

**THE CORPORATION OF THE TOWNSHIP OF
GALWAY-CAVENDISH AND HARVEY
BYLAW B2000-15**

Whereas Section 15.1 (3) of the Building Code Act, R.S.O., 1992, C23, as amended, provides that a Bylaw may be passed by the Council of a municipality prescribing the standards for maintenance and occupancy of property within the municipality and for prohibiting the occupancy or use of such property that does not conform with the standards provided the Official Plan for the municipality includes provisions relating the property conditions;

And whereas Section 15.1. (3) of the Building Code Act R.S.O., 1992, C23, as amended, provides that a Bylaw may be passed by the Council of a municipality requiring property that does not conform with the standards, to be repaired and maintained to conform with the standards or the site to be cleared of all buildings, structures debris or refuse and left in a graded and levelled condition, provided the Official Plan for the municipality includes provisions relating to property conditions;

And whereas the Official Plans for the former Township of Galway and Cavendish and the former Township of Harvey include provisions relating to property conditions;

And whereas the Council of the Township of Galway-Cavendish and Harvey are desirous of passing a Bylaw under Section 15.1(3) of the Building Code Act R.S.O., C23, as amended;

And whereas Section 15.6 (1) of the Building Code Act, R.S.O., C23, as amended, requires that a Bylaw passed under Section 15.1 (3) of the Building Code Act R.S.O., C23, as amended, shall provide for the establishment of a Property Standards Committee:

Now therefore the Council of the Township of Galway-Cavendish and Harvey enacts as follows;

PART 1

DEFINITIONS

In this Bylaw:

1.01 Accessory Building means a detached building or structure, not used for human habitation, that is subordinate to the primary use of the same property.

1.02 Apartment Building means a building containing more than four dwelling units with individual access from an internal corridor system.

1.03 Approved means acceptance by the Property Standards Officer.

1.04 Basement means that space of a building that is partly below grade, which has half or more of its height, measured from the floor to ceiling, above the average exterior finished grade.

1.05 Cellar means that space of a building that is partly or entirely below grade, which has more than half 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 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 1.8m (6 feet) above grade.

1.09 Guard means a protective barrier installed around openings in floor areas or on the open sides of a stairway, landing, balcony, mezzanine, gallery, raised walkway and other locations 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, balcony, lobby, stair, ramp or other exit facility used for the escape of persons from any point within a building, floor area, room or contained open space, to a public thoroughfare or approved area of refuge, usually located outside of a 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, toilet room, laundry, pantry, lobby, corridor, stairway, closet, boiler room or other space for service or 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 Bylaw.

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 Person means an individual, firm, corporation, association or partnership.

1.16 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.

1.17 Standards means the standards of the physical condition and of occupancy prescribed for property in this Bylaw.

1.18 Toilet Room means a room containing a water closet and a wash basin.

1.19 Yard means the land other than publicly owned land around or appurtenant to the whole or any part of a residential property and used for or capable of being used in connection with the 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 REPAIR SHALL CONFORM TO THE Ontario Building Code, Fire Code and the Fire Prevention and Protection Act, where applicable.

SURFACE CONDITIONS

2.02 Surface conditions of yards shall be maintained so as to:

- (1) prevent ponding of storm water
- (2) prevent instability or erosion of soil
- (3) prevent surface water run off from entering basements
- (4) not exhibit an unsightly appearance
- (5) be kept free of deep ruts and holes
- (6) provide for safe passage under normal use and weather conditions, day or night
- (7) not create a nuisance to other property

SEWAGE AND DRAINAGE

2.03 Sewage shall be discharged into an approved sewage system.

2.04 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.

2.05 Roof drainage shall not be discharged onto sidewalks, stairs or adjacent property.

PARKING AREAS, WALKS, DRIVEWAYS

2.06 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.

2.07 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.

ACCESSORY BUILDINGS, FENCES AND OTHER STRUCTURES

2.08 Accessory buildings, fences and other structures appurtenant to the property shall be maintained in structurally sound condition and in good repair.

2.09 Accessory buildings, fences 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.

GARBAGE DISPOSAL

2.10 Every building, dwelling and dwelling unit 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, or days where an approved Waste Disposal Site is open. Such receptacles shall be constructed of watertight material and provided with a tight fitting cover and shall be maintained in a clean and odour free condition at all times.

2.11 All garbage, refuse and ashes shall be promptly placed in a suitable container and removed in accordance with Municipal garbage collection or Waste Disposal Site hours of operation.

2.12 Garbage storage areas shall be screened from public view.

COMPOST HEAPS

2.13 The occupant of a residential property may provide for a compost heap in accordance with local health regulations, provided that the compost heap is no larger than one square metre and 1.8 metres in height and is enclosed on all sides by concrete block, or lumber, or in a metal container, or metal frame building with a concrete floor and a commercial plastic enclosed container designed for composting.

PART 111

RESIDENTIAL STANDARDS

GENERAL CONDITIONS

3.01 Every tenant, occupant, or lessee 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 and shall dispose of garbage and debris on a regular basis, in accordance with municipal bylaws.

3.02 Every tenant, occupant or lessee 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 and safe condition.

3.03 Accumulations or storage of garbage, refuse, appliances or furniture in a means of egress shall not be permitted.

PEST PREVENTION

3.04 Dwellings shall be kept free of rodents, vermin and insects at all times. Methods used for the extermination of such pests shall be in accordance with the provisions of the Pesticides Act, R.S.O.

3.05 Openings, including windows that may permit entry of rodents, insects, vermin or other pests shall be appropriately screened or sealed.

STRUCTURAL SOUNDNESS

3.06 Every part of a dwelling shall be maintained in a structurally sound condition so as to be capable of safely sustaining its own weight load to which it may be subjected to through normal use, having a level of safety as required by the Ontario Building Code.

5/

3.07 Walls, roofs and other exterior parts of a building shall be free from loose or improperly secured objects or materials.

FOUNDATIONS

3.08 Foundation walls of a dwelling shall be maintained so as to prevent the entrance of insects, rodents and excessive moisture. Maintenance shall include the shoring of the walls to prevent settling, installation of sub soil drains where necessary at the footings, grouting masonry cracks, dampproofing and waterproofing walls, joints and floors.

3.09 Every dwelling, except for slab on grade construction, shall be supported by foundation walls or piers which extend below the frost line, or to solid rock.

EXTERIOR WALLS

3.10 Exterior walls of a dwelling and their components, including soffits and 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.

3.11 Exterior walls of a dwelling and their components shall be free of unauthorized signs, painted slogans, graffiti and similar defacements.

WINDOWS AND DOORS

3.12 Windows, doors, skylights and basement or cellar hatchways shall be maintained in good repair, weather tight and draft 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 reglazing where necessary. Where screening is provided on windows and doors, it shall also be maintained in good repair.

3.13 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 the inside of 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.

3.14 Solid core doors shall be provided for all entrances to dwellings and dwelling units.

3.15 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 system shall be maintained in good working order at all times.

3.16 Every window in a leased dwelling 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 a window from opening greater than would permit the passage of a 100mm 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.

ROOFS

3.17 Roofs of dwellings and their components shall be maintained in a weather tight condition, free from loose or unsecured objects or materials.

3.18 The roofs of dwelling and accessory buildings shall be kept clear of accumulations of ice snow, or both.

6/

3.19 Where eavestroughing or roof gutters are provided, they shall be kept in good repair and free from obstructions and be properly secured to the building.

WALLS, CEILINGS AND FLOORS

3.20 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.

3.21 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 may cause an accident or allow the entrance of rodents and other vermin or insects.

3.22 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.

STAIRS, PORCHES AND BALCONIES

3.23 Inside and outside stairs, porches, balconies and landings shall be maintained so as to be free of holes, cracks and other defects which may be accident hazards. Existing 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.

GUARDRAILS

3.24 A guard shall be installed and maintained in good repair on the open side of any stairway or ramp containing three (3) or more risers including the landing or a height of 600mm (24 inches) between adjacent levels. A handrail shall be installed, maintained and kept in good repair in all stairwells. Guardrails shall be installed and kept in good repair around all landings, porches and balconies. Guardrails, balustrades and handrails shall be constructed and maintained to be rigid in nature.

KITCHENS

3.25 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 610mm (2 feet) in width by 1220mm (4 feet) in length exclusive of the sink and covered with a material that is impervious to moisture and grease and is easily cleanable;
- (d) a space provided for cooking and refrigeration appliances including, where required, suitable electrical or gas connections.

TOILET AND BATHROOM FACILITIES

3.26 Every dwelling unit shall contain a bathroom consisting of at least one fully operational water closet, washbasin and a bathtub or shower unit. Every washbasin 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.

3.27 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 any person using said room.

7/

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

PLUMBING

3.29 Each washbasin, 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 degrees F.).

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

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

3.32 All plumbing fixtures shall be connected to the sewage system through approved traps.

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

ELECTRICAL SERVICE

3.34 Every dwelling and dwelling unit shall be wired for electricity and shall be connected to an approved electrical supply system.

3.35 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 to not cause fire or electrical shock hazards. All electrical services shall conform to the regulations established by the Power Corporation Act, R.S.O., as amended.

3.36 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. 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.

3.37 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.

3.38 Lighting fixtures and appliances installed throughout a dwelling unit, including hallways, stairways, corridors, passageways garages and basements, shall provide sufficient illumination so as to avoid health or accident hazards in normal use.

HEATING, HEATING SYSTEMS, CHIMNEYS AND VENTS

3.39 Every dwelling and building containing a residential dwelling unit or units shall be provided with suitable heating facilities capable of maintaining an indoor temperature of 21 degrees Celsius (70 degrees F.) in the occupied dwelling unit(s). 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.

8/

3.40 All fuel burning appliances, equipment and accessories in a dwelling unit shall be installed and maintained to the standard provided by the Energy Act, R.S.O., as amended or other applicable legislation.

3.41 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.

3.42 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, R.S.O., as amended.

3.43 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.

3.44 Every chimney, smoke pipe, flue and vent shall be installed and maintained in good working condition so as to prevent the escape of smoke, fumes or gases into a dwelling unit. Maintenance includes the removal of obstructions, sealing open joints and repair of loose or broken masonry units.

3.45 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.

FIRE ESCAPES, ALARMS AND DETECTORS

3.46 A fire alarm or fire detection system approved by the Canadian Standards Association or Underwriters Laboratories of Canada shall be provided by the owners of buildings of residential occupancies where sleeping accommodations are provided for more than ten (10) persons, except that such systems need not be provided where a public corridor or exit serves not more than four (4) dwelling units of individual leased/rented sleeping rooms.

3.47 in addition to the provisions of Article **3.46**, there shall be in every dwelling unit in a building, a listed smoke alarm approved by the Canadian Standards Association or Underwriters Laboratories of Canada, or detectors of the single station alarm type, audible within bedrooms when intervening doors are closed and such alarms shall be installed by the occupant between bedrooms or sleeping areas and the remainder of the dwelling unit. The products of a combustion detector referred to shall be:

- (a) equipped with a visual or audio indication that the unit is in an operating condition.
- (b) mounted on the ceiling or if on a wall, between 152.4 mm (6 inches) and 304.8 mm (12 inches) below the ceiling.

3.48 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 a window or door capable of being opened easily.

EGRESS

3.49 Every dwelling or dwelling unit contained therein shall have a safe, continuous and unobstructed passage from the interior of the dwelling or dwelling unit to the outside at street or grade level.

3.50 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 559mm (42 by 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 which is not under the immediate control of the occupants of the dwelling unit.

NATURAL LIGHT

3.51 Every habitable room in a dwelling except a kitchen, bathroom or toilet room shall have a window or windows, skylights or translucent panels facing directly or indirectly to an outside space and admits as much natural light equal to not less than ten percent of the floor area for living and dining rooms and five percent of the floor area for bedrooms and other finished rooms.

VENTILATION

3.52 Every habitable room in a dwelling unit, including kitchens, bathrooms and toilet rooms shall have openings for ventilation which provide for an unobstructed free flow of air of at least 0.28 square metres (3 square feet), or an approved system of mechanical ventilation adequate to provide hourly air changes.

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

3.54 All enclosed areas of a dwelling unit, including basements, cellars, crawl spaces and attics or roof spaces shall be adequately ventilated.

ELEVATING DEVICES

3.55 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 working condition.

DISCONNECTED UTILITIES

3.56 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 is necessary for the purpose of repairing, replacing or otherwise altering said service or utility.

OCCUPANCY STANDARDS

3.57 The number of occupants residing on a permanent basis in an individual dwelling unit shall not exceed one person for every nine (9) square metres (97 square feet) of habitable floor area. For the purpose of computing habitable floor area, any area within the minimum ceiling height of less than 2.1 metres (7 feet) shall not be considered.

3.58. No room shall be used for sleeping purposes unless it has a minimum width of two metres (6.6 feet) and a floor area of at least seven square metres (75 square feet). A room used for sleeping purposes by two or more persons shall have a floor area of at least four (4) square metres, (43 square feet) per person.

10/

3.59 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 Bylaw.

(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 the service rooms by a suitable fire separation approved under the Ontario Building Code, R.S.O., as amended.

(d) Access to each habitable room shall be gained without passage through a service room.

PART IV

VACANT LANDS AND BUILDINGS

GENERAL CONDITIONS

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 requirements of the Ontario Building Code, R.S.O., as amended.

VACANT LAND

4.02 Vacant land shall be maintained to the standards set out in Part 11, article 2.02 of this Bylaw.

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

VACANT BUILDINGS

4.04 Vacant buildings shall be kept clear 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.

4.05 The owner or agent of a vacant building shall board up the building to the satisfaction of the Property Standards Officer by covering all openings through which entry may be obtained with at least 12.7mm (0.5 inch) weatherproof sheet plywood securely fastened to the building and painted a colour compatible with the surrounding walls.

PART V

NON RESIDENTIAL PROPERTY STANDARDS

GENERAL CONDITIONS

5.01 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 and repairs shall conform to the requirements of the Ontario Building Code, R.S.O., as amended.

11/

YARDS

5.02 The yards of non residential property shall be maintained to the standards set out in the Township **Yard Bylaw**.

5.03 The warehousing or storage of material or operative equipment that is required for the continuing operation of an industrial or commercial aspect of a property shall be maintained in a neat and orderly fashion so as not to create a fire 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 painted board or metal fence not less than 1.8 metres (6 feet) in height and it shall be maintained in good repair.

PARKING AREAS AND DRIVEWAYS

5.04 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. Notwithstanding the foregoing, commercial and/or industrial use properties which abut residential properties, those areas used for vehicular traffic and parking shall have a surface covering of asphalt or similar hard surface.

5.05 All areas used for vehicular traffic, parking spaces and other similar areas shall be maintained so as to afford safe passage under normal use and weather conditions.

STRUCTURAL SOUNDNESS

5.06 Every part of a building structure shall be maintained in a sound condition so as to be capable of safely sustaining its own weight load and any additional weight load to which it may be subjected through normal use, having a level of safety by the Ontario Building Code, R.S.O., as amended. Structural members or materials which have been damaged or indicate evidence of deterioration shall be repaired or replaced.

5.07 Walls, roofs and other exterior parts of a building or structure shall be free from loose or improperly secured objects or materials.

EXTERIOR WALLS

5.08 Exterior walls of a building or structure and their components, including soffits and fascia, windows and doors, shall be maintained in good repair, free from cracks, broken or loose masonry units, stucco and other defective cladding or trim. Paint or other suitable preservative or coating must be applied and maintained so as to prevent deterioration due to weather conditions, insects or other damage.

5.09 Exterior walls of a building or structure and their components shall be free of unauthorized signs, painted slogans, graffiti and similar defacements.

GUARDRAILS

5.10 A guard shall be installed and maintained in good repair on the open side of any stairway or ramp containing more than three risers including the landing or a height of 600mm (24 inches) between adjacent levels. A handrail shall be installed and maintained in good repair around landings, porches and balconies. Guardrails, balustrades and handrails shall be constructed and maintained rigid in nature.

12/

LIGHTING

5.11 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, R.S.O., as amended, for industrial and commercial properties. However, lighting shall not be positioned so as to cause any impairment of use or enjoyment of neighbouring properties.

PART VI

ADMINISTRATION AND ENFORCEMENT

6.01 This Bylaw shall apply to all property within the limits of the Corporation of the Township of Galway-Cavendish and Harvey.

6.02 The imperial measurements contained in this Bylaw are given for reference purposes only.

OFFICERS

6.03 The Council of the Municipality shall appoint a Property Standards Officer(s) to be responsible for the administration and enforcement of this Bylaw.

PROPERTY STANDARDS COMMITTEE

6.04 There shall be and is hereby established, a Property Standards Committee, as provided for in Section 15.6 (1) of the Ontario Building Code Act, R.S.O., as amended. The Property Standards Committee shall consist of the Reeve and members of Council during their term of office.

APPEAL OF ORDER

6.05 An owner or occupant of a property who has been served with an order issued under this Bylaw 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 the Committee **within 14 days** from the date of service of the order. An order that is not appealed within the time referred to in Section 6.05 shall be deemed to be confirmed.

6.06 If an appeal is taken, The Committee shall hear the appeal and shall have all the powers and functions of the officer who made the order and may;

- (a) confirm, modify or rescind the order to demolish or repair;
- (b) extend the time for complying with the order if, in the committee's opinion, the general intent and purpose of the Bylaw and of the Official Plan or policy statement are maintained.

COMPLIANCE

6.07 The owner of any property which does not conform to the standards as set out in this Bylaw 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.

13/

PENALTY

6.08 Any person found guilty of an offence under this Bylaw is liable to a fine of not more than \$25,000.00 for a first offence and to a fine of not more than \$50,000.00 for a subsequent offence. Building Code Act, C.23, 1992, R.S.O., as amended.

6.09 If a corporation is convicted of an offence under this Bylaw, the maximum penalty imposed upon the corporation is \$50,000.00 for a first offence and \$100,000.00 for a subsequent offence.

VALIDITY

6.10 If an article of this Bylaw is for any reason held to be invalid, the remaining articles shall remain in effect until repealed.

TITLE

6.11 This Bylaw shall be referred to as **"THE PROPERTY STANDARDS BYLAW"**.

Bylaw B98-38 is repealed.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED

THIS 14 DAY OF MARCH , A.D., 2000

Deputy Reeve Audrey Coumbs REEVE

Donna Barr CLERK