

Public Meeting June 5, 2019

Proposed Property Standards By-law



Proposed Property Standards By-law

- Purpose of the Public Meeting
 - The purpose of the public meeting is obtain feedback on the proposed draft by-law
 - Please note the proposed by-law was drafted to include several provisions to garner input on the range of standards to be included in the Township's By-law

Proposed Property Standards By-law

- Background

- The Residential Tenancies Act, 2006 was amended and as of July 1, 2018 the Township is responsible for enforcing residential rental maintenance standards.
- The Township can enforce provisions through a property standards by-law that covers interior and exterior of residential rental units.
- For consistency, staff recommend incorporating interior property standards provisions into a comprehensive property standards by-law for ease of utilizing the same enforcement practices and procedures
- The Township's current property standards by-law was passed in 1974 with amendments in 1989 and 1999.
- The by-law requires updating as the latest amendment was made 20 years ago
- The Township receives approximately 17 complaints per annum

Proposed Property Standards By-law

- Overview of Standards – Exterior
 - Exterior Property Areas are to be kept in a neat and tidy condition which includes among other things: waste, excessive growth of weeds and grass and derelict vehicles, stagnant water and firewood
 - Drainage
 - maintained to prevent excessive or recurrent ponding of storm water
 - Sewage discharged into an approved sewage system
 - Maintenance of:
 - buildings and structures including fences and retaining walls
 - catch basins, swales and ditches
 - waste receptacles, lighting standards and fixtures

Proposed Property Standards By-law

- Maintenance of:
 - Lighting standards and fixtures
 - Recreational and laundry facilities
 - Walkways, driveways, ramps, parking areas and landings
 - Buildings and accessory buildings including sustaining safely of its own weight and any additional load to which it may normally be subjected to
- Compost:
 - Shall be maintained in a composter or an open compost pile that is not larger than 2 square metres and 1 metre in height

Proposed Property Standards By-law

- Overview of Standards Interior

- Heating – Every building containing an occupied dwelling unit or habitable room shall be provided with suitable heating facilities capable of maintaining an indoor ambient temperature of 21 degrees Celsius between the 15th day of September to the 1st day of June of the following year
- Interior Lighting – maintained so that work or operations normally carried out in an area, or the use of the area, can be undertaken in safety and to provide safe passage
- Ventilation – sufficient so as to prevent accumulation of heat, dust, vapours, odours, carbon monoxide and other gases
- Plumbing – a dwelling unit shall be provided with an adequate supply of potable running water
- Plumbing – A washbasin, bathtub or shower, and one kitchen sink in a dwelling unit shall be equipped with an adequate supply of hot and cold running water
- Kitchen standards as outlined in Section 21
- Bathroom standards as outlined in Section 22
- Floors to be maintained so as to be free from an unsafe condition
- Approved Electrical System for a dwelling or dwelling unit

Proposed Property Standards By-law

- Standards Continued
 - Maintenance of:
 - Foundations
 - Walls, Columns and Beams
 - Doors, Windows, Canopies, Awnings
 - Stairs, Verandas, Porches, Decks, Loading Docks, Balconies and Fire Escapes
 - Roofs and Roof Structures

Proposed Property Standards By-law

- Vacant Property and Vacant Buildings
 - Vacant Property – shall be kept clear of all waste and other materials and equipment not otherwise permitted by the zoning by-law
 - Vacant Building – shall be secured against unauthorized entry, have liability insurance and be protected against the risk of fire, accident, or other danger

Proposed Property Standards By-law

- Current By-law Provisions

- Fill up, drain, clean or clear any ground, yard or vacant lot
- Garbage - every dwelling shall have sufficient receptacles
- Fences and Accessory Buildings – to be kept in a good state of repair and free from fire, health and accident hazards
- Yards:
 - free and clean from rubbish and other debris
 - free from excessive growth of weeds or grasses
 - free from vehicles, boats, trailers, or part of any vehicle, boat or trailer which is inoperative, wrecked, discarded, dismantled, partly dismantled or abandoned condition
 - Steps, walkways, driveways and parking spaces and similar area of a yard shall be maintained so as to afford safe passage under normal use and weather conditions

Proposed Property Standards By-law

- Drainage and Sewage – shall be disposed of in a manner acceptable to the local health authorities
- Exterior Property Areas shall be maintained to prevent ponding of water creating an unsafe condition
- Structural Standards – the foundation walls, basement, cellar or crawl space floors shall be maintained in good repair, structurally sound and waterproof
- Structural Capability – Building and structural members maintained in a structurally sound condition capable of sustaining its own weight and any additional weight that may be put on it through normal use.
- Materials that are damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- Exterior walls, roof, porch, balcony or landing maintained in good repair and so as to be free from holes, cracks, or other defects
- Windows, roofs, exterior doors and basement or cellar hatchways maintained in good repair so as to prevent the entrance of wind and rain
- Exterior walls and their components maintained so as to prevent their deterioration due to weather and shall be maintained by the painting, restoring or repairing of walls

Proposed Property Standards By-law

- Fire and Accident Prevention
 - Unsafe condition on the exterior property area measures shall be taken to abate the unsafe condition
 - Fire or other disaster measures are to be taken to make the damaged building or accessory structure safe
 - If repair is not possible, the land shall be cleared of all remains and left in a graded, level and tidy condition
- Interior Building Components and Systems must be complete and operational
 - Required exits, handrails, guards, fire alarm and detection and fire systems
 - Required exhaust fume barriers, and self-closing devices on doors between an attached or built-in garage and a dwelling unit
 - Water supply, sewage disposal, lighting and heating systems
 - Water systems, building drains and building sewers, and drainage systems and venting systems

Proposed Property Standards By-law

- Enforcement
 - Enforcement of the Township's Regulatory By-laws is done on a complaint basis
 - A complaint may be filed with the Township by completing a By-law Complaint Form
 - Upon the finding of a violation under the Township's Property Standard's By-law an Enforcement Officer will issue an Order requiring the owner of the property to comply with the standards and requirements of the By-law.

Proposed Property Standards By-law

- Next Steps

- The public can submit written comments to the Township at klandry@puslinch.ca or in person by June 25, 2019
- A report will be prepared for Council to consider the adoption of a new property standards by-law at a meeting to be held in Fall 2019
- The report will be available on the Township's website on the Friday before the Council meeting
- Anyone can register as a delegate to speak to the new proposed by-law by completing a submitting a Request to Delegate Form
- All individuals who have left their email address on the sign in sheet will be reminded when this matter comes back to Council