



THE CORPORATION OF THE TOWNSHIP OF AUGUSTA

BY-LAW No. 2399

To prescribe standards for the maintenance and occupancy of residential rental properties.

WHEREAS The Council of the Corporation of the Township of Augusta is empowered by Section 15.1 of The Building Code Act, 1992, as amended, to pass a by-law for prescribing *standards* for the maintenance and occupancy of residential rental property within the municipality, for prohibiting the use of property that does not conform to the *standards*, and for requiring property that does not conform to the *standards* to be repaired and maintained to conform to the *standards*;

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

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF AUGUSTA ENACTS AS FOLLOWS:

SHORT TITLE

1. This by-law may be cited as the ***Property Standards By-law***.

INTERPRETATION

2. In this by-law:
 - (a) "*Accessory Building*" means a building or *structure*, the use of which is incidental to the use of a property and which is located in the *yard* around a building;
 - (b) "*Basement*" means that portion of a building between two floor levels which is partly underground but which has at least one half of its height, from finished floor to finished ceiling, above the adjacent finished grade level adjacent to the exterior walls of the *building*;
 - (c) "*Building*" means a combination of materials to form a construction that is adapted or readily capable of being adapted to permanent or continuous occupancy for residential, commercial, institutional, or industrial uses, but shall not be deemed to include a *structure*;
 - (d) "*Building Code*" means the Ontario *Building Code* as regulated under Section 34 of The Building Code Act, R.S.O. 1992, c. 23, as amended;
 - (e) "*Cellar*" means any room in a building which is located so that more than one half of its height is below the level of the ground adjacent to its exterior walls;
 - (f) "*compliance alternative*" means a substitute for a requirement in other parts of the *Building Code* that is listed in Part 10 or Part 11 of the *Building Code*;
 - (g) "*dwelling*" means a building or *structure*, with or without kitchen facilities, or a part of such building or *structure* which is, or is intended to be used for the purpose of human habitation, and includes a building that would be, or would be intended to be used for such purposes, except for its state of disrepair, whether that habitation be used for residential, industrial or commercial uses;
 - (h) "*dwelling unit*" means one or more rooms located within a building used or intended to be used for human habitation by one or more persons;
 - (i) "*guard*" means a barrier in conformance to section 9.8.8. of the *Building Code*;

- (j) "*habitable room*" means any room in a *dwelling* or *dwelling* unit used or intended to be used for living, eating, sleeping, cooking, working, or any combination thereof, and which complies with the provisions of section 25 of this by-law;
- (k) "*human occupancy*" means the use or intended use of a building or part thereof for the shelter or support of persons;
- (l) "*medical officer of health*" means The Medical Officer of Health for the Leeds, Grenville and Lanark District Health Unit;
- (m) "*non-habitable room*" means any room or space in a *dwelling*, or *dwelling* unit, other than a *habitable room* and includes a washroom, bathroom, toilet room, laundry, pantry, lobby, communicating corridor, stairway, closet, *cellar*, boiler room, garage, or space for service and maintenance of the *dwelling* for public use and for access to and vertical travel between storeys;
- (n) "*residential rental property*" means any property that is used or is capable of being used as a domestic establishment in which one or more persons usually sleep and prepare and serve meals, and includes any land or buildings that are appurtenant to such establishment; where a rent is paid, as defined by the Tenant Protection Act, 1997 as amended; and includes,
 - (a) a site for a mobile home or site on which there is a land lease home used or intended for use as rented residential premises, and
 - (b) a room in a boarding house, rooming house or lodging house and a unit in a care home;
- (o) "*sewage system*" means a private sewage disposal system approved by the *medical officer of health* and/or Ministry of the Environment;
- (p) "*standards*" means the *standards* of physical condition and of occupancy prescribed for property by this by-law;
- (q) "*stored*" means allowed to remain for not more than one week;
- (r) "*structure*" means a combination of materials to form a construction or fixed erection which is not adapted to permanent or continuous occupancy, and shall include a tent, reviewing stand, platform, staging, wall, retaining wall, radio or television antenna supporting *structure*, shed, coal or garbage bin, fence, sign, and every other construction or fixed erection that is not a building;
- (s) "*Township*" means the Corporation of the Township of Augusta;
- (t) "*yard*" means the land not occupied by any building or *structure* around and appurtenant to the whole or any part of a building or *structure* and used or capable of being used in connection therewith.

General Duties and Obligations

- 3. (1) No person shall occupy, use, permit the use of, rent, or offer to rent, any property that does not conform to the *standards*.
- (2) The owner of any *residential rental property* shall repair and maintain the property in accordance with the *standards*.
- (3) Where an officer has placed or caused the placing of a placard containing the terms of an order upon any premises under the authority of section 15.2-(3) and 15.7-(2) of The Building Code Act, R.S.O. 1992, c. 23, as amended, no person shall remove such placard except with the consent of the officer.

Application

- 4. (1) The provisions of Part I - Property Standards, except for section 21, and the provisions of Part II - Fire Protection; apply to ***residential rental property*** in the municipality of the *Township* of Augusta.
- (2) The provisions in Part I - section 21 apply to Mobile Home Parks and Land Lease Communities in the *Township* of Augusta.

PART I PROPERTY STANDARDS

Exterior Structure

5. (1) In every building the exterior walls shall be sound, plumb, and tight.
- (2) Every part of a building shall be maintained in a structurally sound condition and so as to be capable of sustaining safely its own weight and any additional weight that may be put on it through normal use.
- (3)(a) Every building shall have a sound and tight roof, adequate to carry the loads imposed thereon.
- (b) The roof of every building shall be maintained in a watertight condition so as to prevent leakage of water into the building.
- (4) Every chimney, smoke pipe, and flue of a building shall be maintained so as to prevent any gases from leaking into the building and maintained to prevent any build up of creosote.
- (5) All exterior exposed surfaces of a building shall be treated and maintained with a protective coat of paint or other sealing or coating material to inhibit deterioration, or be of a condition which is acceptable to the *Township*.
- (6) Windows, exterior doors, and *cellar* hatchways shall be maintained in good repair so as to prevent the entrance of wind and rain into the building.
- (7) Windows, exterior doors, including a balcony door that is capable of being opened and that is accessible from outside a *dwelling unit* shall be equipped so that it can be secured from the inside.
- (8) At least one exterior door in a *dwelling unit* shall be capable of being locked from outside the *dwelling unit*.
- (9) All balconies shall have a *guard* at least 106.7 cm in height around the perimeter of the balcony.

Interior Structure

6. (1) Every building, unless of concrete slab-on-grade design, shall be upon either full foundation walls or piers, and all footings, foundation walls, and piers shall be of concrete, masonry, or other material acceptable to the *Township* and shall be sound, plumb, and adequate to carry the loads imposed on them.
- (2) In every building all joists, beams, studding and roof rafters shall be of sound material and adequate for the load to which they are subject.
- (3) Every *basement* and *cellar* shall have a concrete or other floor, acceptable to the *Township* for purposes of water drainage and to guard against the entry of vermin.
- (4) Every *basement* and *cellar* floor shall be adequately drained and slopes must not exceed 2.54 cm in 1.83 m.
- (5)(a) Interior walls shall be finished so as to provide a surface which is reasonably smooth, clean, tight, and easily cleaned.
- (b) Every wall and ceiling in a building shall be maintained so as to be free of holes, cracks, loose plaster, or other material which is in such a condition that it may collapse, or which would permit flame or excessive heat to enter any concealed space.
- (6) Every floor in a building, except as hereinafter provided, shall be maintained so as to be reasonably level and smooth, and free of loose, warped, protruding, broken or rotted material.

- (7) All floor coverings shall be maintained in clean and hazard-free condition and any floor covering which by reason of it's dilapidated or deteriorated condition retains dirt or is hazardous shall be cleaned, repaired, or replaced.
- (8) The floor, and the walls to the height of .91 m above the floor or bathtub of every bathroom, shower room, and toilet room shall be so maintained as to be water resistant and readily cleaned.
- (9) Where an aperture such as a window, window-sash, skylight, or louvre is to be used for ventilation or other purpose, such aperture shall be maintained in proper working condition and shall have a locking device.
- (10) Where a window is located on the second storey, a tenant may request that the window be equipped with a safety device that would prevent the window from opening so as to admit the passage of a sphere greater than 100 mm in diameter. The safety device shall not make the window inoperable to an adult without a key or use of a tool.

Kitchen Facilities

7. Except for a *dwelling* in which the occupants do not, and are not intended or permitted to prepare food for their own consumption, and which is not required to have any kitchen facilities, every *dwelling* and every *dwelling* unit shall be provided with each of the following:
 - (a) a kitchen sink with splash back which is water and grease resistant,
 - (b) a work surface at least 1200 mm long and 560 mm wide;
 - (c) kitchen cupboards or pantry for the storage of food, dishes, and cooking utensils having a content of at least .65 cubic metres; and
 - (d) a space sufficient to accommodate a cooking range or a counter top cooking unit.

Stairs and Ramps

8. (1) Every stairway containing three risers or more and every ramp rising over 60 cm in height or a gradient exceeding 1 in 10 shall be equipped with a safe, sturdy handrail on the open side, and the open side or sides of every ramp, balcony, platform, verandah, or landing over 60 cm above the level of the adjacent ground, shall be equipped with a safe *guard*.
- (2) An inside or outside stair and any porch, balcony, platform, verandah, or landing appurtenant to it and any ramp shall be maintained so as to be free from holes, cracks, ice and snow, and other defects which may constitute possible accident hazards, and all treads, risers, or decking that show excessive wear or are broken, warped, or loose, and all supporting structural members that are rotted or deteriorated shall be repaired or replaced.

Washrooms and Bathrooms

9. (1) Every *dwelling* and every *dwelling* unit, except as otherwise provided in subsection (2) of this section, shall be provided with at least the following:
 - (a) a water closet;
 - (b) a wash basin; and
 - (c) a bathtub or shower.
- (2) The occupants of two *dwelling* units may share a toilet, bathtub, or shower provided that:
 - (a) the *dwelling* units are occupied by a total of not more than 9 persons, and
 - (b) access thereto can be had without going through rooms of another *dwelling* unit or outside the *dwelling*.
- (3) All rooms containing a bathtub, shower, or water-closet shall be fully enclosed, equipped with a door capable of being closed to secure privacy, and shall be located within, and shall be accessible from within, the *dwelling* or floor area served.
- (4) There shall be a wash basin in the same room as the water-closet or in an adjoining room, other than a kitchen.

- (5) No water-closet or urinal shall be located in a room that is used for preparation, cooking, storing, or consumption of food, or in a room used for sleeping purposes.

Plumbing, Drains, and Sanitary Facilities

10. (1) Where required by any Act, Regulation, or By-law that sanitary facilities be provided in a building, every such building shall be provided with an adequate supply of potable running water from a source approved by the *medical officer of health*.
- (2) Every required, sink, wash basin, bathtub, or shower in a building shall have an adequate supply of hot and cold running water, and every water-closet shall have an adequate supply of running water.
- (3) Each plumbing fixture shall be connected to the building drain through a water seal trap. Every building shall have all drain, waste and vent piping, and all plumbing fixtures connected to a *sewage system*.
- (4) All plumbing, including every drain pipe, water pipe, water-closet, and plumbing fixture in a building, and the building drain and building sewer, shall be maintained in good working order, free from leaks and defects, and shall be protected from freezing.

Ventilation

11. (1) Every building in *human occupancy* shall be ventilated naturally by windows capable of being opened or by mechanical ventilation capable of changing the air once each hour in compliance with any act or regulation controlling the use and occupancy of such building.
- (2) Except as otherwise provided herein, every *cellar*, unheated crawl space, and insulated roof space shall be vented to the outside air by means of openings comprised of either a screened window or windows which can be opened, or by a screened louver or louvers. The area of such opening where only one is employed, and the total area of such opening where more than one is employed, shall not be less than 1 per cent of the floor area for a *cellar*, nor less than .09 m² per 46.45 m² of floor area for a crawl space and .09 m² per 27.87 m² for an insulated roof space.
- (3) An opening for natural ventilation may be omitted from the *cellar*, unheated crawl space or roof space where a system of mechanical ventilation has been provided which changes the air once each hour.
- (4) Every bathroom or shower room and every room containing a water-closet or urinal shall be provided with either a window of at least .09 m² of unobstructed area per water-closet, or mechanical ventilation capable of changing the air once each hour.

Lighting

12. Lighting equipment shall be installed throughout every Property to provide adequate illumination for the use of each space, and such lighting equipment shall be capable of illuminating to average levels of at least 50 lx (5 foot-candles) at floor level all corridors, stairways, and ramps, and at all Points such as angles and intersections, and at changes of level in such corridors, stairways, and ramps.

Electrical Service

13. (1) Fuses or overload devices shall not exceed limits set by the regulations enacted pursuant to The Power Corporation Act R.S.O. 1980, c. 364, and amendments thereto.
- (2) Extension cords are not permitted on a permanent basis.
- (3) The electrical wiring and all electrical fixtures located or used in a building shall be installed in conformity with the regulations enacted pursuant to The Power Corporation Act, R.S.O. 1980, c. 384, and amendments thereto.
- (4) The electrical wiring, circuits, fuses, circuit-breakers, the electrical equipment in a building shall be maintained at all times,

- (a) in compliance with the regulations enacted pursuant to The Power Corporation Act R.S.O. 1980, c. 384, and amendments thereto,
 - (b) in good repair and working order, and
 - (c) free from fire and accident hazards.
- (5) Subject to subsection (4) of this section, every *habitable room* in a *dwelling* shall have at least 1 electrical duplex convenience outlet in good working order,
 - (a) for the first 11.1 m² or less of floor area, and
 - (b) for each additional 9.29 m² or less of floor area.
 - (6) A kitchen in a *dwelling* shall have at least 2 electrical outlets on individual 3-wire grounded circuits in good working order, unless there is an existing duplex outlet on an individual grounded circuit in good working order.
 - (7) Every laundry area in a *dwelling* shall have at least 1 electrical duplex convenience outlet on an individual grounded circuit in good working order.
 - (8) An electrical light fixture shall be permanently installed and maintained in good working order in every toilet room, bathroom, shower room, kitchen, kitchenette, cooking space, laundry room, furnace room, *cellar*, hall, and stairway, in a *dwelling*.

Heating Equipment

- 14. (1) Every residential building shall be equipped with a heating system capable of maintaining a room temperature of 21.1 °C from September 15 to May 15 when weather conditions dictate, in any room occupied by persons, and in any room containing a bathtub, shower, or water closet.
- (2) Every fuel burning appliance shall be connected, used, and maintained in accordance with the provisions of The Energy Act, R.S.O. 1980, c. 139, and amendments thereto and the regulations made thereunder.
- (3) A space that contains a heating unit shall have natural or mechanical means of supplying the required air for combustion, and adequate chimneys or vents for the discharge of combustion gases to the exterior of the building.
- (4) All self-standing stoves, airtight stoves, fireplaces, etc., will comply with the *Building Code* regarding clearances.
- (5) An approved Carbon Monoxide Detector shall be installed in every *dwelling unit* that is equipped with a solid fuel heating appliance or a heating appliance that is at risk of back drafting into the residence when the house is depressurized, and shall be installed in accordance with the *Building Code*.
- (6) In a *dwelling* containing more than 3 *dwelling units*, the central heating system, if the *dwelling* is so equipped, shall be located in accordance with the provisions of the *Building Code*.
- (7) Where practical a *dwelling unit* shall be provided with insulation conforming to the requirements of the *Building Code*.

Vermin Control

- 15. (1) Every property shall be maintained so as to be free from vermin rodents and insects at all times, and methods used for exterminating vermin shall be in accordance with the provisions of the Pesticides Act R.S.O. 1990, c. P.11 and amendments thereto and all regulations made thereunder.
- (2) Any opening in a *cellar*, crawl space, or roof space used or intended to be used for ventilation, and any other opening in a *cellar*, crawl space, or roof space which might admit vermin, shall be screened with wire mesh or other such material in order to effectively exclude vermin.

Drainage

16. (1) Every property should be graded and drained in order to prevent ponding or the entry of water into a building.
- (2) Sewage shall be discharged only through a sanitary *sewage system*.

Walks and Driveways

17. (1) A walk shall be provided from the principal entrance of every building to a public street, or to a driveway affording access to a public street.
- (2) Every walk, driveway, and parking space shall be surfaced with stone, asphalt, concrete or other material capable of providing a hazard free hard surface and shall be maintained in good condition.

Garbage

18. Every property shall be provided with sufficient receptacles to contain all garbage, rubbish, and ashes, which receptacles shall be:
 - (a) of water tight condition,
 - (b) capable of being tightly closed,
 - (c) maintained in a clean condition, and
 - (d) disposed of regularly by private disposal in accordance with the provisions of By-law No. 2312 and amendments thereto.

Yards and Parking Lots

19. (1) Every yard, parking lot, and vacant property shall be kept free of litter, debris, salvage, refuse, and other physical hazards.
- (2) Grass, plantings, and hedges shall be kept trimmed and neat. Trees and hedges shall be kept trimmed so as not to overhang onto sidewalks. Every yard and vacant property shall be kept free of noxious plants in accordance with the provisions of The Weed Control Act R.S.O. 1990, chapter W.5, and amendments there to and the regulations made thereunder.
- (3) No machinery, vehicle, or parts thereof which are in a wrecked, discarded, dismantled, partially dismantled, or abandoned condition, shall be stored or allowed to remain in the yard of any property. The unlicensed, wrecked discarded, dismantled or partially dismantled vehicles must be removed from the property.
- (4) Wells and holes in any *yard* shall be filled or safely covered and the wells shall also be protected from contamination
- (5) The owner of any property used for multiple-dwelling shall install and maintain around such property suitable fences, hedges, or screening where such property is used for the parking of vehicles by tenants or employees, when used for the storage of goods, or when used for any other purposes which may detract from the quiet enjoyment and good appearance of an abutting residential property.
- (6) An abandoned or inoperable icebox, refrigerator or freezer shall not be left in a yard or common area of an apartment *dwelling* and all appliances as such should immediately have their doors removed.

Accessory Buildings, Structures, and Fences

20. (1) Every *Accessory Building, structure*, or fence and every part thereof shall be of material acceptable to the *Township* under the provisions of the *Building Code*.
- (2) Every *Accessory Building, structure*, or fence shall be kept in good condition and repair, and every part thereof shall be maintained in a structurally sound condition so as to be capable of sustaining safely its own weight together with any load to which it might reasonably be subject.
- (3) Mail boxes provided by the landlord shall be properly maintained and capable of being secured.

- (4) All exterior exposed surfaces of *Accessory Buildings* or *structures* shall be treated and maintained with a protective coat of paint or other sealing or coating material to inhibit deterioration, or be of a condition which is acceptable to the *Township*.

Mobile Home Parks and Land Lease Communities

21. (1) The other sections of this By-law also apply to mobile home parks and land lease communities.
- (2) A supply of potable water and water pressure that are sufficient for normal household use shall be available for each rental unit in a mobile home park or land lease community.
- (3) An adequate supply of water and adequate water pressure shall be available for fire fighting.
- (4) Fire hydrants owned by the landlord shall be regularly tested and maintained and kept free from accumulations of snow and ice.
- (5) Roads within a mobile home park or land lease community shall be,
 - (a) kept free of holes and cleared of snow and obstructions;
 - (b) maintained to control dust, and kept passable.
- (6) Excavations made for repairs shall be filled in and the ground returned to its previous condition.
- (7) Mailboxes and the approaches to them shall be kept free of snow and other obstructions.
- (8) Sewage holding tanks in a mobile home park or land lease community shall be emptied whenever necessary.
- (9) Electrical supply and connections in a mobile home park or land lease community supplied by the landlord shall be maintained free of hazardous conditions dangerous to persons or property.

PART II

Additional *standards* for Fire Protection in *residential property*

Smoke Alarms

22. In all residential properties three (4) storeys or less in building height having a building area not exceeding 600 m², every *dwelling* unit shall be provided with a listed products of combustion detector or detectors of the single station alarm type, audible within bedrooms, when intervening doors are closed. Such detectors shall be installed on the ceiling between the bedrooms or sleeping area and the remainder of the *dwelling* unit, such as in a hallway or corridor serving such bedrooms or sleeping areas. The products of combustion detectors and alarms shall be,
- (a) equipped with audible or visual indication that they are in operating condition, and
 - (b) if connected to the building's electrical supply, be permanently mounted to a standard electrical outlet or junction box on the ceiling to a circuit without a disconnect switch.
 - (c) located on the ceiling and at least 300 mm away from a wall or fixture, and within 5 m of bedrooms so that the alarm is clearly audible from within the bedrooms when intervening doors are closed.

Non-Habitable Rooms

23. A *non-habitable room* shall not be used as a *habitable room*.

Fire Separation

24. Every *dwelling unit* shall be fire separated from each other in conformance to the *Building Code* or a *compliance alternative* to the *Building Code* and with the provisions under the Fire Code Act, 1997 O. Reg. 388/97, as amended.

Maximum *Dwelling* Occupancy

25. The number of occupants in a *dwelling* or a *dwelling unit* shall not exceed 1 person for every 9.29 m² of floor area of *habitable rooms* other than kitchens. Children, up to and including those 6 years of age, shall be counted as half a person each for computing the number of occupants in a *dwelling unit*.

Egress

26. (1) Every *dwelling unit* shall have two means of egress in conformance to the *Building Code* or a *compliance alternative* to the *Building Code* and with the provisions under the Fire Code Act, 1997 O. Reg. 388/97, as amended.
- (2) In an apartment *dwelling*, each *dwelling unit* shall have at least one entrance door that opens onto a common hallway, or to a private exit to the exterior at or near grade level except that in an apartment *dwelling* of not more than three storeys in height, the entrance to a *dwelling unit* may open off a stairway if a second entrance is provided that opens onto a separate stairway or corridor leading to a second means of egress.
- (3) Each floor level of an apartment *dwelling* shall be provided with at least two separate means of egress in compliance with the *Building Code*.
- (4) A required means of egress from a *dwelling unit* shall not pass through an attached or built-in garage, a room or *dwelling unit* not under the immediate control of the *dwelling unit* served, a furnace room, a storage room, a laundry room or a similar service area.
- (5) All required means of egress shall be maintained so as to permit safe, continuous and unobstructed passage at all times.
- (6) Every exit in an apartment *dwelling* or means of egress for a *dwelling unit* shall be fire separated from other *dwelling units* and non-habitable rooms as required by the *Building Code*.

PART III ADMINISTRATION AND ENFORCEMENT

Officers

27. The administration and enforcement of this Bylaw is the responsibility of the Property Standards Officer of the *Township* of Augusta who shall be appointed by the Council of the Corporation of the *Township* of Augusta, together with such assistance as Council may provide. The Property Standards Officer shall have the powers and shall follow the procedures provided by Section 15.1 - 15.8 of The Building Code Act, 1997 as amended from time to time.

Appeal of an Order

28. An owner who has been served with an order, made under section 15.2-(2) of the Building Code Act, 1997, and who is not satisfied with the terms or 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 14 days after being served the order.

Property Standards Committee

29. (1) A Committee to be known as The Property Standards Committee of the *Township* of Augusta is hereby established and continued.
- (2) The Property Standards Committee for the *Township* of Augusta shall consist of 3 ratepayers of the *Township* to be appointed by Council for terms of 1, 2 and 3 years initially and thereafter for terms of 3 years. The members of the committee shall hold office until their successors have been appointed. Any vacancy on the Committee shall be filled forthwith by Council.
- (3) The Committee shall elect a chair from among themselves and select a secretary. They may, subject to section 15.6 of the Building Code Act, 1997, adopt their own rules of procedure and any member may administer oaths.

Certificate of Compliance

30. Upon the issuance of a certificate of compliance at the request of an owner a fee is payable in accordance with the following:
- (1) a fee of \$25.00 for a *residential property* containing 3 or fewer *dwelling* units;
- (2) a fee of \$10.00 per *dwelling* unit for any *residential property* containing more than 3 *dwelling* units; and

Penalties

31. (1) Except as hereinafter provided, every person who contravenes any of the provisions of this bylaw or of sections 15.1 to 15.8 inclusive of the Building Code Act, 1997, as amended, is guilty of an offence and is liable to a fine of not less than \$300.00 and not more than \$2,000.00 recoverable under the provisions of the Provincial Offences Act, R.S.O. 1990, Chapter P.33, as amended.
- (2) Every owner who contravenes an order that is final and binding and which has been made pursuant to the terms of this bylaw and of sections 15.1 to 15.8 inclusive of The Building Code Act, 1997, as amended, is guilty of an offence and upon conviction is liable to a fine not exceeding \$500.00 for each day that he is in contravention of such order.

Power of Corporation to Repair or Remove

32. If the owner fails to repair the property in accordance with an order as confirmed or modified, the *Township* in addition to all other remedies, shall have a lien for any amount expended by or on behalf of the *Township* under the authority of section 15.4 of The Building Code Act, 1997, upon the property. The amount shall be deemed to be municipal real property taxes and may be added by the clerk of the municipality to the collector's role and collected in the same manner and with the same priorities as municipal real property taxes.

Conflicts

33. Wherever a standard established by this By-law is different from a standard in relation to the same matter established by any other item of legislation in force in the *Township* of Augusta, the standard which provides the higher degree of protection for the health, safety, and welfare of the occupants and of the general public, shall prevail.

Read a FIRST time this 10th day of January, 2000.

Read a SECOND time this 10th day of January, 2000.

Read a THIRD time this 10th day of January, 2000.

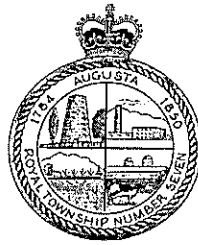


REEVE



CLERK-TREASURER

BY-LAW No. 2399
Policy Statement



Township Policy regarding Property Standards Complaints...

It will be policy with the Township, that no action take place until the complainant has signed a written complaint, and that the complaint be in our possession. Emergency life safety issues that require expediency may be acted upon at the Township's discretion.

In no case will the name of the complainant ever be voluntarily released.

Property Standards Bylaw . . .
Corporation of the Township of Augusta

CONVERSION SCHEDULE

APPROX. EQUIVALENT IMPERIAL SYSTEM

METRIC SYSTEM

1 inch	2.54 centimetres
22 inches	55.9 centimetres
24 inches	60.0 centimetres
42 inches	106.7 centimetres
4 feet 6 inches	137 centimetres
3 feet	.91 metres
4 feet	1.22 metres
6 feet	1.83 metres
7 feet	2.13 metres
10 feet	3 metres
1 square foot	.09 square metres
36 square feet	3.34 square metres
60 square feet	5.57 square metres
100 square feet	9.29 square metres
120 square feet	11.1 square metres
300 square feet	27.87 square metres
500 square feet	46.45 square metres
6,000 square feet	557.4 square metres
20,000 square feet	1958 square metres
20,001 square feet	1959.09 square metres
50,000 square feet	4645 square metres
50,001 square feet	4645.09 square metres
30 cubic feet	.95 cubic metres