



THE CORPORATION OF THE
TOWNSHIP OF THE NORTH SHORE

BY-LAW NO: 14-06

BEING A BY-LAW PRESCRIBING STANDARDS FOR THE
MAINTENANCE AND OCCUPANCY OF PROPERTY

WHEREAS the Official Plan for the Corporation of the Township of The North Shore includes provisions relating to conditions of maintenance and occupancy of property;

AND WHEREAS it is desirable for the protection of the safety, health and well-being of the public and to prevent the lowering of property values of the citizens of the Corporation of the Township of The North Shore, that this By-law be enacted.

AND WHEREAS under Section 15.1(3) of the *Building Code Act*, S.O. 1992, c.23, a by-law may be passed by Council of the 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 Township of the North Shore includes provisions relating to property conditions;

AND WHEREAS Section 15.6(1) of the *Building Code Act*, S.O. 1992, c.23 requires that a bylaw 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 Appeal Committee;

NOW THEREFORE BE IT HEREBY ENACTED:

In This By-Law:

1. DEFINITIONS:

- 1) **“Accessory Building”** means a detached building or structure, not used for human habitation that is subordinate to the primary use of the same property.
- 2) **“Act”** means an enactment by the Property Standards Officer
- 3) **“Approved”** means acceptance by the Property Standards Officer
- 4) **“Basement”** means that portion of a building between two floor levels, which is partly underground and which has at least one-half its height from finished floor to the underside of the first floor joists above the average finished grade level adjacent to the exterior walls of the building.
- 5) **“Building”** means any structure used or intended to be used for supporting or sheltering any use or occupancy.
- 6) **“Building Code”** means the Building Code Act and any regulations made under the Act.
- 7) **“Chief Official”** means the Chief Building Official appointed under Section 3 of the *Building Code Act, 1992, c.23* having jurisdiction for the enforcement thereof
- 8) **“Citation-Property Standards Bylaw”** this Chapter may be cited as the “Property Standards By-Law”
- 9) **“Code”** means a regulation of the Province of Ontario known, a) with respect to matters relating to building, as the Building Code; b) with respect to matters relating to electricity, as the Electrical Safety Code; c) with respect to matters relating to fire, as the Fire Code; and d) with respect to matters relating to plumbing, as the Plumbing Code.

- 10) **“Committee”** means a Property Standards Appeal Committee established under this Bylaw.
- 11) **“Council”** means the Council of the Township of the North Shore.
- 12) **“Dwelling”** means a building, structure, mobile home or recreational vehicle with or without kitchen facilities or a part of such a building or structure, which is, or is intended to be used for the purpose of human habitation, and includes such a building, home or vehicle that would be or would be intended to be used for such purposes.
- 13) **“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, including cooking, eating, sleeping, and sanitary facilities, as an independent or self-contained domestic unit.
- 14) **“Exterior Property Area”** means the building lot excluding buildings.
- 15) **“Fence”** means any structure, wall or barrier, other than a building, erected at grade for the purpose of defining boundaries of property, separating open space, restricting ingress to or egress from property, providing security or protection to property or acting as a visual or acoustic screen.
- 16) **“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 (6ft) above grade.
- 17) **“Flea Market”** means a street market composed of a series of individual retailer’s booths and tables where sundry, new or secondhand articles are offered for sale.
- 18) **“Ground Cover”** means organic or non-organic material applied to prevent soil erosion such as concrete, flagstone, gravel, asphalt, grass or other landscaping.
- 19) **“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.
- 20) **“Habitable Room”** means any room in a dwelling unit used or designed to be used for the purpose of living, sleeping, eating, cooking or preparation of food and without limiting the foregoing shall include den, library, sunroom or recreational room or any combination thereof.
- 21) **“Municipality”** means the Corporation of the Township of the North Shore unless the context requires otherwise.
- 22) **“Non-Habitable Space”** means a bathroom, toilet room, water closed compartment, laundry, pantry, foyer, lobby, hall, corridor, stairway, passageway, closet, storage room, boiler room, furnace room, accessory space for service, maintenance or access within a building or a room or space which does not comply with the minimum standards for residential occupancy.
- 23) **“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.
- 24) **“Occupant”** means any person or persons over the age of eighteen years in possession of the property.
- 25) **“Officer”** means a Property Standards Officer, also known as By-Law Enforcement Officer who has been assigned by the Council the responsibility of enforcing the provisions of this by-law.
- 26) **“Owner”** includes 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 an agent or trustee of any other person, or who would receive the rent if the land and premises were let, and 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.

- 27) **“Person”** means and includes any person, firm, partnership, corporation, company, association, or organization of any kind.
- 28) **“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.
- 29) **“Repair”** includes the provision of such facilities and the making of additions or alterations or the taking of such action as may be required so that the property shall conform to the standards established in this by-law.
- 30) **“Safe Condition”** means a condition that does not pose or constitute an undue or unreasonable hazard or risk to life, limb or health of any person on or about the property, and includes a structurally sound condition.
- 31) **“Salvage Yard”** includes a scrap yard, junk yard and a wrecking yard whether or not an active business is carried on and whether or not the yard is used for storage of salvage.
- 32) **“Sewage System”** means the Township of the North Shore system of storm sewers, sanitary sewers and combined sewers, or a private sewage disposal system approved by the Chief Building Official and the Algoma Health Unit within the Township of the North Shore.
- 33) **“Sign”** means any device or notice, including its structure and other component parts, which is used or capable of being used to identify, describe, illustrate advertise or direct attention to any person, business, service, commodity or use.
- 34) **“Snow Disposal Site”** means only those lands on which snow is placed after being brought to the lot from another lot, and shall not include areas to which snow is moved to one portion of a lot after being cleared from the rest of the lot.
- 35) **“Snow Storage Site”** means that portion of lands being used for the storage of snow that has been moved to one portion of a lot after being cleared from another portion or portions of a lot.
- 36) **“Vehicle”** includes a motor vehicle, trailer, boat, motorized snow vehicle or other mechanical power driven equipment.
- 37) **“Visual Barrier”** means a continuous, uninterrupted structure and/or fence which completely blocks lines of sight when viewed perpendicularly from either of its sides and shall consist of one or more of the following materials: wood, stone, bricks, mortar, fabricated metal or other similarly solid material approved by the Property Standards Officer or Chief Building Official.
- 38) **“Waste”** means any debris, rubbish, refuse, sewage, effluent, discard, or garbage of a type arising from a residence, belonging to or associated with a house or use of a house or residential property and/or from industrial or commercial operations, or belonging to or associated with industry or commerce or industrial or commercial property, which for greater certainty includes all garbage, discarded material or things, broken or dismantled thing, and materials or things exposed to the elements, deteriorating or decaying on a property due to exposure of the weather.
- 39) **“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.


2. The standards for maintenance and occupancy of property set forth in Schedule “A” to this By-law are hereby prescribed and adopted as the minimum standards for the Corporation and said Schedule “A” is hereby enacted and adopted as part of this By-law.
3. The Council shall by Resolution appoint a Property Standards Officer who shall be responsible for the enforcement of this By-law.

4. All notices and documents provided for in this By-law shall be signed by the Property Standards Officer.
5.
 - 1) There shall be appointed by Council a Property Standards Appeal Committee composed of a minimum of three ratepayers of the Corporation who shall hold office for a period of the term of Council.
 - 2) The Committee shall select a Chairperson and shall make provision for a Secretary of the Committee.
 - 3) When the Chairperson is absent the Committee may appoint another member to act as Chairperson pro tempore.
 - 4) In the event of a vacancy or expiry of term Council shall appoint the necessary member or members.
 - 5) A majority of the Committee shall constitute a quorum.
 - 6) The Chairperson of the Committee may administer oaths.
6.
 - 1) Before holding a Hearing the Committee shall give notice to such persons as the Committee considers should receive notice and in the manner directed by the Committee.
 - 2) Where an owner or occupant upon whom an order has been served in accordance with this By-law is not satisfied with the terms or conditions of the order, he/she may appeal to the Committee by sending a notice of appeal by registered mail to the secretary of the Committee within fourteen (14) days after service of the order, and, in the event that no appeal is taken, the order shall be deemed to have been confirmed.
 - 3) The Committee shall hear the appeal and may:
 - a) confirm, modify or rescind the order to demolish or repair
 - b) extend the time for complying with the order
 - 4) The order, when no appeal is taken or after all appeals are completed, shall be final and binding upon the owner and occupant who shall make the repair or effect the demolition within the time and in the manner specified in the order.
7. This by-law amends by-law 03-24 and shall come into full force at time of passing.
8. The short title of this by-law is "Property Standards By-Law 2014"

READ A FIRST AND SECOND AND THIRD TIME ENACTED AND PASSED THIS
5th DAY OF FEBRUARY, 2014



Mayor



Clerk-Treasurer

PART 1: GENERAL STANDARDS FOR ALL PROPERTY AND USES

1.01 SCOPE

1. No person, being the owner or occupant of a property, shall fail to maintain the property in conformity with the standards required in this by-law. The owner of any property which does not conform to the standards in this by-law shall repair and maintain the property to conform to the standards or shall clear the property of all buildings, structures, garbage, rubbish, waste or accumulations of such materials that prevent access to or exit from the property in the case of an emergency, or other safety or health hazard and shall leave the property in a graded and leveled condition.
2. 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.
3. All new construction or extensive repairs shall conform to the Ontario Building Code, where applicable
4. 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.

1.02 GARBAGE RECEPTACLES

1. Every building shall be provided with sufficient proper receptacles to contain all garbage, ashes or waste, which accumulates on the property, and such materials:
 - a. shall be placed for collection in proper receptacles in compliance with the municipality's waste collection by-laws; and
 - b. not allowed to accumulate for longer than fourteen (14) days.
2. Receptacles for garbage shall be:
 - a. made of watertight construction;
 - b. provided with a tight fitting cover, which may be removed only when the receptacle is empty or is being actively loaded;
 - c. maintained in good condition without holes or spillage; and
 - d. closed, or emptied, rinsed and cleaned when not in use, to prevent the escape of offensive odour or waste.
3. Plastic bags shall be considered acceptable receptacles under subsection above provided they are:
 - a. adequately secured so as to prevent spillage;

- b. not stored outdoors unless protected from access by animals or vermin;
 - c. otherwise are maintained in compliance with (2) above.
4. Paper receptacles are not acceptable under this Section, except only where they are placed inside other compliant receptacles or are placed out for collection in compliance with the municipality's waste collection by-laws.

1.03 GARBAGE CHUTES-ROOMS-CONTAINERS-STANDARDS

Garbage chutes, disposal and collection rooms, containers and receptacles shall be washed down, disinfected and maintained to be clean, odour free and in good working order and good repair.

2.04 UNENCLOSED PORCH-BALCONY

Every unenclosed porch or unenclosed balcony, and every exterior and common area shall be kept free of garbage, waste or appliances.

1.05 GROUND COVER

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 re-sodded or re-seeded as often as is required to maintain the grass in a living condition.

1.06 LOT GRADING-DRAINAGE

1. All yards shall be provided and maintained with adequate surface water drainage including suitable provisions for its disposal;
 - a. without causing erosion
 - b. so as to prevent pending or the entrance of water into a basement or crawlspace.
2. No roof, driveway or other surface drainage, and the drainage of water from swimming pools shall be discharged:
 - a. on an entranceway, walkway, sidewalk, star, steps or adjacent property, or on to any highway, or
 - b. in such a manner that it will penetrate or damage a building, structure or property.
3. Lot drainage shall be contained within the limits of the premises from which it originated until absorbed by the soil or drained to an approved swale or ditch.

4. No fill shall be allowed to remain in an unlevelled state on any property for longer than fourteen (14) days, unless the property is a construction site for which a building permit is in effect.
5. No fill shall be left in an uncovered state (not covered by sod, seed or agricultural crop) on any property for longer than thirty (30) days unless the property is:
 - a. a construction site for which a building permit is in effect;
 - b. a property being subdivided under subdivision agreement with the Township of the North Shore; or
 - c. property being actively farmed.

1.07 WALKWAYS, DRIVEWAYS AND PARKING LOTS

1. Surface conditions of walkways, driveways and parking lots shall be installed and maintained in a safe condition so as to:
 - a. prevent ponding of storm water;
 - b. be kept free of garbage and waste;
 - c. be kept free of deep ruts and holes
 - d. provide for safe passage under normal use and weather conditions, day or night; and
 - e. be free from health and other hazards.

1.08 SNOW DISPOSAL-STORAGE

1. A property owner shall cause any snow disposal site or a snow storage site on that property to be:
 - a. maintained so as not to cause a hazard on the property; and
 - b. maintained in such a manner and location on a property so as to prevent a hazard, flooding, erosion and other damage to neighbouring private or public lands.

1.09 EXTERIOR LIGHTING

1. Every stairway, exterior exit and entrance doorway, cellar, basement entrance of building entrance shall have a permanently installed lighting fixture that shall be maintained in good working order.
2. All underground parking areas and common areas shall be illuminated so as to provide safe passage.
3. Facilities for lighting shall be maintained in a good state of repair
4. Outdoor lighting and indoor lighting that can be seen outdoors shall be placed and maintained, or have barriers or shades placed and maintained so as to prevent or block direct illumination of the interior of a dwelling on adjacent property regardless of whether such dwelling has or may have shades, drapes or other interior window coverings.

1.10 RETAINING WALLS

All retaining walls, screen walls and ornamental walls shall be constructed of durable material and shall be maintained in a structurally sound condition.

1.11 WELLS-CISTERN-CESSPOOL-PRIVY VAULT-PIT OR EXCAVATION

A well, cistern, cesspool, privy vault, pit or excavation shall be permanently sealed, or secured by a fence, cover or netting, unless it is in active use, in which event it shall be secured by fencing with warning signs until the use has ceased, whereupon they shall be sealed or secured as require above.

1.12 ACCESSORY BUILDINGS

The foundations, walls, roofs and all parts of accessory buildings and other structures appurtenant to the main building shall be:

- a. constructed with suitable materials
- b. maintained in good repair'
- c. protected from deterioration by the application of paint or other suitable protective material.

1.13 FENCES

1. A fence erected on a property or separating adjoining properties shall be:
 - a. maintained in good repair; (free from loose or insufficiently secured, rotten, warped or broken materials);
 - b. in a safe and structurally sound condition so as to be capable of sustaining safely its own weight together with any load to which it might reasonable be subject to;
 - c. free of dangerous objects;
 - d. reasonable plump, unless specifically designed to be other than vertical; and
 - e. protected by paint, preservative or other weather resistant material.
2. The owner of any property used for multiple-dwelling, commercial, institutional, or industrial purposes shall install and maintain a visual barrier not less than 1.2 metres (4 ft) and not more than 2.0 metre (78 inches) in height where such property is used for the operation of equipment, the storage of goods, or for any other purpose which may detract from the enjoyment and good appearance of any abutting residential property.

1.14 TOWER-GANTRIES-MASTS-ANTENNAE

Towers, gantries, masts, antennas and structures of similar character and any attachment thereto shall be maintained:

- a. reasonably plump, unless specifically designed to be other than vertical;
- b. in good repair;
- c. in a safe and structurally sound condition.

1.15 SIGNS

1. A sign and any structure connected therewith shall be installed and maintained:
 - a. in good repair without any visible deterioration when viewed from any property other than the property on which the sign is situated;
 - b. in a safe and structurally sound condition; and
 - c. in a reasonably vertical plane unless otherwise approved by the municipality.
2. An used or discarded sign shall be removed from the property or shall be stored within a building.

PART 2 – EXTERIOR PROPERTY AREAS

2.01 STRUCTURAL ADEQUACY-CAPACITY

Every part of a building or structure on a property shall be maintained in good repair and in a structurally sound condition so as:

- a. to be capable of sustaining safely its own weight, and any additional load to which it may normally be subjected;
- b. to be capable of safely accommodating all normal structural movements without damage, decay or deterioration
- c. to prevent the entry of moisture that would contribute to damage, fungus growth, decay or deterioration; and
- d. to be capable of safely and adequately performing its function subject to all reasonable serviceability requirements.

2.02 FOUNDATION WALLS – BASEMENTS

1. All foundation walls and the basement, cellar or crawl space floors shall be maintained in good repair and structurally sound.
2. Every basement, cellar and crawl space in a property shall be maintained in a reasonable, watertight condition so as to prevent the leakage of water into the building.

2.03 EXTERIOR WALLS – SURFACES – CLADDING – MASONRY

1. All exterior walls and surfaces of every building or structure shall be:

- a. sound, plump, and weathertight, free from loose or unsecured objects and maintained in good repair;
 - b. free from cracked or broken masonry units, defective or deteriorated wood or metal siding or trim, cracked, broken or loose stucco, loose or unsecured objects; and
 - c. maintained by the painting, restoring or repairing of the walls, coping or flashing, by the waterproofing of joints and the walls themselves, by the installation of or repairing of weathertight finishing, or the installation of termite shields, if required.
2. Markings, stains, smoke damage or other defacements appearing on any exterior surface shall be restored, resurfaced and co-ordinate to the exterior finish of the building or structure.

2.04 DOORS – WINDOWS – CELLAR – HATCHWAYS

1. Windows, skylights, exterior doors and frames, basement or cellar hatchways, attic access doors including storm and screen doors and storm windows shall be maintained:
 - a. in good working order
 - b. in good repair
 - c. in a safe condition; and
 - d. shall be of such construction so as to prevent the entrance of wind, snow or rain into the building and to minimize heat loss through infiltration.
2. At least one entrance door in every dwelling unit shall have hardware so as to be capable of being locked from the inside and outside the dwelling unit.
3. All windows capable of being opened and all exterior doors shall have hardware so as to be capable of being locked or otherwise secured from inside the building.
4. All windows capable of being opened shall be equipped with a screen to prevent the passage of insects and the screen shall be maintained in good condition.

2.05 WINDOW SCREENS

When an exterior opening is used or required for ventilation or illumination and is not required to be protected by a door, window or similar closure, it shall be protected with:

- a. mesh screening, metal grills, or other equivalent durable rust proof material; and
- b. other protection so as to effectively prevent the entry of rodents, large insects or vermin.

2.06 CANOPIES – MARQUEES – AWNINGS

All canopies, marquees and awnings shall be:

- a. properly anchored so as to be kept in safe and sound condition; and
- b. protected from decay and rust by a periodic application of weather-coating material.

2.07 ROOF

1. Every roof, and all its components shall be maintained in good repair and in a safe and structurally sound condition.
2. Without restricting the generality of this section, such maintenance includes:
 - a. removal of loose, unsecured or rusted objects or materials;
 - b. removal of dangerous accumulations of snow or ice;
 - c. keeping roofs and chimneys in water-tight condition so as to prevent leakage of water into the building; and
 - d. keeping all roof-related structures plump unless specifically designed to be other than vertical.

2.08 EAVES TROUGH SYSTEM – METAL DUCTS – FLASHING

1. Eaves trough, roof gutter, rainwater pipe, downspouts; flashing and all exterior ducts shall be:
 - a. properly secured free from loose or unsecured objects;
 - b. free from obstructions and health hazards
 - c. weather-tight
 - d. free of holes; and
 - e. maintained in good repair
2. Metal eaves troughs, rainwater pipes, flashing and all exterior metal ducts shall be kept free from rust by application of a suitable protective material such as paint, and shall be renewed when necessary.

2.09 CHIMNEY FLUES

1. Chimney, vent pipes, smoke stacks, flues, ducts and other similar equipment shall be constructed, installed and maintained free from obstruction and shall prevent:
 - a. the entrance of smoke or gases into a building;
 - b. the heating of adjacent combustible materials, walls and structural members to unsafe temperatures; and
 - c. fire, health or other hazards.

3. Any fuel burning heating equipment used in a building shall be properly vented to the exterior by means of an approved smoke pipe, vent pipe or chimney.

2.10 GARAGE – CARPORT

1. The construction between an attached or built-in garage or carport and a dwelling unit shall provide an effective barrier to gas and exhaust fumes.
2. A door between an attached or built-in garage and a dwelling unit shall be:
 - a. tight-fitting and weather-stripped to provide an effective barrier against the passage of gasses and exhaust fumes; and
 - b. be fitted with a self-closing device.
3. Garages and carports, including floors, shall be maintained in good repair and free from hazards.

PART 3 – INTERIOR OF BUILDINGS, STRUCTURES AND DWELLINGS

3.01 INTERIOR STRUCTURE – COLUMNS – BEAMS

In every building, all structural components, including but not limited to all joists, beams, studding, and roof rafters, shall be of sound material and adequate for the load to which they are subjects.

3.02 WALLS – CEILINGS

1. Every interior surface and finishes of walls and ceilings shall be maintained:
 - a. in good repair, a surface which is reasonably smooth, clean, tight and easily cleaned;
 - b. free of holes, cracks, loose plaster or other material;
 - c. in a safe condition; and
 - d. so as to possess the fire resistant properties required by the Building and Fire Codes.
2. In any bathroom the walls to the height of forty-two (42) inches above a bathtub equipped with a shower or six (6) feet above the floor of a shower stall, shall be maintained as to be water resistant and readily cleaned.

3.03 FLOORS

1. Every floor shall be smooth and level and maintained so as to free of all loose, warped protruding, broken or rotted boards that may create an unsafe condition or surface.

2. Where a floor covering has become worn or torn the floor covering shall be repaired or replaced.
3. Every bathroom, kitchen, laundry and shower room shall have a flooring covering of water-resistant material and be capable of being cleaned.
4. Every cellar and basement shall have a floor of concrete or other material acceptable under the provisions of the Building Code, to ensure water drainage and to guard against the entry of vermin.

3.04 STAIRS – HANDRAILS – GUARDS

1. Every inside or outside stair and every porch or landing appurtenant to it shall be maintained so as to be free of holes, cracks and other defects which constitute accident or safety hazards.
2. 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 600 mm (24 inches) between adjacent levels.
3. Guardrails shall be installed and maintained in good repair around all landings, porches, balconies.
4. All handrails and balustrades, stairways, fire escapes, balconies, landings and porches and similar appurtenances shall be:
 - a. maintained in good repair so as to be free of holes and other defects which constitute accident hazards;
 - b. properly anchored so as to be kept in a safe and secured condition;
 - c. structurally sound for the loads imposed through their normal use and, if metal, shall be protected from rust or similar decay by a periodic application of paint.
5. Handrails shall be installed and maintained in good repair on all exterior stairs that have more than 3 risers and on all interior stairs within dwelling units that have more than 2 risers.
6. A handrail shall be installed and maintained in good repair in all stairwells.

3.05 ELEVATORS

1. Elevating devices in a building, including all parts, lighting fixtures, lamps, elevator buttons, floor indicators and ventilation fans shall be maintained in good repair and operational.
2. All elevating devices including elevators, dumb-waiters, hoists, escalators, incline lifts and other elevating devices shall be installed and maintained:

- a. in good working order and good repair; and
- b. in a safe condition

3.06 MEANS OF EGRESS

1. Every building, structure or dwelling unit shall have a safe, continuous and unobstructed passage from the interior to an exit or the outside of the building at street or grade level.
2. Exterior stairs and fire escapes shall be maintained in a safe state of repair and kept free of ice and snow.
3. The passage required as egress from one dwelling unit shall not pass through any other dwelling unit.
4. In every multi-residential dwelling where a security locking-and-release system has been provided in the front or rear lobby for the entrance into the multiple dwelling and that system is controlled from each dwelling unit, such system shall be maintained in good repair and in an operating condition.
5. Where a non-residential building contains dwelling units located at other than grade level, there shall be a secondary means of continuous and unobstructed egress from such dwelling units.
6. All means of egress within a non-residential property shall be maintained free from all obstructions and impediments;
 - a. provided with clear, unobstructed and readily visible exit signs, for every required exit; and
 - b. provided with lighting facilities capable of illuminating the means of egress to ensure the safe passage of persons exiting the building.

3.07 HEATING – AIR CONDITIONING

1. Every residential dwelling shall have heating equipment capable of maintaining a temperature of 21 degrees Celsius (70 Fahrenheit).
2. It is the responsibility of the owner that all heating and mechanical systems, and their components be installed, operational and maintained in good working order.
3. Only heating equipment approved for use by a recognized standards and testing authority shall be provided in a room used or intended for use for sleeping purposes.
4. No rental residential dwelling unit shall be equipped with portable heating equipment as the primary source of heat.

5. Solid fuel burning appliances shall conform to the standards as set out in the Building Code.
6. Fireplaces and similar construction used or capable of being used for burning fuels in open fires shall be connected to approved chimneys and shall be installed so as not to create a fire hazard to nearby or adjacent combustible materials and structural members.
7. If heating equipment burns solid or liquid fuel, a storage place or receptacle for the fuel shall be provided in a safe place and maintained in a safe condition.
8. Fuel-burning equipment shall be vented to a flue by means of rigid connections leading to a chimney or a vent or flue. All flues shall be kept clear of obstructions.
9. Every chimney, smoke pipe and flue shall be maintained so as to prevent gas from leaking into the building.

3.08 AIR CONDITIONING

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

3.09 ELECTRICAL

1. Every dwelling and dwelling unit shall be wired for electricity and shall be connected to an approved electrical supply system.
2. An adequate supply of electrical power shall be available in all occupied parts of every dwelling, suite and building.
3. The connection to the building and the system of circuits and outlets distributing the electrical supply within the building shall provide adequate capacity for the

use of the building and such connections, circuits, wiring and outlets along with any fuses, circuit breakers and other appurtenances thereto shall be installed and maintained in good working order and in compliance with the Electrical Safety Standards Code.

4. Extension cords are not permitted on a permanent basis.

3.10 VENTILATION

1. Ventilation shall be provided to and maintained and operated in all rooms and spaces within a building so as to prevent accumulations of heat, dust, fumes, gases, including carbon monoxide, vapours and other contaminants which may create a fire, explosion, toxic hazard or health hazard.
2. Every ventilation system shall be cleaned regularly and maintained in good working condition and good repair.
3. When an exterior opening is used or required for ventilation and is not required to be protected by a door, window or similar closure, it shall be protected with screens in accordance with the by-law.
4. An opening for natural ventilation may be omitted from a bathroom or toilet room where a system of mechanical ventilation has been provided.
5. Every basement, cellar, unheated crawl space and attic shall be vented and such vents shall be designed and maintained to prevent entry of snow, rain, rodents and insects.

3.11 LIGHTING

1. Every stairway, exterior exit and entrance doorway, bathroom, toilet room, kitchen, hall, cellar, basement, laundry, furnace room and non-habitable work room in a suite, dwelling unit or building shall have a permanently installed lighting fixture that shall be maintained in a safe condition and in good working order.
2. Lighting equipment shall be installed throughout every property to provide adequate illumination for the use of each space so as to provide safe passage.

3.12 PLUMBING

1. All plumbing, drain pipes, water pipes and plumbing fixtures in every building and every connecting line to the sewage system shall be maintained in good working order and free from leaks and defects.
2. All water pipes and appurtenances thereto shall be protected from freezing.

3. Plumbing systems on a property shall be provided, installed and maintained;
 - a. in compliance with the respective requirements of any applicable Act or by-law;
 - b. be in good working order and good repair; and
 - c. in a safe condition.
4. All plumbing fixtures shall be connected to the sewage system through water seal traps.

3.13 WATER SUPPLY

1. Every dwelling and every building to which water is available under pressure through piping shall be provided with:
 - a. an adequate supply of hot water with a temperature range from 60 to 73.8 celsius or 140 to 165 degrees Fahrenheit shall be provided and maintained in all dwelling units; and
 - b. piping for hot and cold water connected to every kitchen fixture, every washbasin, bathtub, shower, sink and laundry area; and
 - c. piping for cold water connected to every toilet and hose bib.

3.14 SEWAGE SYSTEM

1. Every plumbing fixture in every building shall discharge the water, liquids or sewage into drainage piping, which shall be connected to a municipal sewage system, or a system approved by the authority having jurisdiction and in accordance with all applicable law.
2. Sewage or organic waste shall not be discharged to the surface of the ground, but into a sewage system where such system exists.
3. Where a sewage system does not exist, sewage or organic waste shall be disposed of in a manner according to the Ontario Building Code.
4. The land in the vicinity of a sewage system shall be maintained in a condition that will not cause damage to, or impair the functioning of the sewage system.

3.15 VERMIN CONTROL

1. Every property shall be maintained so as to be free from vermin, rodents and injurious insects and conditions that may promote an infestation at all times.
2. Any method used for exterminating rodents, vermin and insects or any combination thereof is compliant with the provisions of the *Pesticides Act*, R.S.O. 1990, Chapter.

PART 4 ADDITIONAL REQUIREMENTS FOR RESIDENTIAL OCCUPANCY

4.01 OCCUPANCY STANDARDS

1. A non-habitable room shall not be used as a habitable room.
2. No kitchen shall be used as a bedroom.
3. The maximum number of persons residing in a dwelling unit shall not exceed one person for each 9 square metres (97 square feet) of habitable room floor area.
4. The minimum dimension of any habitable room shall be 2 metre (6.5 ft).
5. The minimum area of a bedroom in a dwelling unit used by only one person shall be 6 square metres (64.5 square feet).
6. The minimum area of a bedroom in a dwelling unit used by two or more persons shall be 4 square metres (43 square feet) for each person.
7. Every habitable room shall have a ceiling height of at least 2.29 metres (7 feet, 6 inches). For the purpose of computing the floor area of a habitable room, no floor area under a ceiling height which is less than 2.13 metres (7 ft) shall be counted except for a bedroom which complies with the provisions that at least one half of any habitable room located directly beneath a roof and having a sloping ceiling, shall have a ceiling height of at least 2.29 metres (7 feet, 6 inches) and the area of that part of the room where the ceiling height is less than 1.5 metres (4.9 ft) shall not be considered as part of the area of the room for the purpose of determining the maximum permissible occupancy thereof.
8. No basement or portion thereof shall be used as a dwelling unit, unless it meets the following requirements:
 - a. access to each habitable room shall be gained without passage through a furnace room, boiler room or storage room;
 - b. each habitable room shall comply with all the requirements for ingress, egress;
 - c. light, ventilation and ceiling height set out in this by-law;
 - d. floors and walls are constructed so as to be impervious to leakage of underground or surface run-off water.

4.02 TOILET AND BATHROOM FACILITIES

Every dwelling unit shall contain plumbing fixtures in good repair and in an operative condition, consisting of a minimum of one toilet, one sink, and one bathtub or shower.

All bathrooms and toilet rooms shall be located within and accessible from within the dwelling unit.

1. All bathrooms and toilet rooms shall be fully enclosed and maintained so as to provide privacy for the occupant.
2. No toilet or urinal shall be located within a bedroom or a room that is used for the preparation, cooking, storing or consumption of food.

4.03 COOKING FACILITIES

1. Every dwelling unit shall contain cooking facilities equipped with:
 - a. a sink that: i. is provided with potable hot and cold water; and
ii. is maintained in workable order;
 - b. electrical, fuel or utility outlets suitable for a refrigerator and cooking stove;
 - c. impervious splash back and counter top around the kitchen sink; and
 - d. containing any provided refrigerator or cooking stove in a fully operational state and maintained to a standard to avoid any danger to any person.

4.04 SEPARATIONS

Every dwelling unit shall be maintained and protected so as to prevent the passage of noxious fumes and gases from a part of the building that is not used for human habitation into other parts of the dwelling unit.

PART 5 – NON-RESIDENTIAL PROPERTY STANDARDS

5.01 VENTILATION

All non-residential properties shall be adequately ventilated by natural or mechanical means and with regard to the operations carried on therein, to ensure that persons within the property are not exposed to conditions deleterious to their health or safety. Ventilation shall be provided for every locker room, clothes drying room and room in which plumbing fixtures are installed, either by means of natural ventilation through openings directly to the outside air or by means of mechanical ventilation, which ventilation will ensure a complete change of air within the rooms at least once per hour. Mechanical ventilating equipment and the supports for each equipment shall be maintained in good repair and in safe mechanical condition.

5.02 LIGHTING

All non-residential establishments shall install and maintain sufficient windows, skylights, and lighting fixtures necessary for the safety of all persons attending the premises.

5.03 SALVAGE YARD

Salvage yards shall be effectively screened from public view by a visual barrier.

5.04 DERELICT VEHICLES

No wrecked, dismantled, inoperative, discarded, unused or unlicensed vehicles, trailers, machinery or objects or parts thereof shall be placed, stored or left on land, but this does not apply where such articles are required and used for business purposes permitted under the land use by-laws of the Township of the North Shore

PART 6 – VACANT – DAMAGED – DEMOLITION

6.01 VACANT BUILDING

1. If any building is unoccupied, the owner or the agent shall protect every such building against the risk of fire, accident, or other hazard and shall effectively prevent the entrance thereto of all unauthorized persons.
2. 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 12.7 mm (0.5 inch) weatherproof sheet plywood securely fastened to the building and painted a colour compatible with the surrounding walls.
3. If a building remains vacant for a period of more than ninety (90) days, the owner or agent thereof, shall ensure that all utilities serving the building are properly disconnected or otherwise secured to prevent accidental or malicious damage to the building or adjacent property, but this provision shall not apply where such utilities are necessary for the safety or security of the building.

6.02 DAMAGE BY FIRE – STORM – OTHER CAUSES

1. In the event of fire or explosion, damaged or partially burned material shall be removed from the premises, except that such material may be temporarily stored within the barricaded damaged building or structure, provided that such storage does not exceed ninety (90) days.
2. Fire damaged buildings, or portions thereof, shall be repaired to their original condition or shall be demolished accordingly.

6.03 DEMOLISH BUILDING

1. Where a building, accessory building, fence or other structure is demolished, the property shall be cleared of all rubbish, waste, refuse, masonry, lumber, wood, and other materials and left in a graded and leveled condition.
2. Where a building, accessory building, fence or other structure is being demolished, every precaution shall be taken to protect the adjoining property and members of the public. The precautions to be taken include the erection of fences, barricades, covered walkways for pedestrians and any other means of protection necessary for the protection of the adjoining property and members of the public.

PART 7 ADMINISTRATION AND ENFORCEMENT

7.01 APPLICATION

1. This by-law shall apply to all property within the limits of the Township of the North Shore.
2. The imperial measurements contained in this by-law are given for reference only.

7.02 NON-COMPLIANCE

1. 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. The municipality may serve notice on such persons requiring the land to be cleared of all buildings and left in a graded and leveled condition within ninety (90) days of such notice.
2. Where any person fails to comply with an order issued, the municipality may cause the required work to be done at the cost of the person. The cost of such work may be recovered by action or by adding the costs to the tax roll and collecting them in the manner as provided for in the Ontario Building Code Act.
3. Where a property does not conform to the standards prescribed by the by-law and an order to repair and maintain has been given but has not been complied with, the municipality may serve notice on the owner and all persons having an interest in the property and upon the tenants or occupants (if any) requiring that the property be vacated on or before the time specified.
4. Failure to vacate in accordance with the notice is an offence against this by-law.
5. Where a notice to vacate has been served the owner or tenant or occupant may apply to the Property Standards Appeal Committee for an extension of time to

vacate not exceeding one year from the date to vacate stipulated in the notice and the Committee may grant such extension as it deems just or may refuse to extend the time.

7.03 CONFLICTS – BYLAWS – STANDARDS – REGULATIONS

Where a provision of this Chapter conflicts with the provisions of another by-law, act or regulation in force within the municipality, the provision, which establishes the higher standards to protect the health, safety and welfare of the occupants and the general public, shall prevail.

7.04 VALIDITY

If any provision or article of this by-law is for any reason found to be invalid by a court of competent jurisdiction, the provision or article found to be invalid shall be severed from the Chapter and the remaining provisions or article shall remain in effect until repealed.

7.05 ENFORCEMENT – PENALTY

1. Action to remedy an infraction, described in this by-law shall be commenced by the Officer only after a signed written complaint requesting an investigation has been received by the municipality and the municipality has instructed the Officer to conduct an investigation.
2. Upon instruction from the municipality, the Officer shall inform the occupant and arrange for an inspection of the infraction outlined in the written complaint.
3. Following the inspection, if the Officer is satisfied that in some respect the property or structure does not comply with the standards prescribed herein, he/she shall:
 - a. provide a copy of the Property Standards By-Law to the owner/occupant
 - b. make an order to remedy the infraction within a satisfactory time.
4. If no progress or insufficient progress has been made after the allotted time has elapsed to resolve the infraction, the Officer may cause to be served upon, or sent by prepaid registered mail to such owner of the property and all persons shown by the records of the land registry office, to have any interest therein, an order:
 - a. stating the municipal address or legal description of the property;
 - b. giving reasonable particulars of the repairs to be made or stating that the site is to be cleared of all buildings, structures, debris or refuse and left in a graded and leveled condition;
 - c. indicating the time for complying with the terms and conditions of the order and giving notice that, if the repair or clearance is not carried out

- within that time, the municipality may carry out the repair or clearance at the owner's expense;
- d. indicating the final date for giving notice of appeal from the order;
 - e. if the Property Standards Officer is unable to effect personal service or service by registered mail, he shall place a placard containing the terms of the notice or order in a conspicuous place on the property, and the placing of the placard shall be deemed to be sufficient service of the notice or order on the owner or other persons;
 - f. no person shall remove from any premise any sign, notice or placard placed therein, pursuant to this by-law or the *Building Code Act, S.O. 1992, c.23 Section 20*.
 - g. if an order is registered in title any person acquiring any interest in the land subsequent to the registration of the order shall be deemed to have been served with the order on the date on which the order was served.
5. When an owner or occupant or other party upon whom an order has been served in accordance with this bylaw is not satisfied with the terms or conditions of the order stipulated in the above, he/she may appeal to the Committee by sending a notice of appeal by registered mail to the Secretary of the Committee within fourteen (14) days after service of the order. The appeal shall be sent to the following address by registered mail:

Secretary of the Property Standards Appeal Committee
P.O. Box 108
1385 Hwy 17
Algoma Mills, Ontario
P0R 1A0

In the event that no appeal is taken, the order shall be deemed to be confirmed.

6. The Secretary of the Committee upon receipt of the notice of appeal referred to in the above will:
- a. determine the date, place and time of the Hearing of Appeal which shall take place not less than seven (7) days and not more than twenty-one (21) days from the date of receipt of the aforesaid notice; and
 - b. give notice at least five (5) days before the scheduled hearing date in writing, of the date, place and time of the hearing referred to in paragraph (a) to:
 - i. appellant;
 - ii. the Officer who issued the order; and
 - iii. any other interested persons who appeared to hold an interest pursuant to the above, the said notice to be serviced personally or by registered mail.
7. The Committee shall hold the hearing referred to in the above at that date, place and time set out in the notice or any adjournment thereof.

8. The Committee may adopt its own rules of procedure.
9. The applicant may appear with or without counsel or agent at the hearing, to present his/her appeal.
10. The municipality may be represented at the hearing by the By-Law Enforcement Officer or an appointed representative of the municipality.
11. The Committee shall provide notification of its decision in writing by registered mail to:
 - a. the applicant
 - b. the Officer who issued the order
 - c. any other person who appeared at the hearing of the appeal
12. The municipality may undertake all work for which an order has been confirmed or deemed confirmed if the order is not complied with and shall have a lien on the land for all related costs incurred in the conduct of this work. The amount shall have priority lien status as described in Section 1 of the Municipal Act, 2001. An owner who fails to comply with an order that is final and binding under this by-law is guilty of an offence under Section 36(1) of the Building Code Act, S.O. 1992, c.23, and is liable to a penalty or penalties as set out in Section 36 of that Act.

7.05.1 ENFORCEMENT – No Obstruction

1. This by-law may be enforced by a Municipal By-Law Enforcement Officer for the Township of the North Shore

No person shall hinder or obstruct, or attempt to hinder or obstruct, an Officer exercising or performing a duty under this By-Law.

Right of Entry – Inspection

2. A By-Law Enforcement Officer for the Township of the North Shore may enter on land at reasonable times to ascertain whether the provisions of this By-Law are complied with and whether the terms and conditions of any order made or notice given under this By-Law are complied with.

7.06 SEVERABILITY

It is hereby declared that each and every of the foregoing provisions of this by-law is severable and that, if any provisions of this by-law should, for any reason, be declared invalid by any Court, it is the intention and desire of this Council that each and every of the then remaining provisions hereof shall remain in full force

and effect.

7.07 TRANSITIONAL RULES

After the date of the passing of this by-law, by-law as amended, shall apply only to those properties in which an Order to Comply has been issued prior to the date of passing of this by-law, and then apply to such properties until such time as the work required by such Order has been complete or any enforcement proceedings with respect to such Order, including any demolition, clearance, or repair carried out by the municipality shall have been concluded.