

Attachement 4: Highlighted Relevant Sections

THE CORPORATION OF THE CITY OF CORNWALL

By-law # 2014-191

A Property Standards By-Law of the City of Cornwall to provide for standards under which properties are maintained.

Whereas under Section 15.1(3) of the Building Code Act, S.O. 1992, c.23, a By-law may be passed by the Council of a municipality prescribing the standards for the maintenance and occupancy of property within the municipality provided the official plan for the municipality includes provisions relating to property conditions;

Whereas the Official Plan for the City of Cornwall includes provisions relating to property conditions;

Whereas the Council of the City of Cornwall is desirous of passing a By-law under Section 15.1(3) of the Building Code Act, S.O. 1992, c.23;

Whereas Section 15.6(1) of the Building Code Act, S.O. 1992, c.23 requires that a By-law passed under Section 15.1(3) of the Building Code Act, S.O. 1992, c.23 shall provide for the establishment of a Property Standards Committee;

Now therefore be it resolved that the Council of the Corporation of the City of Cornwall enacts as follows:

PART 1

SHORT TITLE AND DEFINITIONS

PART 2

GENERAL STANDARDS FOR ALL PROPERTY AND USES

- 2.01 SCOPE
- 2.02 YARDS
- 2.03 OUTDOOR STORAGE OF MATERIAL – NO IMMEDIATE USE
- 2.04 GARBAGE RECEPTACLES
- 2.05 GARBAGE CHUTES – ROOMS – CONTAINERS-STANDARDS.
- 2.06 UNENCLOSED PORCH – BALCONY
- 2.07 GRASS – TREES – BUSHES – HEDGES – LANDSCAPING
- 2.08 GROUND COVER – EROSION CONTROL
- 2.09 LOT GRADING – DRAINAGE
- 2.10 WALKWAYS – DRIVEWAY – PARKING LOTS
- 2.11 SNOW DISPOSAL – STORAGE
- 2.12 EXTERIOR LIGHTING
- 2.13 RETAINING WALL
- 2.14 WELLS – CISTERN – CESSPOOL – PRIVY VAULT – PIT OR EXCAVATION
- 2.15 ACCESSORY BUILDINGS
- 2.16 FENCE
- 2.17 TOWERS – GANTRIES – MASTS – ANTENNAE
- 2.18 SIGNS

PART 3

EXTERIOR PROPERTY AREAS

- 3.01 STRUCTURAL ADEQUACY – CAPACITY
- 3.02 FOUNDATION WALLS – BASEMENTS
- 3.03 EXTERIOR WALLS – SURFACES – CLADDING – MASONRY
- 3.04 DOORS – WINDOWS – CELLAR – HATCHWAYS
- 3.05 CANOPIES – MARQUESS – AWNINGS
- 3.06 ROOF
- 3.07 EAVES TROUGH SYSTEM – METAL DUCTS – FLASHING
- 3.08 CHIMNEY FLUES
- 3.09 GARAGE

PART 4

INTERIOR OF BUILDINGS STRUCTURES AND DWELLINGS

- 4.01 INTERIOR STRUCTURE – COLUMNS - BEAMS
- 4.02 WALLS – CEILINGS
- 4.03 FLOORS
- 4.04 STAIRS – HANDRAILS – GUARDS
- 4.05 ELEVATORS
- 4.06 MEANS OF EGRESS
- 4.07 HEATING
- 4.08 ELECTRICAL
- 4.09 VENTILATION
- 4.10 NATURAL LIGHT
- 4.11 LIGHTING
- 4.12 PLUMBING
- 4.13 WATER SUPPLY
- 4.14 SEWAGE SYSTEM
- 4.15 PEST PREVENTION

PART 5

ADDITIONAL REQUIREMENT FOR RESIDENTIAL OCCUPANCY

- 5.01 OCCUPANCY STANDARDS
- 5.02 KITCHENS
- 5.03 TOILET AND BATHROOM FACILITIES

PART 6

NON-RESIDENTIAL PROPERTY STANDARDS

- 6.01 YARDS
- 6.02 MEANS OF EGRESS
- 6.03 GUARDRAILS
- 6.04 SEPARATIONS
- 6.05 VENTILATION
- 6.06 AIR CONDITIONING
- 6.07 LIGHTING
- 6.08 TOILET ROOM FACILITIES
- 6.09 CLEANLINESS
- 6.10 SALVAGE YARD

PART 7
VACANT – DAMAGED – DEMOLITION

- 7.01 VACANT LAND
- 7.02 VACANT BUILDING
- 7.03 DAMAGE BY FIRE – STORM – OTHER CAUSES
- 7.04 DEMOLITION

PART 8
ADMINISTRATION AND ENFORCEMENT

- 8.01 ADMINISTRATION AND ENFORCEMENT
- 8.02 PROPERTY STANDARDS APPEAL COMMITTEE
- 8.03 NON-COMPLIANCE
- 8.04 APPEALS OF ORDERS
- 8.05 ENFORCEMENT
- 8.06 CONFLICTS – BY-LAWS – STANDARDS – REGULATIONS
- 8.07 ULTRA VIRES
- 8.08 OFFENCES AND PENALTIES
- 8.09 SEVERABILITY
- 8.10 TRANSITION
- 8.11 TRANSITION REPEAL

SCHEDULE 'A' (attached)
Service Use and Activity Charges
PART 1

SHORT TITLE: This By-law may be referred to as "The Property Standards By-law".

DEFINITIONS

1.01 In this By-law:

1. "Acceptable"- means acceptable in the opinion of the Property Standards Officer.
2. "Accessory Building"- means a detached building or structure, not used for human habitation that is subordinate to the primary use of the same property.
3. "Act" - means an enactment or statute of the Province of Ontario.