

CORPORATION OF THE TOWNSHIP OF PELEE

BY-LAW NO. 2011-37

Being a by-law to prescribe standards for
maintenance and occupancy
of buildings and property.

WHEREAS the Corporation of the Township of Pelee desires to enact a by-law pursuant to the provisions of *Section 31* of the Planning Act;

AND WHEREAS there is an Official Plan in place which includes provisions relating to the maintenance and occupancy standards;

THEREFORE the Council of the Corporation of the Township of Pelee HEREBY ENACTS AS FOLLOWS:

A. EXTERIOR PROPERTY AREAS

1. GARBAGE

- 1.1 Every dwelling shall be equipped with sufficient receptacles to contain garbage, rubbish and ashes in a sanitary manner.
- 1.2 All garbage, refuse and ashes should be disposed of according to the current waste diversion by-law.

2. YARDS

- 2.1 All yards shall be kept free and clean from rubbish and other debris and from objects or conditions that might create a health, fire, or accident hazard.
- 2.2 Any vehicle, boat, trailer or part of any vehicle, boat, trailer, which is in a wrecked, discarded, dismantled, partly dismantled or abandoned condition shall not be stored or left in a yard, but this shall not prevent the occupant of any premises from repairing a vehicle for his own use and not for commercial purposes while such a repair is actively carried on.
- 2.3 Steps, walks, driveways, parking spaces and similar areas of the yard shall be maintained so as to afford safe passage under normal use and weather conditions.

3. FENCES & ACCESSORY BUILDINGS

- 3.1 Accessory buildings and all fences shall be kept in good repair and free from fire, health or accident hazards.

4. DRAINAGE AND SEWAGE

- 4.1 Sewage or organic waste shall be discharged into a sewerage system where such a system exists; where a sewerage system does not exist, sewage or organic waste shall be disposed of in a manner acceptable to local health authorities.
- 4.2 Storm water shall be drained from the property so as to prevent excessive ponding or the entrance of water into a basement or cellar.
- 4.3 Roof or surface drainage shall not be discarded onto the neighbouring property in any manner that would create a nuisance.

B. STRUCTURAL STANDARDS

5. Foundations

5.1 Foundation walls and basement, cellar or crawl space floors should be maintained in good repair, structurally sound and waterproof.

6. STRUCTURAL CAPABILITY

6.1 Every building and every structural member of a building should be maintained in a structurally sound condition so as to be capable of sustaining safely its own weight and any additional weight that may be put on it through normal use. Materials which have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.

6.2 Where any dwelling unit is unoccupied, the owner shall protect every such dwelling unit against the risk of health, fire or accident hazards and shall effectively prevent the entrance thereto of all unauthorized persons.

6.3 All materials used for boarding up unoccupied building shall be covered and maintained with a protective coating which is the colour coordinated to the exterior finish of the building.

6.4 Every exterior wall, roof, porch, chimney or appurtenance of a building shall be maintained in a manner so as to prevent collapse of the same or injury to the occupants of the dwelling, or the public.

6.5 Every outside stair, porch, balcony or landing actually in use or available for use shall be maintained in good repairs so as to be free of holes, cracks or other defects which may constitute possible accident hazards.

6.6 Windows, roofs and exterior doors shall be maintained in good repair so as to prevent entrance of wind and rain into dwelling.

6.7 Exterior walls and their components shall be maintained so as to prevent their deterioration due to weather and shall be maintained by the painting, restoring or repairing of walls.

6.8 All canopies, marquees, signs, awnings, stairways, fire escapes and similar overhang extensions shall be maintained in good repair, be properly anchored and protected from the elements and against decay and rust.

7. DEMOLITION

7.1 Where a building or structure is demolished the site shall be cleared of all rubbish, debris, refuse, masonry lumber and other materials and left in a graded and level condition.

8. PROPERTY STANDARDS COMMITTEE

8.1 A Property Standards Committee is hereby established to review the orders issued by an officer pursuant to Section 31 of the Planning Act. The committee shall be chosen from the Community/Council members.

9. PENALTIES

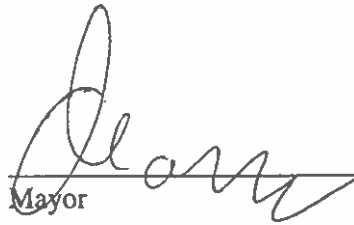
9.1 Every person who contravenes any of the provisions of this by-law shall upon conviction be liable to a fine not exceeding five thousand dollars exclusive of costs.

READ a First and Second time

this 21st day of November, 2011.

READ a Third time and finally passed

this 21st day of November, 2011.


Mayor


CAO/Clerk/Treasurer