

THE CORPORATION OF THE TOWNSHIP OF WHITE RIVER

BY - LAW NO. 2006 - 26

Being a By-Law for prescribing standards for the maintenance and occupancy of property within the Township of White River, for prohibiting the occupancy or use of such property that does not conform to the standards. For requiring property that does not conform to the standards to be repaired and maintained to conform with the standards or for the land to be cleared of all buildings, structures, debris and refuse and left in a graded and level condition, and for prohibiting the removal from any premises of any signs, notices or placards which identifies a property as not conforming to The Township standards or orders action to be taken to make the property meet Township Standards

WHEREAS The Corporation of the Township of White River desires to enact a By - pursuant to provisions of Section 31 of The Planning Act. 1997 and amendments thereto:

AND WHEREAS there is in effect in the Township of White River an Official Plan which contains provisions related to property conditions:

THEREFORE the Council of the Corporation of the Township of White River enacts as follows:

SECTION A

GENERAL

A.1 SHORT TITLE

This By-Law may be cited as the “ Maintenance and Occupancy Standards By-Law”

A.2 APPLICATION AND SCOPE

The provisions of this By-Law shall apply to all lands, buildings and structures within the boundaries of the Township of White River as are or hereafter constituted

A.3 MEANING OF SHALL

In this By-Law the word “ shall “ will always be construed as mandatory.

A.4 APPLICATIONS OF OTHER BY-LAWS

Nothing in this By-Law shall serve to relieve any person from obligations to conform with the requirements of the Zoning By-Law, or other By-Laws of the Municipality in force from time to time, or the obligation to obtain any licence. Permit ,authority, or approval required under any By-Law of the Municipality.

A.5 VALIDITY

Should any section, clause, or provision of this By-Law be held in court of competent jurisdiction to be invalid, the validity of the remainder of the By-Law shall not be affected.

TABLE OF CONTENTS

SECTION	DESCRIPTION
A	GENERAL
A.1	Short Title
A.2	Application and Scope
A.3	Meaning of Shall
A.4	Application of Other By-Laws
A.5	Validity
1	DEFINITIONS
2	GENERAL STANDARDS
2.1	Boundaries
2.2	Occupancy
2.3	Contravention of Standards
2.4	Repairs and Maintenance
2.5	Removal of Sign age
2.6	Sewage and Drainage
2.7	Garbage Disposal
2.8	Burnt and Demolished Materials
2.9	Sign age
2.10	Vermin Control
2.11	Foundations
2.12	Buildings and Structures
2.13	Exterior Walls
2.14	Roofs
2.15	Doors and windows
2.16	Stairs, Steps and Porches
2.17	Fire Alarms and Detectors
2.18	Walls and Ceilings
2.19	Accessory Buildings, Fences and Structures
2.20	Yards and Vacant Property
3	OCCUPANCY STANDARDS
3.1	Property Cleanliness
3.2	Property Safe and Clean
3.3	Storage
3.4	Plumbing
3.5	Toilet, Kitchen and Bathroom Facilities
3.6	Electrical Service
3.7	Heating, Heating Systems, Chimneys and Vents
3.8	Egress
3.9	Voice Communication
3.10	Ventilation
3.11	Elevating Devices
3.12	Disconnecting Utilities
3.13	Habitable Room

4 NON - RESIDENTIAL PROPERTY STANDARDS

- 4.1 Signs**
- 4.2 air conditioners**
- 4.3 Storage**
- 4.4 Fences**

5 ADMINISTRATION

- 5.1 Property Standards Officer**
- 5.2 Property Standards Committee**
- 5.3 Notice of Non - Conformance**
- 5.4 Placarding of the Notice**
- 5.5 Date of Service of Notice**
- 5.6 Responsibility of the Lessee Notice**
- 5.7 Appearance before Officer**
- 5.8 Order to Conform**
- 5.9 Address of Sent Order**
- 5.10 Placarding of the Order**
- 5.11 Date of Service of Order**
- 5.12 Responsibility of the Lessee, notice**
- 5.13 Administration of the Order**
- 5.14 Appeal to Property Standards Committee**
- 5.15 Hearing of Appeal of Order**
- 5.16 Decision of Committee on Appeal Order**
- 5.17 Appeal of Order to Judge**
- 5.18 Order Final and Binding**
- 5.19 Power of Municipality Re: Repair, Demolish**
- 5.20 Recover Costs from Order**
- 5.21 Certificate of Compliance**
- 5.22 Penalties**
- 5.23 Emergency Orders**
- 5.24 Emergency Powers**
- 5.25 Emergency Powers Non - Compensation**
- 5.26 Service of Order and Statement**
- 5.27 Application to Judge Re: Emergency Work**
- 5.28 Disposition of Judge is Final**
- 5.29 Municipality's Recovery of Expense Re: Emergency**

6 ORDERS AND FORMS

- 6.1 Order to Comply**
- 6.2 Informal Notice**
- 6.3 Order to Remedy Violation**
- 6.4 Notice of Appeal**

7 PASSING OF BY - LAW

PART 1
DEFINITIONS

- 1.1 “ Accessory Building “ Means a detached building or structure not used for human habitation that is commonly incidental, subordinate and exclusively devoted to the primary use of the same property.
- 1.2 “ Approved “ means acceptance by the Property Standards Officer
- 1.3 “ Apartment Dwelling “ means a building consisting of five or more dwelling units which have a common entrance from the street level, and the occupants of which have the right to use in common the halls, stairs and yards.
- 1.4 “Basement” means the space of a building that is partly below grade. Which has half or more of its height measured from the floor to ceiling, above the average finished grade.
- 1.5 “ Building “ means a structure consisting of a wall, roof, or floor. or any one or more of these which is used or intended to be used for the shelter. Accommodations or enclosure of persons, animals, goods or materials, but shall not include a lawful boundary wall or fence. For purpose of this By - Law,
 - i deck or dock shall be included within the meaning of the term “ building “ and
 - ii the word “ structure “ shall mean the same as building .
- 1.6 “ Cellar “ means that space of a building that is partly or entirely below grade. Which has more than half of its height, measured from the floor to ceiling, below the average exterior finished grade.
- 1.7 “ Commercial Vehicle “ means any motor vehicle that requires a commercial licence according to the Highway Traffic Act.
- 1.8 “ Committee “ means a Property Standards Committee established in accordance with Section 15.6 of the Ontario Building Code Act, S.O. 1997
- 1.9 “ Dwelling “ means a building or a part of a building occupied or capable of being occupied. In which in whole or in part for the purpose of human habitation .
- 1.10 “ Dwelling Unit “ means a room or suite of rooms operated as a housekeeping unit, used or intended to be used as a domicile by one or more persons, and supporting general living conditions usually including cooking, eating, sleeping and sanitary facilities.
- 1.11 “ First Story “ means the part of the building having a floor area closes to grade and a ceiling height of more than 1.8 meters (6ft.) above grade
- 1.12 “ Guard “ means a protective barrier installed around openings in floor areas or the open sides of stairways, 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.
- 1.13 “ Habitable Room “ means any room in a dwelling unit used for, or capable of being used for, living, cooking, sleeping or eating purposes.
- 1.14 “ Industrial Vehicle “ means a motorized vehicle that does not require a licence to operate and includes without limiting the generality of the foregoing, fork lifts, tractors, feller bunchers, de-limbers, slashers, bulldozers or grades.
- 1.15 “ Inoperable Vehicle “ means any vehicle having missing parts, including tires, missing or damaged glass and deteriorated or removed metal components which prevent its mechanical function and includes motor vehicles, commercial and industrial vehicles and equipment and major recreation equipment,
- 1.16 “ Major Recreation Equipment “ shall mean a portable structure designed and built to be carried by a motor vehicle, or a unit designed and built to be transported on its own wheels for the purpose of proving a temporary living accommodations or recreational enjoyment for travel and shall include for example. Motor homes, travel trailers, tent trailers, watercraft, watercraft trailers, snowmobiles, and all terrain vehicles, golf carts and or other like or similar equipment.
- 1.17 “ Means of Egress “ means a continuous, unobstructed path of travel provided by a doorway, hallway, corridor, exterior passageway, 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 contains space to a public thoroughfare or a approved are of refuge usually located outside the building.

- 1.18 **“ Motor Vehicle “** shall mean any wheeled motor vehicle self-propelled by an engine, such as a car or truck that does not run on rails, which requires a licence under the Highway Traffic Act to travel on a road maintained by a public authority.
- 1.19 **“ Multiple Dwelling “** means a building canting three or more dwelling units.
- 1.20 **“ Non-Habitable Room “** means any room in a dwelling or dwelling unit other than a habitable room, and includes a bathroom, a toilet room, laundry, pantry, lobby, corridor, stairway, closet, boiler room, or other space for service and maintenance of the dwelling for public use, or for access to and vertical travel between stories, and the basement or part thereof which does not comply with the standards of fitness for occupancy set out in this By-Law.
- 1.21 **“ 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, erections there on or there in.
- 1.22 **“ Occupant “** means any person or persons over the age of eighteen years in possession of the property
- 1.23 **“ Officer “** means a Property Standards Officer appointed by By-Law and assigned the responsibility for enforcing and administering this By-Law.
- 1.24 **“ Owner “** means the person for the time being managing or receiving the rent from the property, or paying the Municipal Taxes on the land or premises, in connection with which the word used whether or his/her own account, or as agent, trustee, or any other person who would so receive the rent if such land and premises where let, and shall also include a lessee or occupant of the property, who under the terms of the lease is required to repair and maintain the property in accordance with the standards of maintenance and occupancy of the property.
- 1.25 **“ Person “** shall mean an individual, firm, corporation, association, partnership, occupant or owner.
- 1.26 **“ Property “** means a building or structure, or a part of a building or structure, and includes the premises appurtenant to, thereto and all mobile structures, outbuildings, fences and erections thereto, whether heretofore or hereafter erected, and includes vacant land
- 1.27 **“ Residential Property “** means any property that is used or designed for use as a domestic establishment, in which one or more persons usually sleep and prepare and serve meals, and includes any lands or buildings that are appurtenant to such establishments, and all stairways, walkways, driveways, parking spaces and fences associated with the dwelling or its yard.
- 1.28 **“ Standards “** means the standards of the physical condition and of occupancy prescribed for the property by this By-Law.
- 1.29 **“ Sewage System “** means a Municipal sanitary sewage system or a private sewage system including, holding tanks and leaching beds.
- 1.30 **“ Township “** means The Corporation Of The Township Of White River.
- 1.31 **“ Waste or Waste Material “** means any article or thing which appears to be cast aside discarded, or abandoned, or appears to be worthless, useless, or of no practical value, or appears to be used in whole or in part expended or worn out, and shall include but is not limited to:
- i accumulations, or deposits of litter, rubbish, garbage or trash
 - ii refrigerators, freezers, or other appliances and parts thereof.
 - iii furnaces, furnace parts, pipes, fittings, water or fuel tanks
 - iv inoperative motor vehicles
 - v paper, cartons, fabrics and carpets.
 - vi furniture.
 - vii piping, tubing, conduits, cable fittings or other accessories
 - vii containers or pallets or any size, type or composition.
 - ix materials resulting from, or as part of, construction or demolition.
 - x rubble, inert fill except loose soil, sand and gravel.
- 1.32 **“ Yard “** shall mean that part of a lot extending from a lot line into the lot nearest building and measured in right angles to the lot line.
- 1.33 **“ Major Equipment “** means recreational vehicles over eighteen feet (18') transports graders, loaders, dozers, boats over eighteen (18'), buses, skidders, de-limbers, feller bunchers, slashers, etc.

PART 2

GENERAL STANDARDS FOR ALL PROPERTY

- 2.1 This By-Law applies to all properties lying within the boundaries of the Township of White River.
- 2.2 No person shall use, permit use of, occupy, rent, or offer for rent any property within the Township that does not conform to the standards set out in this By-Law.
- 2.3 The owner of any property found to be in contravention of the standards set out by this By-Law shall
- 2.4 All repairs and maintenance of the property shall be carried out with suitable and sufficient material and in a manner accepted as good workmanship within the trades concerned and with materials that are suitable and sufficient for the job. All new construction and repairs shall conform to the Ontario Building Code where applicable and under the necessary permits.
- 2.5 No person shall remove from any premises, any sign or placard placed thereon pursuant to Section 15.2 (3) of the Building Code Act, S.O. 1992 or pursuant to the By-Law.

SEWAGE AND DRAINAGE

- 2.6.1 Sewage shall be discharged into a properly maintained and functional sewage system
- 2.6.2 Where a pump chamber receives sanitary sewage it shall be water and air tight, shall be vented to the outside atmosphere, the inlet and outlet piping shall be properly maintained.
- 2.6.3 Lots shall be graded so that the water will not accumulate at or near the buildings and will not adversely affect adjacent properties and prevent excessive ponding or the entrance of water into basement or cellar.
- 2.6.4 Storm water, which includes basement sump pump water and rainwater shall be drained into a sanitary sewer where available

GARBAGE DISPOSAL

- 2.7.1 Every building, dwelling and dwelling unit shall have a sufficient number of receptacles to contain all garbage, refuse and ashes that may accumulate on the property. Such receptacles shall be constructed of watertight material, provided with a tight fitting cover, and shall be maintained in a clean and odour free condition at all times.
- 2.7.2 All garbage, refuse and ashes shall be promptly disposed of at the Municipal Land Fill Site during operating hours,
- 2.7.3 Garbage storage areas shall be screened from public view.
- 2.7.4 Ashes from a solid fuel burning appliance shall be stored in a non-combustible container a minimum of one (1) meter away from combustible matter, and shall not be stored within a building.
- 2.7.5 No motor vehicle or major recreational equipment shall be used for the storage of garbage, rubbish, debris, waste material, etc.

BURNT MATERIAL OR DEMOLISHED MATERIAL

- 2.8.1 In the event of a fire or other disaster, damaged or partially burned material and demolished material shall be forthwith removed from the premises., except that such material may be temporarily stored for a maximum period of thirty (30) days within the barricaded fire damaged building or property
- 2.8.2 Any foundations left after a fire, explosion or the demolition of a structure shall be filled within thirty (30) days, in such a manner as to prevent an accident or safety hazard.

SIGNS

- 2.9.1 All signs including their supports shall be maintained in good repair and any signs which are excessively weathered or faded, or those upon which the paint has excessively peeled or cracked, shall be removed or put back into a good and lawful state of repair
- 2.9.2 All campaign signs and posters must be removed no later than twenty four (24) after Polling closes.

VERMIN CONTROL

- 2.10.1 Every building shall be maintained so as to be as free as possible of rodents, insects and vermin.

FOUNDATIONS

- 2.11.1 Every basement, cellar and crawl space in a building shall be adequately drained.
- 2.11.2 Foundation walls of a building shall be maintained so as to prevent the entrance of Insects, rodents, and excessive moisture. Maintenance includes the shoring of walls to prevent settling and lateral movement, installing sub-soil drains when necessary at the footings, grouting masonry cracks, waterproofing walls, joints and floors.
- 2.11.3 Every building shall be supported by foundation walls or piers which extend below the frost line, or to solid rock, or shall be otherwise designed and constructed so as to provide protection from damage caused by frost.
- 2.11.4 Every building supported by foundation, walls or piers, and have structural members or materials that have been damaged or indicate evidence of deterioration shall be repaired or replaced as required by the Ontario Building Code.

BUILDINGS AND STRUCTURES

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

EXTERIOR WALLS

- 2.13.1 Exterior walls of a structure or a building and its components, including soffit, fascia windows, doors and house wrap, shall be maintained in good repair, free from cracks, broken or loose masonry units, stucco and other defective cladding or trim.
- 2.13.2 Paint or some other suitable preservative coating must be applied and maintained on exterior walls and their components so as to prevent deterioration due to weather conditions, insects and other damage.
- 2.13.3 Exterior walls of a building or a structure and their components, shall be free of inappropriate signs, painted slogans, graffiti and similar defacements.
- 2.13.4 Exterior walls of a building or structure must be plumb and stable

- 2.13.5** The visible surface of all exterior walls and roofs shall consist of materials commonly used or designed as building components.
- 2.13.6** Patching and repairs to exterior walls shall be made with the same or visually similar material and shall blend with the existing adjacent material or the whole, shall be painted or clad to form a solid appearance with the surrounding surface.

ROOFS

- 2.14.1** A roof including the fascia, soffits, cornice, shingles or other roofing membranes and flashing shall be maintained in a watertight condition so as to prevent the leakage of water into the building.
- 2.14.2** Overhanging and/or accumulations of ice or snow shall be promptly removed from on or around roofs of a building
- 2.14.3** Where eaves trough and roof gutters are provided, they shall be kept in good repair, free from obstruction, and properly secured to the building.

DOORS AND WINDOWS

- 2.15.1** Windows, doors, skylights and basement or cellar hatchways, shall be maintained in good repair, be weather tight and reasonable drought-free. To prevent heat loss and infiltration by the elements. Maintenance includes painting and applying caulking where necessary, replacing damaged doors, door frames, and other components, replacing window frames, sashes, casings and non-serviceable hardware and re-glazing where necessary. Where screening is provided on windows and doors, it shall also be maintained in good repair. Windows shall be free of cracks and breaks.
- 2.15.2** In a dwelling unit, all windows that are intended to be opened, and all exterior doors, shall have suitable hardware so as to allow locking or otherwise securing from the inside the dwelling unit. At least one entrance door to a dwelling unit shall have suitable hardware so as to permit locking or securing from either inside or outside the dwelling unit.
- 2.15.3** Solid core doors shall be provided for all entrances to dwellings and dwelling units.
- 2.15.4** Every habitable room except a kitchen, bathroom, or toilet room, shall have a window, skylight, or translucent panel facing directly or indirectly to an outside space, and admits as much natural light equal to but not less than ten percent (10%) of the floor area for the living and dining rooms and five percent (5%) of the floor area for the bathroom and other finished rooms.

STAIRS STEPS AND PORCHES

- 2.16.1** Inside and outside stairs, steps, porches, balconies, decks and landings shall be maintained so as to free of holes, cracks and other defects that may constitute accident hazards. Existing stair treads, steps or risers that show excessive wear or are broken, warped or loose and any supporting structural members that are rotted or deteriorated shall be repaired or replaced.
- 2.16.2** Exterior steps, decks, walks and driveways shall be maintained so as to afford safe passage under normal use and weather conditions.
- 2.16.3** Handrails shall be installed and maintained in good repair on any exterior ramp or stairway containing more than three (3) risers, or any interior risers containing more than two (2) risers.
- 2.16.4** Guardrails shall be installed and maintained in good repair around all landings, porches, balconies and stairways where the difference in elevation to the ground floor below is greater than twenty four (24) inches. Guard protection and handrails shall be constructed in accordance with the Ontario Building Code and maintained rigid in nature.

FIRE ALARMS AND DETECTORS

- 2.17.1 The owner of any building which has a fire alarm or a fire detection system, including smoke detectors, or is required by the Ontario Fire Code, or Fire Protection and Prevention Act to have a fire alarm or detection system, shall maintain existing conforming in good working order or install and maintain such systems in compliance with the applicable legislation.
- 2.17.2 Smoke alarms shall be installed so that there is at least one (1) smoke alarm on each floor level, including basement and shall be audible within the bedrooms when the intervening doors are closed, and shall be installed in accordance to the manufacturers installation and the Ontario Building Code.
- 2.17.3 Where a fuel-burning appliance is installed in a suite of residential occupancy, or where a storage garage is located in or attached to a dwelling containing a residential occupancy, a carbon monoxide detector shall be installed adjacent to each sleeping area in accordance to the manufacturers installation and the Ontario Building Code.

WALLS AND CEILINGS

- 2.18.1 Every wall, ceiling or floor shall be maintained so as to provide a continuous surface free of holes, cracks, loose coverings and other defects. Walls surrounding showers and bathtubs shall be impervious to water.
- 2.18.2 Every floor shall be reasonable smooth and level and maintained so as to be free of all loose, warped, protruding, broken or rotted boards or other material that might cause an accident.
- 2.18.3 Every floor in a bathroom, toilet room, shower room, laundry room and kitchen shall be maintained so as to be impervious to water and readily clean.

ACCESSORY BUILDINGS, FENCES AND OTHER STRUCTURES

- 2.19.1 Accessory buildings, fences, retaining walls and other structures appurtenant to the property shall be maintained in a structurally sound condition and in good repair.
- 2.19.2 Accessory buildings, fences, retaining walls and other structures shall be protected from deterioration by the application of appropriate weather resistant materials, including paint or other suitable preservatives, and shall be of uniform color unless the aesthetic characteristics of said structure and enhanced by the lack of such material.

YARDS AND VACANT PROPERTY

- 2.20.1 Yards and vacant property shall be kept clean, cleared up and free of:
- i All garbage, waste material, refuse or other debris and shall include, without limiting the generality of the foregoing, household articles, appliances and material:
 - ii Major equipment, machinery, or parts thereof or other objects, materials or conditions, not associated with the normal occupancy or operation of the permit use:
 - iii Building or other construction material, other than that intended for immediate use on the property
- 2.20.2 Residential yards shall be kept clean of dead, decaying, or damaged standing trees and all objects or conditions that might create a health, fire or accidental hazard.

- 2.20.3 Residential and commercial yards shall have trees maintained in a manner that they do not obstruct the roadway and other properties.
- 2.20.4 Residential and commercial properties shall maintain weed control, and maintain lawns and grass in a well kept manner.
- 2.20.5 No motor vehicle, other than a currently licenced motor vehicle capable of being driven, shall be parked (other than in a building) on any property in the Township of White River unless the parking of the un licenced or inoperable motor vehicle is incidental to permitted use under the Township of White River Zoning By-Law.
- 2.20.6 No motor vehicle or major recreational equipment shall be parked or stored in a driveway, yard or roadway as to create a safety hazard, or to be used for storage Of rubbish, debris, waste material, parts, etc.

PART 3

OCCUPANCY STANDARDS

- 3.1 Every owner, tenant, occupant or lessee of a residential or commercial property, shall maintain the property or part thereof, and lands which they occupy or control in a clean, sanitary and safe condition including lawn maintenance, and shall dispose of garbage, and debris on a regular basis in accordance with the Municipal By-Law.
- 3.2 Every owner, tenant or occupant of a residential property shall maintain every floor, wall, ceiling and fixture under their control, including hallways, entrances, laundry rooms, utility rooms and any other common areas, in a clean and sanitary and safe manner.
- 3.3 Accumulation or storage of garbage, refuse, appliances, or furniture in a public corridor or stairway shall not be permitted.

PLUMBING

- 3.4.1 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. Water back flow prevention is required at each exterior hose bib.
- 3.4.2 All plumbing fixtures shall be connected to the building drain through water seal traps.
- 3.4.3 Every fixture 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 interstices that may harbor germs or impede through cleansing.
- 3.4.4 Every dwelling unit shall be provided with an adequate supply of potable running water approved by the Medical Office of Health.

TOILET KITCHEN AND BATHROOM FACILITIES

- 3.5.1 Every self-contained dwelling unit shall be provided with only one kitchen, at least one water closet, an approved means of sewage disposal and a supply of potable water.
- 3.5.2 Every dwelling unit shall contain a bathroom consisting of at least one fully operational water closet, water basin and a bathtub or a suitable shower unit. Every wash basin and bathtub or shower shall have a adequate supply of hot and cold running water. Every water closet shall have a suitable supply of running water.
- 3.5.3 Except in the case of a single, detached dwelling, every required bathroom or water closet shall be accessible from within the dwelling unit and shall be fully enclosed

and provided with a door capable of being locked so as to allow privacy for the persons using said room.

- 3.5.4 Where toilet or bathroom facilities are shared by occupants of residential accommodation, other than self-contained dwelling units, an appropriate entrance shall be provided with a common passageway, hallway, corridor or other common space to the room or rooms contained in said facilities.
- 3.5.5 Every dwelling shall contain a kitchen area equipped with:
- i A sink that is served with hot and cold running water and is surrounded by surfaces impervious to grease and water
 - ii A suitable storage area of not less than 0.23 cubic meters (8 cubic feet).
 - iii A counter or work area at least 0.61 meters (2 feet) in width by 1.22 meters (4 feet) in length, exclusive of the sink, and covered with a material that is impervious to moisture and grease and is easily cleanable and:
 - iv A space provided for cooking and refrigeration appliances including the Suitable electrical or gas connections:
 - v At least 30" clearance above stove elements or 24" when a range hood is installed in accordance with the Ontario Building Code.

ELECTRICAL SERVICE

- 3.6.1 The electrical wiring, fixtures, switches, receptacles and appliances located or used in dwellings, dwelling units and accessory buildings shall be installed and maintained in good working order so as not to cause fire or electrical shock hazards. All electrical services shall conform to the regulations established in the Canadian Electrical Code.
- 3.6.2 Every habitable room in a dwelling shall have at least one electrical duplex outlet for each 11.1 square meters (120 square feet) of floor space, and for each additional 9.3 square meters (100 square feet) of floor space, an additional duplex outlet shall be provided. Extension cords can not be uses on a permanent basis.
- 3.6.3 Every bathroom, toilet room, kitchen, laundry room, furnace room, basement, cellar and work or storage room, shall be provided with a permanent light fixture in good working condition.
- 3.6.4 Lighting fixtures and appliances installed throughout a dwelling unit, including stairways, corridors, passageways, garages and basements, shall provide sufficient illumination so as to avoid health or accident hazards in normal use.

HEATING, HEATING SYSTEMS, CHIMNEYS AND VENTS

- 3.7.1 Every dwelling unit and building containing a residential dwelling unit shall be provided with suitable heating facilities, capable of maintaining an indoor ambient temperature of 21 degrees Celsius (70 degrees F . The heating system shall be maintained in good working condition so as to be capable of safely heating the individual dwelling units to the required standard.
- 3.7.2 All fuel burning appliances, equipment and accessories in a dwelling shall be installed and maintained to the standards provided by the Energy Act. As amended, or other applicable Legislation.
- 3.7.3 Where a heating system or part thereof requires solid or liquid fuel to operate, a place or receptacle for such fuel shall be provided and maintained in a safe condition and in a convenient location so as to be free from fire or accident hazard.
- 3.7.4 All fuel burning appliances, equipment and accessories in a dwelling shall be properly vented to the outside air by means of a smoke-pipe, vent pipe, chimney flue

or other approved method.

- 3.7.5 Every chimney, smoke-pipe, flue and vent shall be installed and maintained in good repair so as to prevent the escape of smoke, fumes or gases from entering a dwelling unit and prevent any fire hazard
- 3.7.6 All outdoor furnaces must have chimney, smoke stack a minimum of 3 meters (9.84 feet). and installed safely and securely .

EGRESS

- 3.8.1 Every dwelling and each dwelling unit contained therein shall have a safe, continuous and unobstructed passage from the interior of the dwelling or the dwelling unit, to the outside at street or grade level.
- 3.8.2 Door swing area must be kept clean of obstruction such as snow, ice or debris.

VOICE COMMUNICATION

- 3.9.1 In residential buildings where there is a voice communication unit working in conjunction with a security, locking and release system controlling a particular entrance door, and installed between individual dwelling units and a secured entranced area, the said system shall be maintained in good working order at all times.

VENTILATION

- 3.10.1 Every habitable room in a dwelling unit, including kitchens, bathrooms or toilet rooms, shall have openings for ventilation providing an unobstructed free flow air at least 0.28 square meters (3 square feet), or an approved system of mechanical ventilation such that provide hourly air exchanges,
- 3.10.2 All systems of mechanical ventilation shall be maintained in good working order.
- 2.10.3 All inclosed areas including basements, cellars, crawl spaces and attic roof spaces shall be adequately ventilated.

ELEVATING DEVICES

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

DISCONNECTED UTILITIES

- 3.12.1 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 suppling heat, electricity, gas, refrigeration, or water to any residential unit or building occupied by a tenant or lessee, except for such reasonable period of time as may be necessary for the purpose of repairing, replacing or otherwise altering the said service or utility.

HABITABLE ROOM

- 3.13.1 The number of occupants residing on a permanent basis in a individual dwelling unit shall not exceed one person for every 9 square meters or (96 square feet) of the habitable floor are. For the purpose of computing habitable floor area, any area

with the minimum ceiling height less than 2.1 meters (6feet 11 inches) shall not be considered as habitable.

3.13.2 No room shall be used for sleeping purposes unless it has a minimum width of 2 meters (6 feet 7 inches) and a floor a least 7 square meters. (75 square feet). A room used for sleeping purposes by two or more persons shall have a floor area of at least 4 square meters (43 square feet) per person.

3.13.3 Any basement or portion thereof, used as a dwelling unit shall conform to the following requirements:

- i** Each habitable room shall comply with a the requirements set out by this By-law.
- ii** Floors and walls shall be constructed so as to be damp proof and impervious to water leakage.
- iii** Each habitable room shall be separated from the fuel fired heating unit or other similarly hazardous equipment, by a suitable fire separation and approved under the Ontario Building Code.
- iv** Access to each habitable room shall be gained without passage through a furnace room, boiler room or storage room,

PART 4

NON - RESIDENTIAL PROPERTY STANDARDS

SIGNS

4.1.1 All canopies, marquees, signs, awnings, stairways, stand pipes, exhaust ducts and similar overhang extensions shall be :

- i** Maintained in good repair
- ii** Properly anchored and :
- iii** Protected from the elements and against decay and rust by the periodic application of a weather coating material such as paint or other protective treatment

AIR CONDITIONERS

4.2.1 All air conditioners which are installed and operated directly over a public sidewalk shall be equipped with proper devices for the prevention of condensation drainage upon the sidewalk.

4.2.2 All air conditioners shall be maintained in a safe mechanical and electrical condition

STORAGE

4.3.1 Establishments that are licenced through the Ontario Motor Vehicle Industry Council to sell new or used motor vehicles may have unlicenced vehicles stored in the yard, provided they are for sale according with the Motor Vehicle Dealers Act. and are not in wrecked, discarded, dismantled, inoperative or abandoned condition.

4.3.2 The storage of the unlicenced vehicles shall be allowed on properties where such storage form an integral part of a use permitted by the Zoning By-Law. In such

cases, the unlicensed motor vehicles must be stored according to the same By-Law and must not be wrecked, discarded, dismantled, inoperative or abandoned

condition.

- 4.3.3** The storage of wrecked, dismantled or inoperative vehicles is only permitted on properties that the Zoning By-Law has zoned as a motor vehicle wrecking yard or salvage yard.
- 4.3.4** Used tires shall not be stored outside except for 4 per licenced motor vehicle registered to the property owner or tenant.
- 4.3.5** The warehousing or storage of material or operative equipment that is required for the continuing operation of the permitted use of the property shall be maintained in a neat and orderly fashion so as not to create a fire or accident hazard or an unsightly condition and shall provide unobstructed access for emergency vehicles. Where conditions are such that a neat and orderly fashion is achieved but is still offensive to view, the offensive area shall be suitably enclosed by a solid wall or painted board of metal fence not less than one point eight (1.8) meters in height and maintained in good repair.
- 4.3.6** All areas used for vehicular and parking shall have a surface covering of asphalt, concrete, compacted stone or gravel and shall be kept in good repair, free of dirt, dust and litter and shall include provisions for drainage facilities.

FENCES

- 4.4.1** Fences, barriers or retaining walls around or on non-residential property shall be kept in good repair, free from accident hazards, protected by paint. Preservative or other weather resistant material and so as not to present an unsightly appearance.
- 4.4.2** Unsightly chalk marks and similar markings or defacements on the exterior surfaces shall be removed and the fences refinished when necessary.

PART 5

ADMINISTRATION

PROPERTY STANDARDS OFFICER

- 5.1.1 The Office of Property Standards Officer is created, and person appointed to this office by the Town Council of the Township of White River, shall be responsible for the administration and enforcement of this By-Law, subject to review by the Property Standards Committee. This by-Law is superseded by the Ontario Building Code and the Ontario Fire Code.
- 5.1.2 The Chief Administrative Officer may designate, from time to time, other persons to act as assistants to the Property Standards Officer in the administration and enforcement of this By-Law.
- 5.1.3 The Property Standards Officer and any person acting under his instruction may at all reasonable times and upon producing proper identification, enter and inspect any property.
- 5.1.4 The Officer or any other person acting on his instruction shall not enter any room or place actually used as a dwelling without the consent of the occupier, except under the Authority of a Search Warrant issued under the Provincial Offences Act R.S.O. 1980 c. 653.

PROPERTY STANDARDS COMMITTEE

- 5.2.1 This By-Law shall be administered by a Property Standards Officer and a Property Standards Committee appointed by Town Council for the Township of White River.
- 5.2.2 The Property Standards Committee shall be composed of three (3) individuals, who shall hold office for three (3) years provided that on the first appointment the members shall hold office as follows:
- i One member until the first (1st) day of January of following the date of appointment.
 - ii One member until the first (1st) day of January of the second year following the date of appointment.
 - iii One member until the first (1st) day of January of the third year following the date of appointment.
- 5.2.3 Where a vacancy occurs in the membership of the Committee, Council shall forthwith fill the vacancy. Committee Members appointed to replace a Committee Member who did not complete his term shall hold office for the duration of his predecessors term.
- 5.2.4 All Committee Members shall serve beyond their term of office as required until reappointment or replacement by Council.
- 5.2.5 The Members of the Committee shall elect one of themselves Chairperson and when the Chairperson is absent through illness or otherwise, the Committee may appoint another Member as acting Chairperson.
- 5.2.6 The Committee shall make provisions for a recording Secretary as per Town Council's approval, as per Township budget.
- 5.2.7 Any Member of the Committee may administer Oaths.
- 5.2.8 The Secretary shall keep on file the minutes and records of all applications and decisions thereon and of all other official business of the Committee, and section 78 of the Municipal Act applies with the necessary modifications to such documents.
- 5.2.9 A majority of the Committee constitutes a quorum.

NOTICE OF NON - CONFORMITY

- 5.3.1 If after inspection, the Officer is satisfied that a property does not conform with the standards described in this By-Law. the Officer shall issue a notice.
- 5.3.2 The notice shall:
- i Contain the Municipal address or legal description of the property
 - ii State that the property does not comply with the standards prescribed by this By-Law.
 - iii Specify the particulars of the non conformity.
 - iv Specify the action required to be taken to bring the property into conformity with the By-Law giving reasonable particulars, or that the land should be cleared and left in a graded and leveled condition
 - v Stipulate a reasonable time work the completion of the work.
 - vi State that any owner who desires to make representation in respect of the property or the work to be done has the right to an appearance before the Officer or may make such representation in writing.
 - vii State that any request for an appearance before the Officer shall be made in writing within fourteen (14) days of the serving of the notice and that any written representation shall be made within the same time, failing which an Order may be issued.
 - viii State the name of the Officer giving the Notice and his address.
- 5.3.3 The Officer shall serve the Notice by personal service, or cause the Notice to be served by personal service, or send the Notice by prepaid Registered mail to the owner of the property, all persons shown by records of the Land Registry Office And the Sheriffs's Office to have any interest therein, and any occupants responsible for the repairs or clearance of the property, and may at the same time provide the occupants with a copy of such Notice.
- 5.3.4 The Notice when sent by Registered mail shall be sent to the last known address of the person to whom it is sent.

PLACARDING OF THE NOTICE

- 5.4.1 If the Officer is unable to effect service of the Notice, he shall place a placard containing the terms of the Notice in a conspicuous place on the property, and the placing of this placard shall be deemed to be sufficient service of the Notice on the owner or other persons responsible for the condition of the property

DATE OF SERVICE OF NOTICE

- 5.5.1 When a Notice has been served by an Officer, the date of the service shall be deemed to be the date upon which the Notice is delivered for Registered mailing to the Post Office, or the date upon which the Notice is personally served by the Property Standards Officer, or his agent upon any person, on the date of the placarding of the property in accordance with The Planning Act. 1993 as amended from time to time.

RESPONSIBILITY OF THE LESSEE WITH REGARD TO THE NOTICE

- 5.6.1 Where a notice is directed to any owner to repair or demolish, and the property in question is used or occupied by a person or persons holding such property under the provisions of a lease, oral or written, the occupant of the said property shall afford entry to the owner or his agent at all reasonable times, so that the owner may inspect the conditions specified in the Notice and/or carry out the required repairs.
- 5.6.2 The occupant of any property to the extent that he/she is made responsible by the lease or agreement under which he/she occupies the property, shall be required to repair or maintain the property in accordance with the standards or to be demolished the whole or any part of the property.

DATE OF APPEARANCE BEFORE THE OFFICER

- 5.7.1 Any appearance before the Officer requested by the owner or lessee responsible for repairs or clearance of the property, under the provisions of Section 5.3.2. shall be held by the Officer for twenty one (21) days on the receipt of the request by the Officer. Such owner or lessee shall have the right to make such representation and present such evidence as he/she desires at the appearance before the Officer.

ORDERS TO CONFORM

- 5.8.1 If the repairs described in the Notice or in the appearance before the Officer are not completed by the stipulated deadline, the Officer shall issue the Order at any reasonable time after such deadline.
- 5.8.2 The Order shall:
- i Contain the Municipal address and legal description of the property.
 - ii State the reasonable particulars of the repairs to be affected or state that the site is to be cleared of all buildings, structures, debris or refuse and left in a graded and leveled condition.
 - iii State the period in which there must be compliance with the terms and conditions of the Order
 - iv State that if such repairs or clearance of the property is not carried out within the time specified in the Order, the Municipality may carry out the repairs or demolition of the buildings or structures, at the owners expense.
 - v State that the owner or lessee responsible for the repairs or clearance has fourteen (14) days after the service of the Order to send a Notice of Appeal by Registered mail to the Secretary of the Property Standards Committee, and that if no Appeal is taken the Order shall be deemed to have been confirmed .
 - vi State the name of the Secretary of the Property Standards Committee and his/her address.
- 5.8.3 The Order when sent by Registered letter shall be sent to the last known address of person to whom it is sent.

PLACARDING OF THE ORDER

- 5.9.1 If the officer is unable to affect service of the Order, he shall place a placard containing the terms of the Order in a conspicuous place on the property, and the placing of the placard shall be deemed to be sufficient service of the Order on the owner or any other person responsible for the condition of the property.

DATE OF SERVICE OF ORDER

- 5.10.1 When an Order has been served by an Officer, the date of the service shall be deemed to be the date upon which the Order is delivered for Registered mailing to the post office, or the date upon which the Order is personally served by a Property Standards Office or his agent upon any person, or the date of the placarding of the property in accordance with the Planning Act. 1993 as amended from time to time.

RESPONSIBILITY OF THE LESSEE WITH REGARD T THE ORDER

- 5.11.1 Where an Order is directed to a owner to repair or demolish, and the property in question is used or occupied by a person or persons holding such property under the provisions of a lease, oral or written. The occupant of said property shall afford entry to the owner or the agent at all reasonable times , so that the owner may inspect the conditions specified in the order and/or carry out the requested repairs.
- 5.11.2 The occupant of any property to the extent that he/she is made responsible by the lease or agreement under which he/she occupies the property shall be required to repair or maintain the property in accordance with the standards or demolish the whole or any part of the property.

REGISTRATION OF THE ORDER

- 5.12.1 An Order may be Registered in the Land Titles Office, and upon such registration, 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 day of which the Order was served under Subsection 10.1.2 and, when the requirements of the Order have been satisfied, the Clerk - Administrator of the Municipality of The Township of White River shall forthwith Register in the Land Titles Office, a Certificate that such requirements have been satisfied, and this shall operate as a discharge of the Order.

APPEAL TO THE PROPERTY STANDARDS COMMITTEE

- 5.13.1 When an owner or an occupant upon who an Order has been served is not satisfied with the terms or conditions of the Order, he/she may appeal to the Property Standards Committee by sending a Notice of Appeal by Registered mail to the Secretary of the Property Standards Committee within fourteen (14) days of having been served with the Order. If no appeal is taken the Order shall have been deemed to have been confirmed.

HEARING OF APPEAL BY PROPERTY STANDARDS COMMITTEE

- 5.14.1 When an Appeal has been taken, the Committee shall hear the Appeal notice within thirty (30) days after the receipt of the Notice of Appeal by its Secretary.
- 5.14.2 The hearing shall be conducted according to the rules of procedure for the hearing adopted by the Town Council of the Municipality of White River, the Property Standards Committee.
- 5.14.3 The Committee shall give Notice or direct the Notice be given concerning a hearing to such persons as the Committee considers should receive such Notice.

DECISION OF THE PROPERTY STANDARDS COMMITTEE ON APPEAL

- 5.15.1 Where the Appeal has been taken, the Property Standards Committee shall hear the Appeal and shall have all the powers and functions of the Officer and may confirm the Order to demolish or repair, or may modify or quash it, or may extend the time for complying with the Order provided that, in the opinion of the Committee, the general intent and purpose of the By-Law and the Official Plan are maintained.

APPEAL TO JUDGE

- 5.16.1** The Municipality or any owner or occupant or person affected by a decision under Subsection 14.1.1 may appeal to a Judge of the District, or the District Court of the Judicial District in which the property is located by notifying the Clerk -
-Administrator of the Municipality of White River in writing and by applying for the appointment within fourteen (14) days after the sending of a copy of the decision, and.
- i** The Judge shall in writing, appoint a day, time and place for the hearing of the Appeal and in his appointment may direct that it shall be served upon such persons and in such a manner as prescribed:
 - ii** The appointment shall be served in a manner prescribed by the Judge.
 - iii** The Judge of such Appeal has the same powers and functions as the Committee

ORDER FINAL AND BINDING

- 5.17.1** The Order as deemed to have been confirmed by no receipt of Notice of Appeal by the Secretary of the Property Standards Committee, or as confirmed or modified by the Property Standards Committee following an Appeal, or as confirmed or modified by a Judge, shall be final and binding upon the owner or occupant responsible for the repairs or clearance within the time and in a manner specified within the Order.

POWER OF THE MUNICIPALITY TO REPAIR OR DEMOLISH

- 5.18.1** If the owner or occupant of the property fails to demolish the property or to repair in accordance with an Order as confirmed or modified, The Corporation of the Township of White River in addition to all other remedies:
- i** Shall have the right to demolish or repair the property accordingly and for the purpose may enter in and upon the property with servants and agents from time to time,
 - ii** Shall not be liable to compensate such owner, occupant or any other person having an interest in the property by reason of anything done by or on behalf of the Township of White River under the provision of this Subsection.
- 5.18.2** Where the Municipality of White River demolishes or repairs the property in accordance with Subsection 17.1.1, the Municipality may recover the expense incurred in respect thereof by any and all methods provided for in Section 325 of the Municipal Act, as amended from time to time, except the amount which, according to the determination of a Judge, is to be borne by the Municipality.

CERTIFICATE OF COMPLIANCE

- 5.19.1** Following the inspection of the property, the Officer may, or on request of an owner or occupant responsible for the repairs of clearance shall, issue to such owner or occupant a Certificate of Compliance if, in his opinion, the property is in compliance with the standards of thus By-Law
- 5.19.2** If the Certificate of Compliance is issued at the request of the owner or occupant, the owner or occupant shall pay a fee, as per the Municipality of White River policy, twenty five (25) dollars plus taxes for his service

PENALTIES

- 5.20.1 An owner or occupant is responsible for the repairs or clearance of a property who fails to comply with an Order that is final and binding is guilty of an offence and on conviction is liable to a fine of not more than one thousand (1000) dollars for each day that the contravention has continued.

EMERGENCY ORDER

- 5.21.1 Despite any other provisions of this By-Law, if upon inspection of a property the Officer is satisfied there is non-conformity with the standards prescribed in this By-Law to such extent as to pose an immediate danger to the health and safety of any person the Officer may make an Order containing particulars of the non-conformity and require remedial repairs or other work to be carried out forthwith to terminate the danger.

EMERGENCY POWERS

- 5.22.1 After making an Order under Subsection 20.1.1 the Officer may, either before or after the Order is served, take or cause to be taken any measures he considers necessary to terminate the danger, and for this purpose the Municipality of White River has the right, through its servants and agents, to enter in and upon the property from time to time.

NO COMPENSATION FOR REASONABLE USE OF EMERGENCY POWERS

- 5.23.1 The Officer, the Municipality of White River or anyone acting on behalf of the Municipality is not liable to compensate the owner or occupant or any other person by reason of anything done by or on behalf of the Municipality in the reasonable exercise of its powers under Subsection 21.1.1.

SERVICE OF ORDER AND STATEMENT

- 5.24.1 Where the Order was not served before the measures were taken by the Officer to terminate the danger, as mentioned in Subsection 20.1.1. the Officer shall forthwith after the measures have been taken, serve or send copies of the Order, in compliance with Subsection 20.1.1 and 21.1.1 and 22.1.1 on or to the owner of the property, all powers shown by the records of the Land Registry' s Office and the Sheriff's Office to have any interest therein, and to any occupants who are responsible for repairs and clearance of the property and each copy of the Order shall have attached to it a statement by the Officer describing the measures taken by the Municipality and providing details of the amount expended taking the measures. The Officer may also send all the occupants of the property a copy of the Order and its attached statement.

APPLICATION TO THE JUDGE

- 5.25.1** Forthwith after the requirements of Subsection 23.1.1 and 22.1.1 have been compiled, the Officer shall apply to a Judge of the District or District Court of the Judicial District in which the property is situated for an Order confirming the Order made under Subsection 20.1.1. and:
- i** The Judge shall in writing, appoint a day, time and place for the hearing of the application and in his appointment may direct that it shall be Served upon such persons and in such a manner as he prescribes, and
 - ii** The appointment shall be served in a manner as he prescribes, and
 - iii** The Judge disposing of the application may confirm the Order or may modify it, or quash it and shall make a determination as to whether the amount expended by the Municipality of White River in taking the measures to terminate the danger may be recovered in whole, in part or not at all.

DISPOSITION BY JUDGE IS FINAL

- 5.26.1** The disposition by the Judge of the application under Subsection 5.25.1.iii. is final and binding.

RECOVERY OF EXPENSE BY THE MUNICIPALITY

- 5.27.1** Where the Municipality of White River takes measures to terminate a danger as mentioned in Subsection 20.1.1. the Municipality may recover the expense incurred in respect thereof by any and all methods provided for in Section 325 of the Municipal Act, as amended from time to time, less the amount which is to be borne by the Municipality as a result of the Judge's determination under Subsection 24.1.1.iii.

PART 6

ORDERS AND NOTICE FORMS

THE CORPORATION OF THE TOWNSHIP OF WHITE RIVER

SUBSTANDARD PROPERTY

Ontario Building Code Act, S.O. 1997, c23

ORDER TO COMPLY

RE: Description and location of property Violation

THIS PROPERTY has been found NOT to be in conformity with Standards of Maintenance and Occupancy established by the Municipality and as set out in the Property Standards By - Law 2006 -

SCHEDULE " A " attached hereto, sets out the work required to remedy such violation(s) and to bring into compliance with the By - Law.

BE ADVISED THAT THIS PROPERTY MUST BE MADE TO CONFORM WITH THE BY-LAW ON OR BEFORE THE

_____ DAY OF _____ 2006 _____

**Further information may be obtained at the Property Standards Office located at:
The White River Municipal Office Building.**

Dated at _____ this _____ day _____ 2006 _____

**_____
Property Standards Officer
(807) 822 -2450 Ext. 26**

THE CORPORATION OF THE TOWNSHIP OF WHITE RIVER

**ORDER TO REMEDY VIOLATION OF STANDARDS OF
MAINTENANCE AND OCCUPANCY**

Pursuant to Section 15.2 of the Ontario Building Code Act, S.O. 1992, c. 23

Owners Name _____
Address _____

Dear Sir/Madam:

RE: Description and Location of Property in Violation

AND WHEREAS on (date) you where served with an informal NOTICE that required you to remedy certain violations of standards of maintenance and occupancy at your property, described above.

AND WHEREAS you have failed to remedy the noted violation (s) as set out in Schedule " A " attached hereto and which forms part of this ORDER.

THEREFORE, IT IS HEREBY CHARGED THAT the violation (s) as set out in Schedule " A " be remedied and the property brought into condition of compliance with the prescribed standards as set out in the Property Standards By - Law 2006 - On or before _____ Date 2006.

TAKE NOTICE that such violations are not remedied within the time specified in this ORDER. The MUNICIPALITY may correct such violations at the EXPENSE of the owner

APPEAL TO THE PROPERTY STANDARDS COMMITTEE

If an owner or occupant upon whom an ORDER has been served is not satisfied with the terms and conditions of the ORDER, may APPEAL to the PROPERTY STANDARDS COMMITTEE by sending a NOTICE OF APPEAL, by REGISTERED mail to the Secretary of the COMMITTEE within fourteen (14) days after service of the ORDER, and in the event NO APPEAL is taken, the ORDER shall be deemed to have been confirmed .

FINAL DATE OF APPEAL: _____

Property Standards Officer
(807) 822 - 2477 Ext. 26

NOTICE OF APPEAL
TO PROPERTY STANDARDS COMMITTEE

Pursuant to section 15.1 of the Ontario Building Code Act. S.O. 1992

To the Secretary
Property Standards Committee
Township of White River
102 Durhan st.
P.O. Box 307
White River Ontario
P0M 3G0

**RE: Order to Remedy Violation of Standards of Maintenance and
Occupancy at :**

Description and Location of Property in Violation

**TAKE NOTICE of the Appeal of the undersigned to the PROPERTY STANDARDS
APPEAL COMMITTEE because of the dissatisfaction with the above referenced ORDER
to remedy violation of standards of maintenance and occupancy served upon the undersigned
to.**

Name (Owner or Agent)

Address

Telephone

APPEAL TO THE PROPERTY STANDARDS COMMITTEE

**If an owner or occupant upon whom an ORDER has been served is not satisfied with the
terms or conditions of the ORDER may APPEAL to the COMMITTEE 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 .**

The Building Code Act, S.O. 1997, Chapter 23, Section 15.3 (1)

Signature of Owner or Authorized Agent

BY - LAW NO. 1986 -03 BE HEREBY REPELLED:

This By - Law shall come into force and take effect upon the final passage hereof:

**THIS BY - LAW BE READ A FIRST AND SECOND TIME
THIS _____ DAY OF _____, 2006**

MAYOR

CLERK - ADMINISTRATOR

**THIS BY - LAW BE READ A THIRD AND FINALLY PASSED
THIS _____ DAY OF _____, 2006**

MAYOR

CLERK - ADMINISTRATOR