

**BYLAW NUMBER 108 - 2008
OF
THE CORPORATION OF THE MUNICIPALITY OF MEAFORD**

**BEING A BY-LAW FOR PRESCRIBING STANDARDS FOR THE
MAINTENANCE AND OCCUPANCY OF PROPERTY WITHIN THE
MUNICIPALITY OF MEAFORD**

WHEREAS the Official Plan for the Municipality of Meaford includes provisions relating to property conditions;

AND WHEREAS *Section 15.1 of the Building Code Act, 1992, c.23* provides that a bylaw may be passed by the Council of a municipality prescribing the standards for the maintenance and occupancy of property within the municipality and the authority to require property that doesn't 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 leveled condition and provided the official plan for the municipality includes provisions relating to property conditions;

AND WHEREAS the Council of the Corporation of The Municipality of Meaford desires that a bylaw be passed under *Section 15.1 of the Building Code Act, S.O. 1992, c.23 that will apply to the entire municipality;*

AND WHEREAS *Section 15.6 of the Building Code act, S.O. 1992,c.23* requires that a bylaw passed under *Section 15.1 of the Building Code Act, S.O.1992, c.23* shall provide for the establishment of a Property Standards Committee;

NOW THEREFORE the Council of the Municipality of Meaford hereby enacts the following:

PART 1

DEFINITIONS

In this bylaw:

- 1.01 "Accessory Building" means a detached building or structure, the use of which is naturally and normally incidental to, subordinate to, or exclusively devoted to, the principle use or main building on the same property.
- 1.02 "Accessory Use" means a use which is naturally and normally incidental to, subordinate to or exclusively devoted to the principal use on the same property.
- 1.03 "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.
- 1.04 "Building" means any structure, whether temporary or permanent, used or built for the shelter, accommodation or enclosure of persons, animals, materials or equipment.

- 1.05 "Cellar" means that space of a building that is partly or entirely below grade, which has more than half of its height, measured from floor to ceiling below the average exterior finished grade.
- 1.06 "Dwelling" means a building or structure or part of a building or structure, occupied or capable of being occupied, in whole or in part for the purpose of human habitation.
- 1.07 "Dwelling Unit" means two or more rooms used, designed or intended for the domestic use of one or more individuals living as a single housekeeping unit, with living, sleeping, cooking and sanitary facilities, having a private entrance from outside the building or from a common hallway or stairway inside or outside the building.
- 1.08 "Garbage" means any animal or vegetable waste resulting from the handling, storage, sale, preparation, cooking and consumption or serving of foods.
- 1.09 "Guard" means a protective barrier installed around openings in floor areas or on the open sides of a stairway, a landing, a balcony, a mezzanine, a gallery, a raised walkway and other locations as required to prevent accidental falls from one level to another. Such barriers may or may not have openings through them.
- 1.10 "Habitable Room" means any room in a dwelling unit used for or capable of being used for living, cooking, sleeping or eating purposes.
- 1.11 "Means of Egress" means a continuous, unobstructed path of travel provided by a doorway, hallway, corridor, exterior passage way, balcony, lobby, stair, ramp, or other exit facility used for the escape of persons from any point within a building, a floor area, a room, or a contained open space to a public thoroughfare or an approved area of refuge usually located outside the building.
- 1.12 "Medical Officer of Health" means the Medical Officer of Health for Grey County.
- 1.13 "Multiple Dwelling" means a building or part of a building containing three or more dwelling units.
- 1.14 "Non-Habitable Room" means any room or floor area in a dwelling, dwelling unit or building other than a habitable room and includes a bathroom, a toilet room, laundry, pantry, lobby, corridor, stairway, closet, boiler room, or other space for service and maintenance of the dwelling for public use, and for access to and vertical travel between storeys.
- 1.15 "Non-Residential Property" means any land, building or structure used or capable of being used for other than residential purposes.
- 1.16 "Nuisance" means the interference or interferences for a substantial length of time by owners or occupants of property with the use or enjoyment of neighbouring property.
- 1.17 "Occupant" means any person or persons in possession of the property.
- 1.18 "Owner" includes the person for the time being managing or receiving the rent of the land or premises in connection with which the word is used whether on his own account or as agent or trustee of any person or 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 a lease is required to repair and maintain the property in accordance with the standard's for the maintenance and occupancy of property
- 1.19 "Person" includes an individual, firm, corporation, association or partnership. When "Person" refers to an "Owner" or "Occupant" the term includes the heirs, executors and administrators of such person
- 1.20 "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, out buildings, fences and erections thereon whether heretofore or hereafter erected, and includes vacant property.
- 1.21 "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. All repairs shall be made in conformity with all applicable statutes, regulations and laws.
- 1.22 "Residential Property" means any land, building or structure used, or capable of being used, designed or intended for residential use.
- 1.23 "Rubbish" means any combustible or non-combustible discarded waste materials except garbage, and includes solid waste, refuse, debris, junk, litter, discarded objects, ashes, and any materials that are a health, fire or other hazard.
- 1.24 "Sewage" means any liquid waste containing animal, vegetable or mineral matter in suspension or solution but does not include roof water or other storm runoff.
- 1.25 "Sewage System" means the Municipality of Meaford sanitary sewerage system or a private sewerage disposal system approved by the Medical Officer of Health.
- 1.26 "Shipping Container" means a metal box-like structure used, or designed to be used, for the transport of good materials by road, sea or air.
- 1.27 "Standards" means the standards of the physical condition and of occupancy prescribed for property by this bylaw.
- 1.28 "Toilet Room" means a room containing a water closet and a wash basin.
- 1.29 "Yard" means an open, uncovered space on a lot appurtenant to a building and includes vacant land.
- 1.30 A term not defined herein shall have the same meaning as the term in the building Code Act or the Building Code, or if not defined therein, the term shall have its ordinary accepted meaning or such meaning as the context herein may apply.
- 1.31 In this By-law a reference to an Act, a regulation or a By-law shall refer to that Act, Regulation or By-law as amended or re-enacted from time to time.

PART II

SCOPE

- 2.01 The standards for maintenance and occupancy of property set out in this By-law are hereby adopted as the minimum standards for all properties in the Municipality of Meaford.
- 2.02 No person shall use, occupy or allow, permit, rent or let acquiesce in the use or occupation of the property unless such property conforms to the standards prescribed in this bylaw
- 2.03 This bylaw does not apply so as to prevent the carrying out of normal farm practices in conjunction with an agricultural operation as defined under the Farming and Food Production Act 1998, S.O. 1998 c 1, wherever such a use is permitted by a by-law passed under Section 34 of the Planning Act, RSO 1990, c.P. 13.

GENERAL STANDARDS FOR ALL PROPERTY

- 3.01 All construction, repairs, and maintenance of property required to comply with this By-law shall be carried out using suitable and sufficient materials and in a good and workmanlike manner.
- 3.02 All new construction or repairs shall conform to the *Ontario Building Code*, *Ontario Fire Code* and the *Fire Prevention and Protection Act* where applicable, and it shall be carried out in accordance with all other applicable law as defined by the *Ontario Building Code Act*.
- 3.03 Every property shall be kept clean and free from any:
- (1) condition that may create a health, fire or accident hazard;
 - (2) garbage, rubbish, waste, salvage or other debris unless it is necessary for the operation of a business enterprise lawfully permitted on the property by a by-law passed pursuant to Section 34 of the *Planning Act*;
 - (3) wrecked, dismantled, discarded or abandoned machinery, vehicles, trailers or boats unless it is necessary for the operation of a business enterprise lawfully permitted on the property by a by-law passed pursuant to Section 34 of the *Planning Act*;
 - (4) grass, brush, undergrowth and noxious weeds as defined by the *Weed Control Act*;
 - (5) grass and weeds which exceed 0.2 metres (8 inches) in height, unless the property is used for agricultural purposes lawfully permitted on the property by a by-law passed pursuant to Section 34 of the *Planning Act*;
 - (6) dilapidated, collapsed or partially constructed structures which are not currently under construction;
 - (7) injurious insects, termites, rodents, vermin or other pests;
 - (8) shipping containers, unless such containers are permitted on the property in accordance with a by-law passed under Section 34 of the *Planning Act*;
 - (9) disused trailers, rail cars, streetcars, truck and car bodies;
 - (10) trailers and commercial motor vehicles, if the lot is a vacant lot;
 - (11) ice box, refrigerator, freezer or other container that is located on the outside of any building or structure, without first removing all locks and doors there from, or taking such other adequate precautionary measures to prevent any person from being trapped in such ice box, refrigerator freezer or other container or any part thereof;
 - (12) animal excrement, unless the property is used for agricultural purposes lawfully permitted on the property by a by-law passed pursuant to Section 34 of the *Planning Act*;
 - (13) more than one unlicensed motor vehicle parked or stored outdoors on a lot in any residential zone; and,
 - (14) dead, decayed or damaged trees or other natural growth that may pose a risk to public safety.

SURFACE CONDITIONS & DRAINAGE

3.04 Every property shall be maintained so as to:

- (1) prevent ponding of storm water, unless designed and used specifically for such purpose;
- (2) prevent instability or erosion of soil;
- (3) prevent surface water run-off from entering basements;
- (4) provide for safe passage under normal use and weather conditions, day or night.

SEWAGE AND DRAINAGE

3.05 All yards, including vacant property, shall be graded and maintained in such a manner so as to prevent the excessive or recurrent ponding of stormwater thereon, or the drainage of such water into any basement or cellar, and shall be cultivated or protected with a suitable ground cover to prevent erosion of the soil, provided however, that the grad level of such lands shall not be altered so as to either impede the natural flow of water through such property from any adjoining property, nor as to cause the drainage of stormwater onto any adjacent property, unless such alteration is in accordance with a grading plan approved by the Municipality or the Grey Sauble Conservation Authority.

3.05 (a) Roof drainage shall not be discharged onto sidewalks, stairs, or adjacent property.

3.06 Sewage shall be discharged into the sewage system, with such sewage system conforming to the Ontario Building Code Act, as required.

3.07 Sewage of any kind shall not be discharged onto the surface or overland into any drainage system or watercourse, or discharged by overland flow into any municipal drainage system.

PARKING AREAS, WALKS AND DRIVEWAYS

3.08 All areas used for vehicular traffic and parking in all residential, commercial and employment zones as set out in a By-law passed pursuant to Section 34 of the Planning Act shall have a surface covering of asphalt, concrete, or compacted stone gravel or *other dust free surface* and shall be kept in good repair free of dirt, litter and obstructions.

3.09 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

3.10 Accessory buildings, fences and other structures shall be maintained in structurally sound condition and in good repair.

GARBAGE DISPOSAL

- 3.11 Every building, dwelling and dwelling unit shall utilize a sufficient number of suitable receptacles to contain all garbage, refuse and ashes that may accumulate on the property and be made available for removal on 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 odor free condition at all times.
- 3.12 Garbage storage areas shall be screened from public view.

COMPOST

- 3.13 Every composter or compost pile shall be maintained to deter animals.

PEST PREVENTION

- 3.14 Every building and dwelling unit shall be kept free of rodents, vermin and insects at all times. Every yard shall be kept free of rodents and vermin. Methods used for exterminating such pests shall be in accordance with the provisions of the Pesticides Act, R.S.O. 1990, c. P. 11, and amendments thereto, and all Regulations passed pursuant thereto.
- 3.15 Openings, including windows, that might permit the entry of rodents, insects, vermin or other pests shall be appropriately screened or sealed.

BUILDING STANDARDS FOR ALL PROPERTY

STRUCTURAL SOUNDNESS

- 4.01 Every part of a building shall be maintained in a structurally sound condition so as to be capable of safely sustaining its own weight load and any additional load to which it may be subjected through normal use, having a level of safety as required by the Ontario Building Code. Structural members that have been damaged or indicate evidence of deterioration shall be repaired or replaced.
- 4.02 Walls, roofs and other exterior parts of a building shall be free from loose or improperly secured objects or materials.

FOUNDATION

- 4.03 Foundation walls 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 subsoil drains, where necessary, at the footings, grouting masonry cracks, damp proofing and waterproofing walls, joints, and floors.

- 4.04 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

- 4.05 Exterior walls and their components, including soffits, fascia, shall be maintained in structurally sound condition and good repair free from cracked, broken or loose masonry units, stucco, and other defective cladding, or trim.
- 4.06 Exterior walls and their components shall be free of unauthorized signs, painted slogans, graffiti and similar defacements.

WINDOWS AND DOORS

- 4.07 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 reglazing where necessary. Where screening is provided on windows and doors it shall also be maintained in good repair.

EGRESS

- 4.08 Every building shall have a safe, continuous and unobstructed passage from the interior of the building to the outside at street or grade level.

ELEVATING DEVICES

- 4.09 Every elevator and other elevating device, including all mechanical and electrical equipment, lighting fixtures, lamps, control buttons, floor indicators, ventilation fans, and emergency communication systems shall be operational, accessible and maintained in good repair at all times.

ROOFS

- 4.10 Roofs and their components shall be maintained in a weather tight condition, free from loose or unsecured objects or materials.
- 4.11 The roofs of buildings shall be kept clear of *excessive* accumulations of ice or snow or both.
- 4.12 Where eaves troughing, roof gutters, are provided they shall be maintained in good repair, free from obstructions and properly secured to the building.

WALLS, CEILINGS AND FLOORS

- 4.13 Every wall, ceiling and floor in a building 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 in accordance with Ontario Building Code requirements.
- 4.14 Every floor in a bathroom, toilet room, kitchen, shower room, and laundry room shall be maintained so as to be impervious to water and easily cleaned.
- 4.15 Where a fire-resistant wall, ceiling or door exists between two or more separate dwelling units, such wall, ceiling, or door shall be maintained in a condition which maintains its fire-resistant rating.
- 4.16 Fire protective closures, sprinkler systems and other means of fire protection shall be maintained in such a manner as to afford the fire resistive properties and protection for which they were designed.

PLUMBING

- 4.17 All plumbing, including drains, water supply pipes, water closets and other plumbing fixtures shall be maintained in good working condition free of leaks and defects and all water pipes and appurtenances thereto shall be protected from freezing.
- 4.18 All plumbing fixtures shall be of such material, 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 harbor germs or impede thorough cleansing.

ELECTRIC SERVICE

- 4.19 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.
- 4.20 Lighting fixtures and appliances installed through out a dwelling unit, including hallways, stairways, corridors, passage ways, garages and basements, shall provide sufficient illumination so as to avoid health or accident hazards in normal use.

HEATING, HEATING SYSTEMS, CHIMNEYS AND VENTS.

- 4.21 All fuel burning appliances, equipment, and accessories shall be properly vented to the outside air by means of a smoke-pipe, vent pipe, chimney flue or other approved method.

- 4.22 Every chimney, smoke-pipe, flue and vent shall be installed and maintained in good repair. Maintenance includes the removal of all obstructions, sealing open joints, and the repair of loose or broken masonry units.
- 4.23 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.
- 4.24 All fuel burning appliances, equipment and accessories shall be installed and maintained to the standards required by all applicable legislation.
- 4.25 Where a heating system or part thereof that requires solid or liquid fuel to operate, a place 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.

STAIRS, PORCHES AND BALCONIES

- 4.26 Inside and outside stairs, porches, balconies, landings, ramps and fire escapes shall be maintained so as to be free of holes, cracks, and other defects which may constitute accidental hazards. Existing components of a stair, porch, balcony, landing, ramp or fire escape that is broken, warped, loose, rotted or deteriorated shall be repaired or replaced.

GUARDS and HANDRAILS

- 4.27 A handrail 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") between adjacent levels. A handrail shall be installed and maintained in good repair in all stairwells. Guards shall be installed and maintained in good repair around all landings, porches, balconies. Guardrails, balustrades and handrails shall be constructed and maintained rigid in nature. The installation of new and replacement guards shall comply with the Ontario Building Code.

AIR CONDITIONERS

- 4.28 Every air conditioner which is installed and operated over a walkway shall be equipped with proper devices for the prevention of condensation drainage onto the walkway.

PART IV

ADDITIONAL RESIDENTIAL STANDARDS

GENERAL CONDITIONS

- 4.29 Every residential property shall be maintained in a clean, sanitary and safe condition.

- 4.30 Accumulations or storage of garbage, refuse, appliances, or furniture in a means of egress shall not be permitted.
- 4.31 Every openable window within 2 metres of grade (6.5 feet), exterior door and entrance door shall have suitable hardware so as to allow locking or otherwise securing from inside the dwelling unit. At least one entrance door to a dwelling unit shall have suitable hardware so as to permit locking or securing from both inside and outside the dwelling unit.
- 4.32 Every entrance door to a dwelling unit shall be a solid core door, excluding the glazed areas.
- 4.33 Every entrance door locking release mechanism and every dwelling unit-to-vestibule communication system shall be maintained in proper working order.
- 4.34 In a dwelling unit that is located above another part of the same building which is in a different ownership or occupancy, every window shall be protected with a guard or equipped with a safety device that would prevent any part of the window from opening greater than would permit the passage of a 100 mm diameter (3.9 inches) sphere.. Such safety device shall not prevent the window from being fully opened during an emergency situation by an adult without the use of tools. This requirement does not apply to any window were the top surface of the window sill is located more than 480 mm (19 inches) above the finished floor on one side of the window, or the window is located in a room or space with the finished floor located less than 1800 mm (5 feet 11 inches) above the floor or ground on the other side of the window.

KITCHENS

- 4.35 Every kitchen in a dwelling unit shall be equipped with:
- (1) a sink that is served with hot and cold running water and that is surrounded by surfaces impervious to grease and water;
 - (2) suitable storage area of not less than 0.23 cubic meters (8 cubic feet);
 - (3) a counter or work area at least 610 mm (2ft) in width by 12209 mm (4ft) in length, exclusive of the sink, and covered with a material that is impervious to moisture and grease and is easily cleanable; and
 - (4) a space provided for cooking and refrigeration appliances including suitable electrical or gas connections.

TOILET AND BATHROOM FACILITIES

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

- 4.37 Every required bathroom or toilet room shall be accessible from within the dwelling unit.
- 4.38 Every required bathroom or toilet room shall be full enclosed and provided with a door capable of being locked so as to allow privacy for the persons using said room.
- 4.39 Where toilet or bathroom facilities are shared by occupants of residential accommodation, other than self-contained dwelling units, an appropriate entrance shall be provided from a common passageway, hallway, corridor or other common space to the room or rooms containing the said facilities.

PLUMBING

- 4.40 Each washbasin, a bathtub or shower, and one kitchen sink shall be equipped with an adequate supply of hot and cold running water. Hot water shall be supplied at a temperature of not less than 43 degrees Celsius (110 degrees F).
- 4.41 Every dwelling unit shall be provided with an adequate supply of potable running water from a source approved by the Medical Officer of Health.

ELECTRICAL SERVICES

- 4.42 Every dwelling and dwelling unit shall be wired for electricity and shall be connected to an approved electrical supply system.
- 4.43 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.
- 4.44 Every habitable room in a dwelling shall have at least one electrical duplex outlet for each 11.1 square meters (120sq.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.

HEATING, HEATING SYSTEMS, CHIMNEYS AND VENTS.

- 4.45 Every dwelling and building containing a residential dwelling unit or units shall be provided with suitable heating facilities capable of maintaining an indoor ambient temperature of 21 degrees Celsius (70 degrees F) in all occupied areas. The heating system shall be maintained in good working condition so as to be capable of safely heating the individual dwelling unit(s) to the required standard.
- 4.46 No portable heating equipment shall be used as the primary source of heat in any room.

- 4.47 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, as required by the Ontario Building Code.

FIRE ESCAPES, ALARMS AND DETECTORS

- 4.48 A listed fire alarm and a fire detection system, approved by the Canadian Standards Association or Underwriters Laboratories of Canada, shall be provided by the owner's 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 or individual leased sleeping rooms.
- 4.49 In addition to the provisions of Section 4.49 above, 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, shall be installed by the occupant between bedrooms or the sleeping area and the remainder of the dwelling unit, such as in a hallway or corridor serving such bedrooms or sleeping area. The products of combustion detector referred shall be:
- (a) equipped with visual or audio indication that they are in operating condition;
 - (b) mounted on the ceiling or on a wall between 152.4 and 304.8mm (6 to 12 inches) below the ceiling.
- 4.50 Buildings using a fire escape as a secondary means of egress shall have the escape in good condition, free from obstructions and easily reached through an open able window or door.
- 4.51 Every dwelling unit shall be provided with an operable smoke alarm. Smoke alarms shall be located between each sleeping area and the remainder of the dwelling unit.
- 4.52 Every floor level containing a bedroom in residential buildings within the scope of Part 9 of the Ontario Building Code, shall be provided with a window or exterior door having a minimum openable area of 0.35 square metres (3.8 square feet) and a minimum dimension of 0.8 metres (15 inches).
- 4.53 An approved carbon monoxide detector shall be installed and maintained in proper working order in any room within a dwelling unit which contains a spillage susceptible combustion appliance.

EGRESS

- 4.54 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 1067 by 559mm, (42x22 inches) with a sill height of not more than 914mm, (36 inches), above the inside floor. A single exit is permitted from a dwelling unit where the path of egress is through an exterior door located at or near ground level and access to such exit is not through a room not under the immediate control of the occupants of the dwelling unit.

NATURAL LIGHT

- 4.55 Every living room and bedroom shall have an exterior window or skylight with a minimum glass area equal to 2.5% of the floor area of that room.

VENTILATION

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

DISCONNECTED UTILITIES

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

OCCUPANCY STANDARDS

- 4.60 No room shall be used for sleeping purposes unless it has a minimum width of two meters (6.6ft.), and a floor area of at least seven square meters (75sq.ft). A room used for sleeping purpose by two or more persons shall have a floor area of at least four square meters (43sq.ft.) per person.

- 4.61 Any basement, or portion thereof, used as a dwelling unit shall conform to the following requirements:
- (1) each habitable room shall comply with all the requirements set out in this bylaw;
 - (2) floors and walls shall be constructed so as to be damp proof and impervious to water leakage;
 - (3) each habitable room shall be separated from service rooms by a suitable fire separation and approved under the Ontario Building Code;
 - (4) access to each habitable room shall be gained without passage through a service room.

PART V

VACANT OR FIRE DAMAGED LANDS AND BUILDINGS

- 5.01 Every vacant or fire damaged building shall be kept free from flammable substances or 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.
- 5.02 Every fire damaged building shall be demolished or restored so that the building is structurally sound. Every opening in a fire damaged building shall be boarded up to prevent unauthorized entry into the building until the necessary work is completed.
- 5.03 Every vacant building shall be maintained in a secure condition to prevent unauthorized entry by covering all openings through which entry may be obtained with at least 12.7 mm (0.5inch) weather proof sheet plywood securely fastened to the building and painted a color compatible with the surrounding walls.

PART VI

ADDITIONAL NON-RESIDENTIAL PROPERTY STANDARDS

- 6.01 The warehousing or storage of material or operative equipment that is required for the continuing operation of industrial or commercial uses lawfully permitted on the property by a by-law passed pursuant to Section 34 of the Planning Act shall be maintained in a neat and orderly fashion so as not to create a fire or accident hazard and shall be stored or located in such a way to provide unobstructed access for emergency vehicles.
- 6.02 All non-residential buildings shall have sufficient windows and lighting fixtures necessary for the safety of all persons attending the premises or as may be required by the *Occupational Health and Safety Act* for industrial and commercial properties. Lighting shall not be positioned so as to cause

any impairment of use or enjoyment of neighboring properties. Light fixtures designed to provide exterior illumination on any lot shall be installed so that the light is directed or deflected away from adjacent lots and streets in such a manner as to not confuse persons driving vehicles on such streets, and as not to cause a nuisance to adjacent properties.

FARM PROPERTIES

- 6.03 Notwithstanding any provision in this By-Law to the contrary a farm meeting the definition of “Agricultural Operation” under the *Farming and Food Production Protection Act, 1998, S.O 1998,c.1*, may store agricultural equipment outdoors provided it is placed or arranged so as not to create a safety or health hazard to persons on the property, and does not block emergency access to or from the property.
- 6.04 For the purposes of Section 6.03 above, “store” in relation to farm equipment means equipment that is not in use, and includes equipment that is not operational and equipment in need of repair.

PART VII

ADMINISTRATION AND ENFORCEMENT

- 7.01 This By-Law shall apply to all property within the limits of the Municipality of Meaford including those areas within the Niagara Escarpment Development Control area.
- 7.02 The imperial measurements contained in this By-Law are given for reference only.
- 7.03 Property Standards Order:

An officer who finds that a property does not conform with any standards prescribed in this By-law may make an order;

- a) Stating the municipal address or legal description of such 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 that contravene the By-law, and left in a graded and level condition;
- c) Indicating the time for complying with the terms and conditions of the order and giving notice that, if the repairs or clearance not carried out within the time specified, the Municipality may carry out the repair or clearance at the owner’s expense, and take any other action permitted pursuant to the *Building Code Act*.

OFFICERS

- 7.04 The Council of the Municipality shall appoint a Property Standards Officer (s) to be responsible for the administration and enforcement of this By-Law.

PROPERTY STANDARDS COMMITTEE

- 7.05 A Property Standards Committee shall function as set out in Section 15.6 of the Ontario Building Code Act, to hear and rule on appeals against the Orders of the {Property Standards Officer.
- 7.06 Council shall appoint by By-Law no fewer than three (3) persons who are either the owner or tenant of land, or the spouse of an owner or tenant of land, in the municipality to the Property Standards Committee.
- 7.07 The term of appointment to the Property Standards Committee shall be one year for first time appointments and up to three years for subsequent appointments.
- 7.08 Each member of the Property Standards Committee shall be entitled to an honorarium for their attendance at Committee meetings *as set by Council from time to time.*
- 7.09 Every person who initiates an appeal of an Order made *under Section 15.2 (2) of the Ontario Building Code Act, S.O. 1992, c23*, shall submit a Notice of Appeal in the time frame and the manner as prescribed in *Section 15.3 (1) of the Act*

COMPLIANCE

- 7.10 The owner of any property which does not conform to the standards as set out in this By-Law shall either 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 leveled and graded condition.
- 7.11 No person shall remove from any premises any sign, notice or placard thereon pursuant to the provisions of the Building Code Act, S.O. 1992, c. 23, and amendments thereto.

PENALTY

- 7.12 An owner who fails to comply with an order that is final and binding is guilty of an offence and is liable to a penalty or penalties as set out in Section 36 of The Building Code Act, S.O.1992, c.23

VALIDITY

- 7.13 If an article of this By-Law is for any reason held to be invalid, the remaining articles shall remain in effect until repealed.
- 7.14 Where a provision of this By-Law conflicts with the provision of another bylaw 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.

APPLICABILITY

- 7.15 After the date of the passing this By-Law, By-Law 108-2004 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 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 Municipality shall have been concluded.

TITLE

- 7.16 This By-Law may be referred to as “The Property Standards By-Law”

By-law Number 17-93 of the former Township of St. Vincent and By-law Number 108-2004 of the Municipality of Meaford are hereby repealed.

This by-law shall come into force and take effect upon receiving the final passing thereof.

* * * * *

READ a FIRST and SECOND time this 24th day of November, 2008.

READ a THIRD time and finally passed this 24th day of November, 2008.

Original Signed by

Francis Richardson, Mayor

Original Signed by

Peggy Rouse, Clerk