



**PROPERTY MAINTENANCE
&
OCCUPANCY STANDARDS
BY-LAW**

BY-LAW NO. 39/2002

June 2002



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CORPORATION OF THE MUNICIPALITY OF SOUTHWEST MIDDLESEX

BY-LAW NO. 39/2002

PROPERTY MAINTENANCE AND OCCUPANCY STANDARDS BY-LAW

BEING A BY-LAW FOR PRESCRIBING MINIMUM STANDARDS FOR THE MAINTENANCE OF PROPERTY (WHICH INCLUDES BUILDINGS AND STRUCTURES) AND OCCUPANCY AND FOR PROHIBITING THE OCCUPANCY OR USE OF SUCH PROPERTY THAT DOES NOT CONFORM WITH THE STANDARDS, AND REQUIRING PROPERTY THAT DOES NOT CONFORM WITH THE STANDARDS TO BE REPAIRED AND MAINTAINED TO CONFORM WITH THE STANDARDS OR FOR THE SITE TO BE CLEARED OF ALL BUILDINGS, STRUCTURES, DEBRIS OR REFUSE AND LEFT IN GRADED AND LEVELLED CONDITION.

WHEREAS the Council of the Corporation of the Municipality of Southwest Middlesex desires to enact a by-law pursuant to the provisions of the Building Code Act, as amended;

AND WHEREAS there remains in effect in the Municipality of Southwest Middlesex, official plans for the former Township of Ekfrid, the former Township of Mosa, the former Village of Glencoe, and the former Village of Wardsville which include provisions relating to property maintenance and occupancy standards;

NOW THEREFORE the Council of the Corporation of the Municipality of Southwest Middlesex enacts as follows:

1. GENERAL

1.1 Short Title

This By-law, including Schedule "A" through Schedule "E" inclusive attached hereto and forming part of this By-law, may be cited as the "Property Standards By-law".

1.2 Application

This By-law shall apply to all property within the geographical boundaries of the former Township of Ekfrid, the former Township of Mosa, the former Village of Glencoe and the former Village of Wardsville, now constituting the Municipality of Southwest Middlesex.

1.3 Interpretation

1.3.1 The captions and headings in this By-law are inserted for convenience only and do not define, limit or enlarge the scope, meaning or intent of any provision.

1.3.2 In this By-law, words used in the present tense include the future tense, words in the masculine gender include the feminine and neuter, and the singular number includes the plural and the plural the singular.

1.3.3 In this By-law, the word "shall" is mandatory and not discretionary.

1.4 Standards

All standards herein are deemed to be the minimum standards for the promotion of the health, safety, comfort, convenience, and general welfare of the inhabitants of the Municipality.

1.5 Repeal

By-law No. 36-86 of the former Township of Ekfrid, By-law No. 959 of the former Village of Glencoe and By-law No. 628 of the former Village of Wardsville as amended are hereby repealed.

1.6 **Application of Other Legislation**

Nothing in this By-law shall relieve any person from any obligation to comply with the requirements of any other By-law or legislation or with the requirements to obtain any license, permit, certificate, authority, approval, consent or variance otherwise required.

1.7 **Validity**

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

1.8 **Conflicting By-laws**

Where any provision of this By-law conflicts with any provision of any other By-law of the *Corporation*, the provision(s) that establishes the higher standard of protection for the health, safety and welfare of the public shall prevail.

1.9 **Conflict with the Building Code Act**

This By-law shall be subject to the provisions of the *Building Code Act*, and where any provision of this By-law conflicts with or is inconsistent with the provisions of the Act, the provisions of the Act shall apply.

1.10 **Responsibility of Owner**

The owner of every property shall:

- a) comply with all of the standards prescribed in this By-law;
- b) not permit any person to use or occupy any property owned by him unless such property conforms to the standards prescribed in this By-law;
- c) comply with all lawful orders of the Property Standards Officer, within such time and in such manner as specified therein.

1.11 **Changes In Statutes**

Where any Act or portion of any Act is referred to in this By-law, such references shall be interpreted as referring to any subsequently renumbered sections of the Act, and/or changes to the date of the Act, and/or amendments or revisions to the Act or re-enactments of the Act.

1.12 **Effective Date**

This By-law shall come into full force and effect as of the date of passing hereof.

2. **DEFINITIONS**

- 2.1 **Accessory**, when used to describe a use, building, or structure shall mean a use, a building, or structure that is incidental, subordinate and exclusively devoted to a main use, building, or structure and that is located on the same lot therewith.
- 2.2 **Basement**, shall mean 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 adjacent finished ground surface or grade.
- 2.3 **Building**, shall mean any structure, whether temporary or permanent, designed, used or intended for sheltering any use or occupancy but shall not include a boundary wall, fence, travel trailer, camping trailer, truck camper, motor home or tent.
- 2.4 **Building Code**, shall mean regulations passed under the *Building Code Act*.

- 2.5 Cellar, shall mean that portion of a building between two floor levels which is partly or wholly underground but which has more than one-half of its height from finished floor to finished ceiling below adjacent finished ground surface or grade.
- 2.6 Committee, shall mean Property Standards Committee established pursuant to this By-law.
- 2.7 Corporation, shall mean the Corporation of the Municipality of Southwest Middlesex.
- 2.8 Dwelling, shall mean a building, occupied or capable of being occupied exclusively as a home, residence or sleeping place by one or more persons, but shall not include hotels, boarding houses, rooming houses, motels, institutions or mobile homes.
- 2.9 Dwelling Unit, shall mean one or more habitable rooms occupied or capable of being occupied by one or more persons as an independent and separate housekeeping establishment in which separate kitchen and sanitary facilities are provided for the use of such individual or household, with a private entrance from outside the building or from a common hallway or stairway inside the building.
- 2.10 Electrical Safety Code, shall mean regulations passed under the Power Corporation Act.
- 2.11 Fire Code, shall mean regulations passed under the Fire Marshals Act.
- 2.12 Habitable Space, shall mean any room used or intended to be used for living, sleeping, cooking or eating purposes and where the ceiling height is at least 2.3 metres over one-half the floor area.
- 2.13 Hard Surfaced, shall mean a stable, dust free surface constructed of concrete, paving stone, natural or artificial stone, asphalt or crushed stone treated with emulsified asphalt or other appropriate material.
- 2.14 Landscaped Open Space, shall mean the area of a lot which is used for the growth and maintenance of grass, flowers, shrubbery and other landscaping materials, both natural and artificial, and includes any surfaced walk, patio, or similar area, but does not include any access driveway or ramp, parking lot, deck or any open space beneath or within any building or structure.
- 2.15 Last Known Address, shall mean the address which appears on the most recent assessment roll of the Corporation.
- 2.16 Lot, shall mean a parcel of land, described in a registered deed or other document legally capable of conveying land, or shown as a lot or block on a registered plan of subdivision including any of its parts which are subject to right-of-way or easement, but does not include a lot or a block deemed not to be a registered plan of subdivision under a by-law duly passed pursuant to the Planning Act.
- 2.17 Means of Egress, shall mean a continuous path of travel provided by a doorway, hallway, corridor, exterior passageway, balcony, lobby, stair, ramp or other egress facility for the departure of persons from any point within the building, floor area, room or contained open space to a public thoroughfare or open space.
- 2.18 Medical Officer of Health, shall mean the Medical Officer of Health of the Middlesex-London Health Unit.
- 2.19 Mobile Home, shall mean a building designed and constructed in accordance with the specifications of the Canadian Standards Association (CAN/CSA - Z240) to be transported either on its own wheels or on detachable wheels and which is suitable for occupancy as a dwelling unit except for minor assembly operations and connection to utilities.
- 2.20 Municipality, shall mean the geographical area of the Municipality of Southwest Middlesex.
- 2.21 Nuisance, shall mean any use or condition which interferes with the normal enjoyment of any use of any neighbouring use of land, building or structure.

- 2.22 Occupant, shall mean any person or persons over the age of 18 years in possession of the property.
- 2.23 Officer, shall mean a property standards officer, or any person acting under his instructions, who has been assigned the responsibility of administering and enforcing this By-law.
- 2.24 Outside Storage, shall mean, in relation to non-residential properties, the storage of goods in the open air and in unenclosed portions of buildings which are open to the air on the sides.
- 2.25 Owner, shall mean the person for the time being managing or receiving the rent of /or paying the municipal taxes on the property in connection with which the word is used whether on the person's own account or as agent or trustee of any other person or who would so receive the rent if such land and premises were let, and shall also include a lessee or occupant of the property who, under the terms of a lease, is required to repair and maintain the property in accordance with the standards for the maintenance and occupancy of property.
- 2.26 Person, shall mean an individual, an association, a firm, a partnership, an incorporated company, municipal corporation, agent or trustee and their heirs, executors, or other legal representatives of a person to whom the context of this By-law applies according to the law.
- 2.27 Property, shall mean a building or structure or portion thereof and includes the lands and premises appurtenant thereto and all mobile homes, mobile buildings, mobile structures, outbuildings, fences and structures thereon whether heretofore or hereafter erected, and includes lands without buildings or structures.
- 2.28 Repair, shall include the provision of such facilities, the making of additions or alterations or the taking of any other action that may be required to ensure that a property conforms with the standards established in this By-law.
- 2.29 Sewage, shall mean any liquid waste containing animal, vegetable or mineral matter in suspension or solution but does not include roof water or other storm runoff, or water from swimming pools.
- 2.30 Sewage System, shall mean a public sanitary sewage system approved under the Environmental Protection Act and regulations thereunder or a private sanitary sewage system approved by the authority having jurisdiction.
- 2.31 Standards, shall mean the standards for the physical condition and the occupancy of property prescribed by this By-law.
- 2.32 Street or Road, shall mean a common and public highway of satisfactory construction and maintenance to permit the passage of motor vehicles and includes a street and a bridge forming part of a highway or on, over or across which a highway passes, and includes an unopened street or road allowance.
- 2.33 Structure, shall mean any material, object, or work erected as a unit or constructed or put together of connected or dependent parts or elements whether located under, on, or above the surface of the ground, but shall not include a sign, fence, boundary wall or well.
- 2.34 Yard, shall mean the land around and appurtenant to the whole or any part of a building and used or intended to be used, or capable of being used in connection with that building.
- 2.35 Waste, shall mean garbage, junk, refuse or other debris and objects or conditions that constitute, or may constitute, a nuisance, an eyesore, or a health, fire or safety hazard.

- 2.36 Zoning By-law, shall mean, in relation to the former Township of Ekfrid, By-law No. 17-78 as amended, in relation to the former Township of Mosa, By-law No. 3192 as amended, in relation to the former Village of Glencoe, By-law No. 1100 as amended and, in relation to the former Village of Wardsville, By-law No. 660 as amended and includes any subsequent comprehensive Zoning By-law passed by the *Corporation* and amendments thereto which repeals and replaces the aforementioned by-laws.

3. MAINTENANCE & OCCUPANCY OF BUILDINGS AND STRUCTURES

3.1 General

- 3.1.1 All *buildings* and structures shall be kept in good repair and free from health, fire and safety hazards or otherwise demolished and the site cleared in accordance with an order pursuant to Section 4.3b) of this By-law to the satisfaction of the Municipality.
- 3.1.2 The interior of vacant, ground floor level, retail floor space in urban areas shall be maintained in a neat and tidy condition free of any waste or otherwise concealed from public view by a continuous, opaque covering.
- 3.1.3 Only habitable space shall be used for human habitation.
- 3.1.4 No owner, nor anyone acting on his behalf, shall terminate, disconnect or cause to be terminated or disconnected any service, supply of fuel or utility providing light, heat, refrigeration, water or cooking facilities to or for a dwelling unit occupied by a tenant or lessee, except for such reasonable period of time as may be required for the purpose of repairing, replacing or altering such service or utility.
- 3.1.5 No toilet or urinal shall be located in a room used for or intended to be used for sleeping or preparing, consuming or storing food.
- 3.1.6 The maximum number of residents in a dwelling unit shall not exceed one (1) person per 10 square metres of habitable floor space.

3.2 Heating, Ventilating and Mechanical Systems

- 3.2.1 Heating, ventilating and mechanical systems including factory built stoves, fireplaces and chimneys, fans, air conditioners, pumps, filtration and other equipment provided to supply heat and air conditioning or other services shall be maintained in good working order.
- 3.2.2 Portable heating equipment shall not be used as the primary source of heat for any rented or leased dwelling or living accommodations.
- 3.2.3 Residential *buildings* shall be insulated and equipped with heating systems capable of maintaining an indoor air temperature of 22 degrees Celsius at 1.5 metres above floor level and 1.0 metres from exterior walls in all habitable rooms, bathrooms and toilet rooms. Heating systems shall be provided capable of maintaining a temperature not less than 18.5 degrees Celsius in an unfinished *basement* or *cellar* in *buildings* of residential occupancy. Crawl spaces need not be heated provided adequate measures are taken to insulate or otherwise protect all exposed water lines from freezing.
- 3.2.4 Ventilation shall be provided in residential *buildings* and maintained as follows:
- a) every habitable room except for a living room and a dining room shall be provided with natural ventilation which shall consist of an opening or openings with a minimum aggregate unobstructed free flow area of 0.3 square metres and be located in the exterior walls or through operable parts of skylights, or mechanical ventilation which shall change the air once each hour;
 - b) every washroom shall be provided with an opening or openings for natural ventilation located in an exterior wall or through operable parts of skylights and all such openings shall have a minimum aggregate unobstructed free flow area of 0.1 square metres. An opening for natural ventilation may be omitted from a

bathroom or toilet room where a system of mechanical ventilation has been provided, such as an exhaust fan with a duct leading to outside the dwelling;

- c) every enclosed attic or roof space shall be vented by openings to the exterior to provide at least 0.1 square metres of unobstructed vent area for every 30 square metres of attic or roof space. Such vents may be roof, eave or gable-end type or any combination thereof;
- d) every crawl space or non-habitable *basement* space shall be adequately ventilated to the exterior by natural or mechanical means;
- e) every laundry room, garbage disposal room, boiler room, storage garage, public corridor and other similar public rooms or spaces in residential *buildings* with multiple dwelling units shall be adequately ventilated.

3.3 Dwelling Units

3.3.1 Living rooms, dining rooms and bedrooms shall be provided with one or more windows and/or skylights that have a total light transmitting area of 5% of the floor area in the case of living and dining rooms and 2.5% of the floor area in the case of bedrooms.

3.3.2 Each dwelling unit shall have cooking facilities equipped with:

- a) a sink that is provided with potable hot and cold water, equipped with an impervious splashback and counter top around the sink, that is maintained in good working order;
- b) electrical or other service, fuel or utility outlets suitable for refrigerator and cooking stove.

Where equipped with a refrigerator, stove and kitchen fixtures, such appliances and fixtures shall be maintained in good working order.

3.3.3 Each dwelling unit shall have enclosed sanitary facilities with at least one containing a toilet, wash basin, bathtub or shower, water resistant floor, water resistant wall around the bathtub or shower, and a door to the facilities that can be secured from the inside and can be opened from the outside in an emergency.

3.3.4 In multiple dwellings where a voice communications system between each dwelling unit and the front lobby and security locking and release facilities for the entrance, have been provided and are controlled from each dwelling unit, such facilities shall be maintained in good working order.

3.3.5 In multiple dwellings having common areas, all such areas shall be maintained in a neat and tidy fashion free of waste.

3.4 Foundations

3.4.1 Every part of a *building* shall 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.

3.4.2 All foundation walls, piers, piles, slabs, and footings and other foundation units shall be maintained in good repair and shall be structurally sound.

3.4.3 Foundation walls shall be water proofed or damp proofed to prevent the entry of water or moisture into a *basement*, *cellar* or crawl space.

3.5 Exterior Walls, Roofs and other Exterior Building Components

3.5.1 All exterior surfaces shall be of materials, which provide adequate protection from the weather. Materials, which have been damaged or show evidence of deterioration, shall be removed, repaired or replaced.

- 3.5.2 The exterior walls, roof and other exterior parts of a dwelling or other *building* shall be free from loose, rotten, warped and broken materials and objects. Such materials and objects shall be removed, repaired or replaced.
- 3.5.3 All exterior walls and roof areas shall be maintained with insulation in accordance with the provisions of the Building Code.
- 3.5.4 A roof including the fascia board, soffit, cornice and flashing shall be maintained in a condition so as to prevent the leakage of water into the dwelling or *building*, and so as to prevent the accumulation of snow or ice thereon.
- 3.5.5 All eavestroughs, roof gutters and downpipes shall be kept in good repair and free from obstructions.

3.6 Signs

All legally permitted signs and billboards shall be maintained in good repair. Any signs which have excessively weathered or faded or those upon which the paint has excessively peeled or cracked shall, with their supporting members, be removed or put into a good state of repair.

3.7 Dampness

Interior floors, ceilings and walls shall be kept reasonably free from dampness arising from the entrance of moisture through an exterior wall, or a roof or through a *cellar*, *basement* or crawl space floor.

3.8 Doors and Windows

- 3.8.1 A door shall be provided at each entrance to a *building*. In *buildings* of residential occupancy, weatherstripping shall be provided around all exterior doors except garage doors.
- 3.8.2 Windows, exterior doors, and *basement* or *cellar* hatchways shall be maintained in good repair so as to prevent the entrance of wind, rain or snow.
- 3.8.3 Rotted, damaged or defective doors, door frames, window frames, sashes and casings, weather stripping, glass and door and window hardware shall be repaired or replaced.
- 3.8.4 All windows intended to be opened and all exterior doors shall have hardware so as to be capable of being locked or otherwise secured.
- 3.8.5 All vacant and abandoned *buildings* shall be secured to prevent unauthorized entrance.
- 3.8.6 A door located on a second storey or higher shall at all times, where opening to the exterior of a *building*, except where rendered inoperative by being permanently closed, open onto a solid platform or surface with a safety railing or other appropriate safety barrier in accordance with the Building Code.

3.9 Means of Egress

- 3.9.1 Every dwelling unit shall have a separate access so as to provide a safe, continuous and unobstructed exit from the interior of the *building* to the exterior at street or grade level in accordance with the Building Code.
- 3.9.2 Every dwelling unit located on each floor above the second floor, and two or more dwelling units located in the *basement*, shall have a secondary means of egress in accordance with the Building Code.

3.10 Exterior Stairs, Porches, Verandahs, Balconies, Decks

- 3.10.1 Every stair, landing, porch, verandah, balcony, or deck shall be maintained in good repair, free from conditions, which may create a health, fire or safety hazard.

3.10.2 Handrails, railings and guards shall be soundly constructed and maintained in good working order free of health, fire and safety hazards, and shall be provided in accordance with the Building Code.

3.10.3 All railings, handrails and guards shall be maintained in good repair and securely affixed or anchored.

3.11 Interior Cladding & Finishes

Interior cladding and finishes of walls and ceilings shall be maintained in good repair. In common areas, walls and ceilings shall be kept free of stains and other defacement.

3.12 Plumbing and Drainage Systems

3.12.1 Plumbing and drainage systems shall be provided, installed and maintained in good repair so that such systems:

- a) are free from leaks and adequately protected from freezing;
- b) supply potable hot and cold water commensurate with the normal requirements of the use and or occupancy served; and
- c) operated to provide at the hot water outlets in each dwelling unit hot water at a temperature of not less than 43°C.

3.12.2 Where washing machines and plumbing fixtures are provided, they shall be maintained in good working order.

3.12.3 Air conditioners shall be equipped with proper devices to prevent condensation draining onto public sidewalks, walkways, entrances and other pedestrian routes.

4. ADMINISTRATION AND ENFORCEMENT

4.1 Property Standards Committee

4.1.1 A Property Standards *Committee* is hereby established consisting of the members of the Council of the *Corporation*.

4.1.2 Members of the *Committee* shall hold office concurrently with their term on Council.

4.1.3 The members of the *Committee* shall be paid such compensation as the Council of the *Corporation* deems proper.

4.1.4 The members of the *Committee* shall elect one of themselves as Chairperson and when the Chairperson is absent through illness or otherwise, the *Committee* may appoint another member to act as Chairperson *pro tempore* and shall make provision for a Secretary of the *Committee*, and any member of the *Committee* may administer oaths.

4.1.5 The Secretary shall keep on file minutes and records of all applications and the decisions thereon and of all other official business of the *Committee*, and Section 74 of the Municipal Act applies with necessary modifications to such documents.

4.1.6 A majority of the *Committee* constitutes a quorum, and the *Committee* may adopt its own rules of procedure but before hearing an appeal shall give notice or direct that notice be given of such hearing to such persons as the *Committee* considers should receive such notice.

4.2 Officer and Inspection

4.2.1 It shall be the duty of Property Standards Officer to administer the provisions of this By-law and, in the performance of such duty, shall have all the powers and responsibilities set forth in the Building Code Act and regulations made pursuant thereto.

4.2.2 The Officer may, at any reasonable time and without warrant, and upon producing proper identification, enter and inspect any property to determine:

- a) whether the property conforms with the standards prescribed by this By-law; or
- b) whether an order made under the *Building Code Act* has been complied with.

4.3 **Order**

If the Officer finds that a property does not comply with any of the standards prescribed in this By-law, the Officer may make an order:

- a) stating the municipal address or the legal description of such property;
- b) giving reasonable particulars of the repairs to be made or a statement that the property is to be cleared of all *buildings*, structures, debris or refuse and left in a graded and levelled condition;
- c) indicating the time for complying with the terms and conditions of the order and giving notice that, if such repair or clearance is not carried out within the time specified in the order, the *Corporation* may carry out the repair or clearance at the expense of the owner; and
- d) indicating the final date for giving notice of appeal from the order.

4.4 **Serving and Posting of Order**

An order shall be served on the owner of the property and such other persons affected by it as the Officer determines and a copy of the order may be posted on the property.

4.5 **Registration of Order**

An order may be registered in the proper land registry 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 on which the order was served and, when the requirements of the order have been satisfied, the clerk of the *Corporation* shall forthwith register, in the County of Middlesex Registry Office, a certificate that such requirements have been satisfied, which shall operate as a discharge of the order.

4.6 **Appeal and Confirmation of Order**

When the owner or occupant has been served in accordance with Section 4.4 is not satisfied with the terms or conditions of the order, the owner may appeal to the *Committee* by sending a notice of appeal by registered mail to the secretary of the *Committee* within fourteen days after being served with the order, and in the event that no appeal is taken, the order shall be deemed to have been confirmed.

4.7 **Decision on Appeal**

4.7.1 Where an appeal has been lodged, the *Committee* shall hear the appeal and shall have all the powers and functions of the Officer and may:

- a) confirm, modify or rescind the order to demolish or repair;
- b) extend the time for complying with the order if, in the opinion of the *Committee*, the general intent and purpose of this By-law and the Official Plan in effect are maintained.

4.7.2 The Secretary of the *Committee* shall provide a copy of the *Committee's* written decision to the owner and the Officer who issued the order.

4.8 **Appeal to Courts**

4.8.1 Any owner or person affected by a decision of the *Committee* may appeal to a judge of the Ontario Court (General Division) by notifying the Clerk of the *Corporation* in writing

and by applying to the Court for an appointment within fourteen days after the sending of a copy of the decision.

4.8.2 The judge shall, in writing, appoint a day, time and place for the hearing of the appeal and may direct in the appointment the manner in which and upon whom the appointment is to be served.

4.8.3 On appeal, the judge has the same powers and functions as the *Committee*.

4.9 Effect of Decision

An order, as deemed to have been confirmed, or confirmed or modified by the *Committee*, or confirmed or modified by a judge, shall be final and binding upon the owner who shall carry out the repair or demolition within the time and in the manner specified in the order.

4.10 Certificate of Compliance

Following the inspection of a property, or at the request of the owner, the Officer may issue to the owner a Certificate of Compliance if, in the Officer's opinion, the property is in compliance with the standards of this By-law. The fee payable to the *Corporation* for a Certificate of Compliance shall be one hundred (\$100) dollars.

4.11 Enforcement

4.11.1 If the owner fails to maintain, demolish or otherwise repair *buildings* and structures in accordance with an order as confirmed or modified, the *Corporation* may cause the property to be repaired or demolished accordingly, the costs of which shall constitute a lien against the property in favour of the Municipality and which costs shall be deemed to be municipal real property taxes and which may be collected by the Municipality in the same manner as municipal real property taxes in accordance with the provisions of the Building code act and the Municipal Act.


4.11.2 Employees or agents of the *Corporation* may enter a property at any reasonable time without a warrant in order to repair or demolish the property.

4.11.3 The *Corporation* or its employees or agents shall not be liable to compensate the owner by reason of anything done by or on behalf of the *Corporation* in the reasonable exercise of its powers under this By-law.

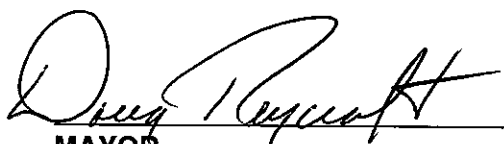
READ A FIRST TIME ON THIS 28TH DAY OF AUGUST, 2002.

READ A SECOND TIME ON THIS 28TH DAY OF AUGUST, 2002.

READ A THIRD TIME AND FINALLY PASSED ON THIS 28TH DAY OF AUGUST, 2002.



 CLERK



 MAYOR

CORPORATION OF THE MUNICIPALITY OF SOUTHWEST MIDDLESEX

BY-LAW NO. 20/2003

**A BY-LAW TO AMEND BY-LAW NO. 39/2002, BEING THE PROPERTY MAINTENANCE
AND OCCUPANCY STANDARDS BY-LAW**

WHEREAS the Council of the Corporation of the Municipality of Southwest Middlesex enacted a *Property Maintenance and Occupancy Standards By-law*, being By-law No. 39/2002, on the 28th day of August 2002 pursuant to the provisions of the Building Code Act, as amended;

AND WHEREAS the *Property Maintenance and Occupancy Standards By-law* is a by-law for prescribing minimum standards for the maintenance of property (which includes buildings and structures) and occupancy and for prohibiting the occupancy or use of such property that does not conform with the standards, and requiring property that does not conform with the standards to be repaired and maintained to conform with the standards or for the site to be cleared of all buildings, structures, debris or refuse and left in graded and leveled condition;

AND WHEREAS the Council of the Corporation of the Municipality of Southwest Middlesex now desires that By-law No. 39/2002 be amended to incorporate certain and particular matters with respect to electrical systems;

NOW THEREFORE the Council of the Corporation of the Municipality of Southwest Middlesex enacts as follows:

1. **THAT** Section 3 to By-law No. 39/2002, being the Maintenance and Occupancy of Buildings and Structures, is hereby amended by the addition of the following at the end of the Section:

“3.13 Electrical Systems


3.13.1 Fuses or overload devices shall not exceed limits established by Hydro One.

3.13.2 All lighting, including exit lighting and emergency lighting shall conform to the provisions of the Ontario Building Code and shall be maintained in good working order.

3.13.3 All electrical wiring and all electrical fixtures shall be installed and maintained in good working order and in conformity with the regulations of Hydro One.”

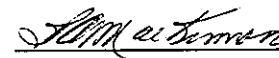
2. **THIS** By-law shall come into force and effect on the date of passing thereof.

READ A 1st and 2nd TIME ON THIS 5TH DAY OF MARCH, 2003.


Clerk


Mayor

READ A 3rd TIME AND FINALLY PASSED ON THIS 5TH DAY OF MARCH, 2003.


Clerk


Mayor