in whole or in part for the purpose of human habitation, and includes the lands and premises appurtenant and all of the outbuildings, fences or erections thereon or therein.
- 1.15 "Occupant"** means any person or persons over the age of eighteen years in possession of the property.
- 1.16 "Owner"** includes:
- (a)** the owner in trust, a mortgagee in possession, the person for the time being, managing or receiving the rent of the land or premises in connection with which the word is used whether on his own account, or as agent or trustee of any other person, or who would receive the rent if the land and premises were let, and
 - (b)** shall also include a lessee or occupant of the property who, under the terms of a lease, is required to repair and maintain the property in accordance with the standards for the maintenance and occupancy of property;
- 1.17 "Person"** means an individual, firm, corporation, association or partnership.
- 1.18 "Property"** means a building or structure or part of a building or structure, and includes the lands and premises appurtenant thereto and all mobile homes, mobile buildings, mobile structures, outbuildings, fences and erections thereon whether heretofore or hereafter erected, and includes vacant property.
- 1.19 "Residential Property"** means any property that is used or designed for use as a domestic establishment in which one or more persons usually sleep and

prepare and serve meals, and includes any lands or buildings that are appurtenant to such establishment and all stairways, walkways, driveways, parking spaces, and fences associated with the dwelling or its yard.

- 1.20 "Standards"** means the standards of the physical condition and of occupancy prescribed for property by this By-law.
- 1.21 "Structure"** a building or any other constructed thing, the use of which requires location on or in the ground or attachment to something having location on or in the ground.
- 1.22 "Toilet Room"** means a room containing a water closet and a wash basin.
- 1.23 "Yard"** means the land other than publicly owned land around or appurtenant to the whole or any part of a residential or non-residential property and used or capable of being used in connection with the property.

PART II

GENERAL STANDARDS FOR ALL PROPERTY

- 2.01** All repairs and maintenance of property shall be carried out with suitable and sufficient materials and in a manner accepted as good workmanship within the trades concerned. All new construction or repairs shall conform to the Ontario Building Code, Ontario Fire Code and the *Fire Prevention and Protection Act* where applicable.

Yards:

- 2.02** Every yard, including vacant lots shall be kept clean and free from:
- (1) Rubbish or debris and objects or conditions that may create a health, fire, or accident hazard;
 - (2) Unlicensed, wrecked, dismantled, inoperative, discarded or abandoned machinery, vehicles, trailers or boats unless it is necessary for the operation of a business enterprise lawfully situated on the property;
 - (3) Nothing in subsection (2) prevents the occupant of a residential property from repairing machinery, a vehicle, a trailer or a boat which is the occupant's own machinery, vehicle, trailer or boat provided that there is only one (1) machine, vehicle, trailer or boat being repaired and the it is being actively repaired;
 - (4) Brush, undergrowth and noxious weeds as defined by the *Weed Control Act*;
 - (5) Dilapidated, collapsed or partially constructed structures which are not currently under construction;
 - (6) Lawns shall be kept trimmed and not be overgrown or in an unsightly condition out of character with the surrounding environment.

Surface Conditions:

- 2.03** Surface conditions of yards shall be maintained so as to:
- (1) Prevent ponding of storm water;
 - (2) Prevent surface water run-off from entering basements;

- (3) Not exhibit an unsightly appearance;
- (4) Be kept free of garbage and refuse.

Sewage and Drainage:

- 2.04** Sewage shall be discharged into the sewage system.
- 2.05** Sewage of any kind shall not be discharged onto the surface of the ground, whether into a natural or artificial surface drainage system or otherwise.
- 2.06** Roof drainage shall not be discharged onto sidewalks, stairs, the sanitary sewage system or adjacent property.

Parking Areas, Walks and Driveways:

- 2.07** All areas used for vehicular traffic and parking shall have a surface covering of asphalt, concrete, or compacted stone or gravel and shall be kept in good repair free of dirt and litter.
- 2.08** Steps, walks, driveways, parking spaces and other similar areas shall be maintained so as to afford safe passage under normal use and weather conditions day or night.

Garbage Disposal and Storage:

- 2.09** Every building, dwelling, and dwelling unit shall have a sufficient number of suitable receptacles to contain all garbage, refuse and ashes that may accumulate on the property. Such receptacles shall be constructed of watertight material, provided with a tight fitting cover, and shall be maintained in a clean and odour free condition at all times.
- 2.10** All garbage, refuse, and ashes shall be promptly placed in a suitable container and shall not be permitted to accumulate for longer than fourteen (14) days before being disposed of in accordance with Municipal By-laws.
- 2.11** Garbage storage areas shall be screened from public view.
- 2.12** Accumulations or storage of garbage, refuse, appliances, or furniture in a means of egress shall not be permitted.
- 2.13** All refuse storage rooms, vertical refuse service spaces shall be operable, accessible at reasonable times and maintained in a clean and sanitary condition, free from accumulations of garbage, odours, insects, and other pests.

Outdoor Storage of Materials – No Immediate Use:

- 2.14** Unless specifically permitted in the Municipal Zoning By-law, no machinery or parts thereof, or other object, or material, not associated with the normal occupancy and use of a property, including among other things, appliances, fixtures, paper, cartons, boxes, or building materials such as lumber, masonry material or glass, other than that intended for immediate use on the property, shall be stored or allowed to remain in an exterior property area, or shall be screened from view from adjacent properties, water bodies and roads.

Structural Soundness:

- 2.15 Every part of a building, fence or structure shall be maintained in a structurally sound condition and in good repair so as to be capable of safely sustaining its own weight load and any additional load to which it may be subjected through normal use, having a level of safety as required by the Ontario Building Code.
- 2.16 Walls, roofs, and other exterior parts of a building or structure shall be free from loose or improperly secured objects or materials.
- 2.17 Buildings, fences, and other structures shall be protected from deterioration by the application of appropriate weather resistant materials including cladding, paint or other suitable preservative and shall be of uniform colour unless the aesthetic characteristics of said structure are enhanced by the lack of such material.

Foundations:

- 2.18 Foundation walls of a dwelling shall be maintained so as to prevent the entrance of insects, rodents and excessive moisture. Maintenance includes the shoring of the walls to prevent settling, installing sub soil drains, where necessary, at the footings, grouting masonry cracks, damp-proofing and water-proofing.

Exterior Walls:

- 2.19 Exterior walls of a building or structure and their components, including soffits, fascia, shall be maintained in good repair free from cracked, broken or loose masonry units, stucco, and other defective cladding, or trim. Paint or some other suitable preservative or coating must be applied and maintained so as to prevent deterioration due to weather conditions, insects or other damage.
- 2.20 Exterior walls of a building or structure shall have cladding, be free of unauthorized signs, painted slogans, graffiti and similar defacements.

Roofs:

- 2.21 Roofs of buildings or structures and their components shall be maintained in a weather tight condition, free from loose or unsecured objects or materials.
- 2.22 The roofs of buildings or structures shall be kept clear of dangerous accumulations of ice and snow.
- 2.23 Where eaves trough or roof gutters are provided they shall be kept in good repair, free from obstructions and properly secured to the building or structure.

Stairs, Porches and Balconies:

- 2.24 Inside and outside stairs, porches, balconies and landings shall be maintained so as to be free of holes, cracks, and other defects which may constitute accident hazards, shall be properly anchored so as to be kept in a safe and secure condition capable of supporting the loads imposed through their normal use, and if metal, shall be protected from rust or similar decay by periodic application of a protective coating such as paint.

Guards and Handrails:

- 2.25 All guards and handrails shall be maintained in good repair, shall be properly

anchored so as to be kept in a safe and secure condition capable of supporting the loads imposed through their normal use, and if metal, shall be protected from rust or similar decay by periodic application of a protective coating such as paint.

- (a) A guard is required on the open side of any stairway containing three (3) or more risers, and any landings, porches, balconies or ramps with a height of more than 600 mm (24") above adjacent levels.
- (b) A handrail is required on all exterior stairs that have more than three (3) risers and on all interior stairs that have more than two (2) risers.

Windows and Doors:

2.26 Windows, doors, skylights, and basement or cellar hatchways shall be maintained in good repair, weather tight and reasonably draught-free, to prevent heat loss and infiltration by the elements. Maintenance includes painting, replacing damaged doors, frames and other components, window frames, sashes and casings, replacement of non-serviceable hardware and re-glazing where necessary. Where screening is provided on windows and doors it shall also be maintained in good repair.

Lighting:

2.27 All non-residential establishments shall install and maintain sufficient windows, skylights, and lighting fixtures necessary for the safety of all persons attending the premises or as may be required by the *Occupational Health and Safety Act* for industrial and commercial properties. However, lighting shall not be positioned so as to cause any impairment of use or enjoyment of neighbouring properties.

2.28 Lighting in parking garages shall comply with the following:

- (a) Lighting fixtures in all parking garages shall be maintained in a good state of repair.
- (b) Every parking garage shall be illuminated by natural means where available, and adequate number of light fixtures, or the painting of walls, columns and ceilings white in colour, or any combination thereof, as to maintain an average level of illumination of at least fifty (50) lux (4.6 foot candles).
- (c) One (1) measurement of intensity of illumination made at floor level for every nine (9) square metres (96.9 square feet) of floor area shall be used in establishing the average level of illumination.
- (d) The level of illumination at any location on the floor of a parking garage shall not be less than 10 lux (0.90 foot candle).

Elevating Devices:

2.29 Elevators and other elevating devices including all mechanical and electrical equipment, lighting fixtures, lamps, control buttons, floor indicators, ventilation fans, and emergency communication systems shall be operational and maintained in good condition.

PART III

ADDITIONAL STANDARDS FOR RESIDENTIAL PROPERTY

General Conditions:

- 3.01** Every owner or occupant of a residential property shall maintain the property or part thereof and the land which they occupy or control, in a clean, sanitary and safe condition.
- 3.02** Every owner or occupant of a residential property shall maintain every floor, wall, ceiling and fixture, under their control, including hallways, entrances, laundry rooms, utility rooms, and other common areas, in a clean, sanitary and safe condition.

Pest Prevention:

- 3.03** Dwellings shall be kept free of rodents, vermin and insects at all times. Methods used for exterminating such pests shall be in accordance with the provisions of the *Pesticides Act*.
- 3.04** Openings, including windows, that might permit the entry of rodents, insects, vermin or other pests shall be appropriately screened or sealed.

Windows and Doors:

- 3.05** In a dwelling unit, all windows that are intended to be opened and all exterior doors shall have suitable hardware so as to allow locking or otherwise securing from inside the dwelling unit. At least one entrance door to a dwelling unit shall have suitable hardware so as to permit locking or securing from either inside or outside the dwelling unit.
- 3.06** Exterior type doors shall be provided for all entrances to dwellings and dwelling units.
- 3.07** In residential buildings where there is a voice communication unit working in conjunction with a security locking and release system controlling a particular entrance door and installed between individual dwelling units and a secured entrance area, the said system shall be maintained in good working order at all times.
- 3.08** Every window in a leased dwelling unit that is located above the first storey of a multiple dwelling shall be equipped with an approved safety device that would prevent any part of the window from opening greater than would permit the passage of a 100 mm diameter (3.9 inches) sphere. Such safety device shall not prevent the window from being fully opened during an emergency situation by an adult without the use of tools.

Walls, Ceilings and Floors:

- 3.09** Every wall, ceiling and floor in a dwelling shall be maintained so as to provide a continuous surface free of holes, cracks, loose coverings or other defects. Walls surrounding showers and bathtubs shall be impervious to water.
- 3.10** Every floor in a dwelling shall be reasonably smooth and level and maintained so as to be free of all loose, warped, protruding, broken, or rotted boards or other material that might cause an accident or allow the entrance of rodents and other vermin or insects.
- 3.11** Every floor in a bathroom, toilet room, kitchen, shower room, and laundry room shall be maintained so as to be impervious to water and readily cleaned.

Kitchens:

3.12 Every dwelling shall contain a kitchen area equipped with:

- (a) A sink that is served with hot and cold running water and is surrounded by surfaces impervious to grease and water;
- (b) Suitable storage area of not less than 0.23 cubic metres (8 cubic feet);
- (c) A counter or work area at least 610 mm (2 ft) in width by 1,220 mm (4 ft) in length, exclusive of the sink, and covered with a material that is impervious to moisture and grease and is easily cleanable; and
- (d) A space provided for cooking and refrigeration appliances including the suitable electrical or gas connections.

Toilet and Bathroom Facilities:

3.13 Every dwelling unit shall contain a bathroom consisting of at least one fully operational water closet, washbasin, and a bathtub or suitable shower unit. Every washbasin and bathtub or shower shall have an adequate supply of hot and cold running water. Every water closet shall have a suitable supply of running water.

3.14 Every required bathroom or toilet room shall be accessible from within the dwelling unit and shall be fully enclosed and provided with a door capable of being locked so as to allow privacy for the persons using said room.

3.15 Where toilet or bathroom facilities are shared by occupants of residential accommodation, other than self-contained dwelling units, an appropriate entrance shall be provided from a common passageway, hallway, corridor or other common space to the room or rooms containing the said facilities.

Plumbing:

3.16 Each washbasin, a bathtub or shower, and one kitchen sink shall be equipped with an adequate supply of hot and cold running water. Hot water shall be supplied at a temperature of not less than 43 degrees Celsius (110° F).

3.17 Every dwelling unit shall be provided with an adequate supply of potable running water from a source approved by the Medical Officer of Health.

3.18 All plumbing, including drains, water supply pipes, water closets and other plumbing fixtures shall be maintained in good working condition free of leaks and defects and all water pipes and appurtenances thereto shall be protected from freezing.

3.19 All plumbing fixtures shall be connected to the sewage system through water seal traps.

3.20 Every fixture shall be of such materials, construction and design as will ensure that the exposed surface of all parts are hard, smooth, impervious to hot and cold water, readily accessible for cleansing and free from blemishes, cracks, stains, or other defects that may harbour germs or impede thorough cleansing.

Electrical Service:

3.21 Every dwelling and dwelling unit shall be wired for electricity and shall be

connected to an approved electrical supply system.

- 3.22** The electrical wiring, fixtures, switches, receptacles, and appliances located or used in dwellings, dwelling units and accessory buildings shall be installed and maintained in good working order so as not to cause fire or electrical shock hazards. All electrical services shall conform to the regulations established by the *Power Corporations Act*, as amended.
- 3.23** Every habitable room in a dwelling shall have at least one electrical duplex outlet for each 11.1 square metres (120 sq. ft.) of floor space and for each additional 9.3 square metres (100 sq. ft.) of floor area, a second duplex outlet shall be provided. Extension cords shall not be used on a permanent basis.
- 3.24** Every bathroom, toilet room, kitchen, laundry room, furnace room, basement, cellar and non-habitable work or storage room shall be provided with a permanent light fixture.
- 3.25** Lighting fixtures and appliances installed throughout a dwelling unit, including hallways, stairways, corridors, passage ways, garages and basements, shall provide sufficient illumination so as to avoid health or accident hazards in normal use.

Heating, Heating Systems, Chimneys and Vents:

- 3.26** Every dwelling and building containing a residential dwelling unit or units shall be provided with suitable heating facilities capable of maintaining an indoor ambient temperature of 21 degrees Celsius (70° F.) in the occupied dwelling units. The heating system shall be maintained in good working condition so as to be capable of safely heating the individual dwelling unit to the required standard.
- 3.27** All fuel burning appliances, equipment, and accessories in a dwelling shall be installed and maintained to the standards provided by the *Energy Act*, as amended or other applicable legislation.
- 3.28** Where a heating system or part thereof that requires solid or liquid fuel to operate, a place or receptacle for such fuel shall be provided and maintained in a safe condition and in a convenient location so as to be free from fire or accident hazard.
- 3.29** Every dwelling shall be so constructed or otherwise separated to prevent the passage of smoke, fumes, and gases from that part of the dwelling which is not used, designed or intended to be used for human habitation into other parts of the dwelling used for habitation. Such separations shall conform to the Ontario Building Code.
- 3.30** All fuel burning appliances, equipment, and accessories in a dwelling shall be properly vented to the outside air by means of a smoke-pipe, vent pipe, chimney flue or other approved method.
- 3.31** Every chimney, smoke-pipe, flue and vent shall be installed and maintained in good repair so as to prevent the escape of smoke, fumes or gases from entering a dwelling unit. Maintenance includes the removal of all obstructions, sealing open joints, and the repair of loose or broken masonry units.
- 3.32** Every chimney, smoke-pipe, flue and vent shall be installed and maintained in good condition so as to prevent the heating of adjacent combustible material or structural members to unsafe temperatures.

Egress:

- 3.33** Every dwelling and each dwelling unit contained therein shall have a safe,

continuous and unobstructed passage from the interior of the dwelling and the dwelling unit to the outside at street or grade level.

- 3.34** Each dwelling containing more than one dwelling unit shall have at least two (2) exits, both of which may be common or the one of which may be common and the other may be an exterior stair or fire escape. Access to the stairs or fire escape shall be from corridors through doors at floor level, except access from a dwelling unit may be through a vertically mounted casement window having an unobstructed opening of not less than 1,067 by 559 mm, (42 x 22 inches) with a sill height of not more than 914mm, (36 inches), above the inside floor. A single exit is permitted from a dwelling unit where the path of egress is through an exterior door located at or near ground level and access to such exit is not through a room not under the immediate control of the occupants of the dwelling unit.
- 3.35** Buildings using a fire escape as a secondary means of egress shall have the escape in good condition, free from obstructions and easily reached through an open able window or door.

Ventilation:

- 3.36** Every habitable room in a dwelling unit, including kitchens, bathroom or toilet rooms, shall have openings for ventilation providing an unobstructed free flow of air of at least 0.28 square metres (3 sq. ft), or an approved system of mechanical ventilation such that provide hourly air exchanges.
- 3.37** All system of mechanical ventilation shall be maintained in good working order.
- 3.38** All enclosed areas including basements, cellars, crawl spaces and attics or roof spaces shall be adequately ventilated.

Disconnected Utilities:

- 3.39** Owners of residential buildings or any person or persons acting on behalf of such owner shall not disconnect or cause to be disconnected any service or utility supplying heat, electricity, gas, refrigeration or water to any residential unit or building occupied by a tenant or lessee, except for such reasonable period of time as may be necessary for the purpose of repairing, replacing, or otherwise altering said service or utility.

Occupancy Standards:

- 3.40** The number of occupants, residing on a permanent basis in a individual dwelling unit, shall not exceed one person for every nine square metres (97 sq. ft), of habitable floor area. For the purpose of computing habitable floor area, any area with the minimum ceiling height less than 2.1 metres (7 ft.) shall not be considered.
- 3.41** No room shall be used for sleeping purposes unless it has a minimum width of two metres (6.6 ft.), and a floor area of at least seven square metres (75 sq. ft.). A room used for sleeping purposes by two or more persons shall have a floor area of at least four square metres (43 sq. ft.) per person.
- 3.42** Any basement, or portion thereof, used as a dwelling unit shall conform to the following requirements:
- (a) Each habitable room shall comply with all the requirements set out in this By-law;
 - (b) Floors and walls shall be constructed so as to be damp-proof and

impervious to water leakage;

- (c) Each habitable room shall be separated from service rooms by a suitable fire separation and approved under the Ontario Building Code;
- (d) Access to each habitable room shall be gained without passage through a service room.

3.43 Sections **3.13** to **3.27** do not apply to a dwelling used as a secondary place of residence that is not occupied on a continual basis and is used for seasonal vacations or recreational purposes only.

PART IV

VACANT LANDS AND BUILDINGS

4.01 All repairs and maintenance of property shall be carried out with suitable and sufficient materials and in a manner accepted as good workmanship within the trades concerned. All new construction or repairs shall conform to the Ontario Building Code where applicable.

Vacant Lands:

4.02 Vacant land shall be maintained to the standards as described in Part II, Article 2.02, of this By-law.

4.03 Vacant land shall be graded, filled or otherwise drained so as to prevent recurrent ponding of water.

4.04 No vehicle or part of a vehicle, machinery or trailers shall be parked or stored on vacant land.

Vacant Buildings:

4.05 Vacant buildings shall be kept cleared of all garbage, rubbish and debris and shall have all water, electrical and gas services turned off except for those services that are required for the security and maintenance of the property.

Boarded of Buildings and Structures

4.06 Notwithstanding Section 2.26, where the exterior doors, windows, trim or other opening of vacant buildings, partially vacant buildings, or abandoned buildings or structures are broken, improperly fitted or otherwise in disrepair an officer may order the property owner to board up the building or structure as an interim security repair measure so as to prevent the entrance of elements, or unauthorized persons, or the infestation of pests.

4.07 The boarding as ordered under subsection 4.06 shall comply with the following requirements:

- a) All boards used in the boarding shall be installed from the exterior and properly fitted to the size of the opening of the building or structure within the frames in a watertight manner.
- b) All boards shall be painted or otherwise treated so that the colour blends with the exterior of the building.

- c) Doors, windows and other openings of the building or structure shall be securely boarded up with a solid piece of plywood 19 mm thick or metal plate at least 6 millimetres thick.

PART V

ADMINISTRATION AND ENFORCEMENT

5.01 This By-law shall apply to all property within the limits of the Municipality

5.02 The imperial measurements contained in this By-law are given for reference only.

Officers:

5.03 The Municipal Law Enforcement Officer(s) shall be responsible for the administration and enforcement of this By-law.

Property Standards Committee:

5.04 Council shall appoint at large, by a Resolution, (or By-law) of Council no fewer than three (3) persons of the municipality to the Property Standards Committee for a term of office concurrent with Council.

5.05 Each member of the Property Standards Committee, appointed by Council, shall be entitled to an honorarium of \$50.00 per meeting for their attendance at Committee meetings.

5.06 An owner or occupant who has been served with an order made under Section 15.2(2) of the Building Code Act and who is not satisfied with the terms or conditions of the order may appeal to the Property Standards Committee by sending a notice of appeal by registered mail to the secretary of Property Standards Committee within fourteen (14) days after being served with the order and paying the processing fee described in Schedule "A".

Compliance:

5.07 The owner of any property which does not conform to the standards as set out in this By-law shall repair and /or maintain said property to comply with the standards or the property shall be cleared of all buildings, structures, debris or refuse and left in a levelled and graded condition.

Certificate of Compliance:

5.08 An Officer who, after inspecting a property, is of the opinion that the property is in compliance with the standards established in this By-law may issue a certificate of compliance to the owner.

5.09 An Officer shall issue a certificate of compliance to an owner who requests such a certificate and who pays the fee set out in Schedule "A" to this By-law if, after inspecting the property, the Officer is of the opinion that the property is in compliance with this By-law.

Validity:

5.10 If an article of this By-law is for any reason held to be invalid, the remaining

Articles shall remain in effect until repealed.

5.11 Where a provision of this By-law conflicts with the provision of another By-law in force within the Municipality, the provisions that establish the higher standards to protect the health, safety and welfare of the general public shall prevail.

Repeal:

5.12 That By-law No. 2001-51 be and is hereby repealed.

Title:

5.13 This By-law may be referred to as "The Property Standards By-law".

READ a first, second and third time, passed, signed and the Corporate Seal attached hereto, this 24th day of March, 2014.

REEVE: Murray Fearrey

CLERK: Cheryl Coulson

SCHEDULE "A" TO BY-LAW NO. 2014-29

Fee Schedule:

- | | | |
|----|--|----------|
| 1. | Property Standards Committee Appeal Processing Fee | \$150.00 |
| 2. | Certificate of Compliance | \$50.00 |