

# The Corporation of the Municipality of Leamington

## By-law 70-22

### Being a by-law prescribing standards for the maintenance and occupancy of all property

**Whereas** section 15.1(3) of the Building Code Act, S.O. 1992, c.23, authorizes municipalities to enact by-laws prescribing standards for the maintenance and occupancy of all property within the municipality; prohibiting the use of such property that does not conform to the standards; and for requiring any property to be repaired and maintained so as to comply with said standards or be cleared of all buildings and structures, debris or refuse and the lands left in a graded and level condition.

**And Whereas** section 15.1(3) indicates that such authority is contingent upon a municipality having an official plan that includes provisions relating to property conditions is in effect.

**And Whereas** the Municipality has in effect an official plan as required by Section 15.1(3).

**Now therefore** the Council of the Municipality enacts as follows:

#### PART I - INTERPRETATION

##### Definitions

1. In this By-law:
  - a) "Accessory Building" means a detached building or structure, not used for human habitation, that is subordinate to the primary use of the same Property.
  - b) "Basement" means that space of a Building that is partly below grade, which has half or more of its height, measured from floor to ceiling above the average exterior finished grade.
  - c) "Building" means a structure used for or intended for supporting or sheltering any use or occupancy.
  - d) "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.
  - e) "Committee" means the Property Standards Committee as described in section 101.
  - f) "Council" means Council of the Municipality;
  - g) "Dwelling" means a Building , 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.

- h) "Dwelling Unit" means a room or a suite of rooms operated as a house-keeping 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.
- i) "First Storey" means that part of a Building having a floor area closest to grade with a ceiling height of more than 1.8 meters (6 ft.) above grade.
- j) "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 it.
- k) "Habitable Room" means any room in a Dwelling for or capable of being used for living, cooking, sleeping or eating purposes.
- l) "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 area of refuge usually located outside the Building.
- m) "Municipality" means The Corporation of the Municipality of Leamington.
- n) "Non-Habitable Room" means any room in a Dwelling other than a Habitable Room and includes, but is not limited to, a bathroom, laundry, pantry, lobby, corridor, stairway, closet, boiler or furnace room, accessory space for service, maintenance or access within a Dwelling; or any part of a Dwelling that does not comply with the Standards.
- o) "Non-Residential Property" means any Property that is not Residential Property.
- p) "Occupant" means any Person or Persons over the age of eighteen years in possession of the Property.
- q) "Officer" means a Property Standards Officer appointed by By-law and assigned the responsibility for enforcing and administering this By-law.
- r) "Order" means an order issued pursuant to section 15.2(2) of the Building Code Act, 1992, S.O. 1992, c. 23.
- s) "Owner" means the owner in trust, a mortgagee in possession, the Person, for the time being, managing or receiving the rent of, or paying the municipal taxes on the land or premises, in connection with which the word is used, whether on his/her own account or as agent, trustee, or any other Person who would so receive the rent if such land and premises were let, and shall also include a lessee or Occupant of the

Property who under the terms of the lease is required to repair and maintain the Property in accordance with the Standards.

- t) "Person" means an individual, firm, corporation, association or partnership.
- u) "Property" means Yards together with those Buildings or structures or part of a Building or structure, Accessory Buildings, mobile structures, fences and erections thereon.
- v) "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.
- w) "Sewage" means any liquid waste containing animal, vegetable or mineral matter in suspension or solution, but does not include Storm Water.
- x) "Sewage System" means the municipal sanitary sewer system or a private sewage disposal system approved by the person appointed as an inspector under the Building Code Act, S.O. 1992, c.23.
- y) "Standards" means the Standards of maintenance and occupancy prescribed for Property by this By-law.
- z) "Storm Water" means discharge from a surface as a result of rainfall, snow melt and snow fall.
- aa) "Yard" means the lands other than publicly owned lands around or appurtenant to the whole or any part of a Property used or capable of being used in connection with the Property and includes vacant lands.
- bb) "Zoning By-law" means the Zoning By-law in force and effect from time to time passed pursuant to section 34 of the Planning Act, R.S.O. 1990, c. P.13 and all amendments thereto.

### **Measurement**

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

### **Conflict**

3. Where a provision of this By-law conflict 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.

## **PART II - GENERAL**

4. No Owner or Occupant of Property shall use, occupy, or allow, permit or acquiesce in the use or occupation of a Property unless such Property conforms to the Standards.
5. No Owner or Occupant of Property shall fail to maintain the Property in conformity with the Standards.
6. The Owner of any Property which does not conform to the Standards in this Bylaw shall repair and maintain the Property to conform to the Standards.
7. 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.
8. Where, in the opinion of the Officer, there is doubt as to the structural condition or adequacy of Building or structure or part thereof, the Officer may, as part of any Order require that a Building or structure or part thereof be examined by a professional engineer qualified to perform such inspections and licensed to practice as an engineer in Ontario, at the Owner's expense, and that a written report, which may include drawings detailing recommended remedial work, be provided to the Officer.
9. All new construction or repairs shall conform to the Building Code, O. Reg. 332/12, as amended or replaced from time to time, where applicable.
10. This By-law does not apply so as to prevent a farm, meeting the definition of "agricultural operation" under the Farming and Food Production Protection Act, 1998, S.O. 1998, c. 1, from carrying out a normal farm practice as provided for and defined under that Act.
11. If an article of this By-law is for any reason held to be invalid, the remaining articles shall remain in effect until repealed.
12. This By-law may be referred to as "The Property Standards By-law".

## **PART III - EXTERIOR STANDARDS FOR ALL PROPERTIES**

### **Yards**

13. Every Yard shall be kept clean and free from:
  - a) rubbish and debris;
  - b) objects or conditions that might create health, fire, safety or accident hazard, including, but not limited to unprotected wells;
  - c) wrecked, dismantled, discarded or abandoned machinery, vehicles, trailers or boats unless it is necessary for the operation of a business enterprise lawfully situated on the Property;

- d) grass that exceeds a height of eight inches, brush, undergrowth and noxious weeds as defined by the Weed Control Act;
- e) partially constructed structures that are not currently under construction;
- f) injurious insects, termites, rodents, vermin or other pests; and
- g) dead, decayed or damaged trees or other natural growth.
- h) dilapidated or collapsed Buildings, structures or erections.

### **Storage**

14. No machinery or parts thereof, or other object or material not associated with the normal occupancy and use of a Property as permitted by the Zoning By-law, including among other things, appliances, fixtures, paper, cartons or boxes shall be stored in any Yard or on an unenclosed porch or unenclosed balcony of a Building, except building materials such as lumber, masonry, material or glass, if such materials are intended for immediate use.
15. If such use is permitted by the Zoning By-law, the warehousing or storage of material or operative equipment that is required for the continuing operation of the industrial or commercial aspect of a Property shall be maintained in a neat and orderly fashion so as not to create a fire, safety or accident hazard or any unsightly condition and shall provide unobstructed access for emergency vehicles. Where conditions are such that a neat and orderly fashion is achieved but is still offensive to view, the offensive area shall be suitably enclosed by a solid wall or a painted board or metal fence not less than 1.8 meters (6 ft.) in height and maintained in good repair.

### **Surface Conditions**

16. Surface conditions of Yards shall be maintained so as:
  - a) to prevent ponding of storm water;
  - b) to prevent instability or erosion of soil;
  - c) to prevent surface water run-off from entering a Basement or Cellar;
  - d) not to exhibit an unsightly appearance;
  - e) to be kept free of garbage and refuse;
  - f) to be kept free of deep ruts and holes;
  - g) to provide for safe passage under normal use and weather conditions, day or night; and

- h) not to create a nuisance to other Property.

### **Fill**

- 17. No fill shall be allowed to remain in an unlevelled state on any Property for longer than thirty (30) days unless the Property is subject to an open building permit.

### **Erosion Control**

- 18. Suitable ground cover shall be provided and maintained to prevent erosion of the soil and so as to be in harmony with the neighbouring environment. Where grass forms part of the ground cover, it shall be resodded or reseeded as often as is required to maintain the grass in a living condition.

### **Sewage and Storm Water**

- 19. Sewage shall be discharged into the Sewage System and shall not be discharged onto the surface of the ground, whether into a natural or artificial drainage system or otherwise.
- 20. Collected Storm Water shall not be directed onto sidewalks, stairs, or adjacent Property.

### **Snow Disposal**

- 21. A snow disposal site or snow storage site shall be maintained:
  - a) so as to not create a hazard to the public; and
  - b) to prevent any damage to neighbouring private or public Property.

### **Garbage**

- 22. Every Building shall be provided with a sufficient number of suitable receptacles to contain all garbage, refuse and ashes that may accumulate on the Property between the regularly designated collection days. 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.
- 23. All garbage, refuse, and ashes shall be promptly placed in the suitable container made available for removal in accordance with the applicable municipal by-laws.
- 24. Garbage storage areas shall be screened from public view and shall not be stored on an unenclosed porch or unenclosed balcony of a Building.

## **Compost Heaps**

25. The occupant of a Residential Property may provide for a compost heap in accordance with the health regulations, provided that the compost pile is no larger than one square meter and 1.8 meters in height and is enclosed on all sides by concrete block, or lumber, or in a forty-five gallon container, a metal frame Building with a concrete floor, or a commercial plastic enclosed container designed for composting.

## **Parking Areas, Driveways, Walks**

26. All driveways and parking areas shall have a surface covering as required by the Zoning By-law and shall be kept in good repair free of dirt and litter.
27. Walks, driveways and parking areas and other similar areas shall be maintained so as to afford safe passage under normal use and weather conditions day or night.

## **Structural Soundness**

28. Every part of a Building or structure shall be maintained in a sound condition so as to:
- a) be capable of safely sustaining its own weight load and any additional load to which it may be subjected through normal use;
  - b) be capable of safely accommodating all normal structural movements without damage, decay or deterioration;
  - c) prevent the entry of moisture that would contributed to damage, fungus, decay or deterioration; and
  - d) be capable of safely and adequately performing its function subject to all reasonable serviceability requirements.

## **Foundations**

29. Foundation walls and Basement and Cellar floors 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, when necessary, at the footings, grouting masonry cracks, waterproofing walls, joints, and floors.

## **Exterior Walls**

30. Exterior walls of a Building and their components, including but not limited to soffits, fascia, eavestroughs, gutters, downspouts, flashing and ducts, and the surface of a structure shall be:
- a) sound, plumb and weather tight, free from loose or unsecured objects;

- b) maintained in good repair free from cracked, broken or loose masonry units, stucco, or other defective wood, siding, cladding, or trim.
  - c) covered with paint, stucco, siding or some other cladding so as to prevent deterioration due to weather conditions, insects, or other damage.
31. Exterior walls of a Building and their components and the surface of a structure covered with paint, stucco, siding or some other cladding shall be maintained in good repair and such covering shall be renewed when it becomes damaged or deteriorated.
32. Exterior walls of a Building and the surface of a structure and their components, shall be free of inappropriate signs, painted slogans, graffiti and similar defacements.

### **Accessory Buildings, Fences and Other Structures**

33. Accessory Buildings, fences, greenhouses and other structures appurtenant to any building or the Property shall be maintained in structurally sound condition and in good repair, including, but not limited to being free from loose or insufficiently secured, rotten, warped or broken materials.
34. Accessory Buildings, fences, greenhouses and other structures shall be protected from deterioration by the application of appropriate weather resistant materials including 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.

### **Windows, Doors and other Openings**

35. 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.
36. 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 Building.
37. Only materials designed and intended for use as window coverings shall be used as such. Window coverings shall be maintained in good repair without tears or broken components.
38. When an exterior opening is used or required and is not required to be protected by a door, window or similar closure, it shall be protected with a screen, grill or other equivalent durable rust proof material so as to effectively prevent the entry of rodents, large insects or vermin.

## **Roofs**

39. Roofs and their components shall be maintained in a weather tight condition, free from loose or unsecured objects or materials.
40. Accumulations of ice or snow or both shall be promptly removed from the roofs of all Buildings.
41. Soffits, fascia, eavestroughs, gutters, downspouts, flashing and ducts shall be kept in good repair, free from obstructions and properly secured to the Building.

## **Stairs, Porches, Balconies, Guards and Handrails**

42. Stairs, porches, balconies and landings shall be maintained so as to be free of holes, cracks, and other defects which may constitute accident hazards. Stair treads or risers that show excessive wear or are broken, warped or loose and any supporting structural members that are rotted or deteriorated shall be repaired or replaced.
43. Stairs, porches, balconies and landings shall be kept from ice and snow.
44. Guards and handrails shall be installed and maintained in good repair around all landings, porches, stairs and balconies where there is a difference in elevation between the adjacent ground level and the stair or ramp exceeds 600 mm (24 inches).

## **Fire Escapes**

45. Buildings using a fire escape as a secondary Means of Egress shall maintain the fire escape in a good state of repair, free from obstructions and easily reached through a window or door that opens.
46. Fire escapes shall be kept free from ice and snow.

## **Exterior Lighting**

47. Every stairway, exterior exit and entrance doorway, Cellar, Basement entrance or Building entrance shall have a permanently installed lighting fixture that shall be maintained in good working order.
48. All underground parking areas and common areas shall be illuminated so as to provide safe passage

## **Signs, Canopies and Awnings**

49. A sign and any of its components shall be installed and maintained in good repair without any visible deterioration and in a safe and structurally sound condition.

50. Canopies and awnings shall be properly anchored so as to be maintained in good repair and in a safe and sound condition and shall be protected from decay, deterioration, including rust by a periodic application of weather-coating material.
51. Signs, canopies and awnings or any of their components shall be removed or replaced in the event of decay, damage or deterioration.

## **PART IV - INTERIOR STANDARDS FOR ALL PROPERTIES**

### **Interior Structural Components**

52. All interior structural components, including, but not limited to joists, beams, studding and rafters shall be capable of safely accommodating all normal structural movements without damage.

### **Means of Egress**

53. Every Building shall have a Means of Egress.

### **Walls, Ceilings and Floors**

54. Every wall, ceiling and floor shall be maintained so as to provide a continuous surface free of holes, cracks, loose coverings or other defects 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.
55. Walls surrounding showers and bathtubs shall be impervious to water.
56. Every floor in a bathroom, kitchen, shower room, laundry room and kitchen shall be maintained so as to be impervious to water and readily cleaned.

### **Stairs, Guards and Handrails**

57. Stairs and landings shall be maintained so as to be free of holes, cracks, and other defects, which may constitute accident hazards. Stair treads or risers that show excessive wear or are broken, warped or loose and any supporting structural members that are rotted or deteriorated shall be repaired or replaced.
58. Guards and handrails shall be installed and maintained in good repair around all landings, porches, stairs and balconies where there is a difference in elevation between the adjacent ground level and the stair or ramp exceeds 600 mm (24 inches).

### **Ventilation**

59. Ventilation shall be provided to and maintained in all spaces within a Building so as to prevent accumulations of heat, dust, fumes, gases, vapours and other contaminants which may health or safety hazard.

60. All systems of mechanical ventilation shall be maintained in good working order.

### **Fuel Burning Appliances, Heating Systems, Chimneys**

61. All fuel burning appliances, equipment, and accessories shall be installed and maintained in accordance with applicable legislation and properly vented, without obstruction, to the outside air by means of a smoke-pipe, vent pipe, chimney flue or other method approved by an Officer.
62. 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.
63. 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 Building and so as to prevent the heating of adjacent combustible material or structural members within a Building to unsafe temperatures.

### **Air Conditioning**

64. Air conditioners shall be equipped with adequate devices for the prevention of condensation drainage on to entrance areas, sidewalks or walks and shall be maintained in a safe mechanical and electrical condition.
65. Cooling water from water-cooled equipment shall not be discharged on driveways, walkways or other areas used for pedestrian or vehicular traffic, or in such manner that it may cause damage to the walls, foundations or other parts of a Building.
66. The discharge of cooling water from all water-cooled equipment shall be made to a proper drainage system and shall be connected in accordance with all applicable legislation and regulations.

## **PART V – ADDITIONAL INTERIOR STANDARDS FOR RESIDENTIAL PROPERTIES**

### **Generally**

67. A Non-Habitable Room shall not be used as a Habitable Room.
68. No Basement, or portion thereof, shall be used as a Dwelling Unit unless access to each Habitable Room is gained without passage through a furnace room, boiler room, or storage room.

### **Kitchens**

69. Every Dwelling Unit shall contain a kitchen area equipped with:

- a) a sink that is served with plumbing fixtures supplying 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 meters (8 cubic feet);
- c) a counter or work area at least 0.61m (2 feet) in width by 1.22 m (4 feet) in length, exclusive of the sink, and covered with a material that is imperious to moisture and grease and is easily cleanable; and
- d) a space provided for cooking and refrigeration appliances including the suitable electrical or gas connection.

### **Bathrooms**

70. Every Dwelling Unit shall contain at least one (1) toilet, washbasin, and a bathtub or suitable shower unit served with plumbing fixtures, all of which shall be accessible from within the Dwelling Unit, fully enclosed and with a door capable of being locked so as to allow for privacy.
71. No toilet or urinal within a Dwelling shall be located within a bedroom or a room that is used for the preparation, cooking, storing or consumption of food.

### **Plumbing**

72. All plumbing fixtures within a Dwelling shall be provided with an adequate supply of hot and cold running water, except those plumbing fixtures serving a toilet which may supply cold water only. Hot water shall be supplied at a temperature of not less than 43 degrees Celsius (110° F).
73. Every Dwelling Unit shall be provided with an adequate supply of potable running water from a source approved by the Medical Officer of Health.
74. All plumbing within a Dwelling, 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 there to shall be protected from freezing.
75. All plumbing fixtures within a Dwelling shall be connected to the Sewage System through water seal traps and shall be made 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**

76. Every Dwelling and Dwelling Unit shall be wired for electricity and shall be connected to an electrical supply system approved by an Officer.

77. 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.
78. Every Habitable Room shall have at least one electrical duplex outlet for each 11.1 square meter (120 sq. ft.) of floor space and for each additional 9.3 square meters (100 sq. ft.) of floor area a second duplex outlet shall be provided. Extension cords shall not be used on a permanent basis.

### **Lighting**

79. Every Habitable Room and Non-Habitable Room shall be provided with a permanent light fixture that provides sufficient illumination so as to avoid health or accident hazards in normal use.

### **Heating Facilities**

80. Every Dwelling Unit 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 Units to the required Standards.
81. No Dwelling Unit shall be equipped with portable heating equipment as the primary source of heat.
82. Every Dwelling shall be so constructed or otherwise separated to prevent the passage of smoke, fumes, and gases from that part of the Dwelling that is not used, designed or intended to be used for human habitation into other parts of the Dwelling used for habitation.

### **Means of Egress – Dwelling Units**

83. Every Dwelling Unit shall have a Means of Egress.
84. A Means of Egress from a Dwelling Unit shall not pass through any other Dwelling Unit.

### **Window in Leased Dwelling Unit**

85. Every window in a leased (rented) Dwelling Unit that is located above the First Storey of a Building shall be equipped with a safety device approved by an Officer 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.

### **Entrances, Hallways, Stairways**

86. At least one entrance door to a Dwelling Unit shall have suitable hardware so as to permit locking or securing from inside and outside the Dwelling Unit.
87. Solid core doors shall be provided for all entrances to Dwellings and Dwelling Units.
88. In a Dwelling 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.
89. Accumulation or storage of garbage, refuse, appliances, or furniture in public hallways or stairways of a Dwelling shall not be permitted.

### **Ventilation - Dwelling Units**

90. Every Habitable Room and any other room in which plumbing fixtures are installed shall have openings for ventilation providing an unobstructed free flow of air of at least 0.28 square meters (3 sq. ft.), or a system of mechanical ventilation approved by an Officer to provide hourly air exchanges.

### **Pest Prevention**

91. Dwellings shall be kept free of rodents, vermin and insects at all times.
92. Openings, excluding windows, that might permit the entry of rodents, insects, vermin or other pests shall be appropriately screened or sealed.

## **PART VI - VACANT BUILDINGS, DAMAGED BUILDINGS, DEMOLITION**

### **Vacant Buildings**

93. In the event that a vacant Building contains openings through which entry may be obtained, the Owner of such Building shall cover all openings through which such entry may be obtained with at least 12.7 mm (0.5 inch) weatherproof sheet wood painted a colour compatible with the surrounding walls and securely fastened.
94. Except for those Windows subject to the requirements of Section 93, windows in a vacant Building located within a Non-Residential Property shall be completely covered in a window film which reduces, but does not prohibit, visibility of the interior of the Building when viewed from the exterior.
95. If a Building remains vacant for a period of more than ninety (90) days, unless required for the safety or security of the Building, the Owner shall ensure that all utilities serving the Building are properly disconnected or otherwise secure the Building to prevent accidental or malicious damage to the Building or adjacent Property.

## **Damaged Buildings**

96. In the event of damage to a Building, whether by water, fire or explosion, damaged or partially burned material shall be removed from the Property.
97. A damaged Building or Accessory Building shall be repaired to its original condition or shall be demolished accordingly.

## **Demolition**

98. Where a Building, Accessory Building or structure is demolished, the Property shall be cleared of all rubbish, waste, refuse, masonry, lumber, wood and any other material and shall be left in a graded and leveled condition.
99. Where a Building, Accessory Building or structure is demolished, the Owner shall take every precaution to protect any abutting Property and the public, which precautions shall include, but not be limited to the erection of fences, barricades and covered walkways.

## **PART VII – ADMINISTRATION AND ENFORCEMENT**

### **Officers**

100. The council of the Municipality shall appoint one (1) or more Officer(s) responsible for the administration and enforcement of this By-law.

### **Property Standards Committee**

101. The Committee as previously established by Council shall be continued and Council shall, by by-law or resolution, appoint three (3) members to the Committee for a term of office concurrent with Council and determine the appropriate compensation that each member of the Committee shall receive.

### **Compliance and Enforcement**

102. All Owners and Occupants of a Property shall comply with the Standards prescribed in this By-law and any Order as confirmed or modified.
103. Where an Owner or Occupant fails to comply with an Order as confirmed or modified, the Municipality may cause the Property to be repaired or demolished accordingly.

## **PART VIII – TRANSITION AND REPEAL**

### **Transition**


104. After the passing of this By-law, By-law 622-05 shall apply only to those Properties to which an Order has been issued pursuant to By-law 622-05 prior to the date of passing of this By-

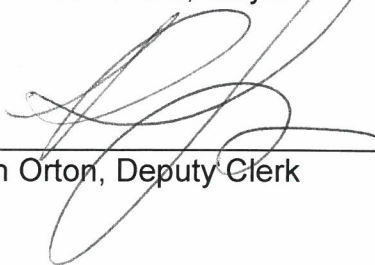
law and then only to such Properties until such time as the work required by such Order has been completed or any enforcement proceedings with respect to such Order including any demolition, clearance or repair carried out by the Municipal is concluded.

**Repeal**

105. Subject to section 104, By-law 622-05 is hereby repealed.

Read a first, second and third time and finally enacted this 11<sup>th</sup> day of October, 2022.

  
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Hilda MacDonald, Mayor

  
\_\_\_\_\_  
Ruth Orton, Deputy Clerk