

**APPENDIX 13**

**PROPERTY STANDARDS BYLAW NO. 20-2012, AS AMENDED**

<b>Appendix 13: Property Standards Bylaw No. 20-2012, as amended</b>					
<b>Column A2 Description</b>		<b>Column A3 Section</b>	<b>Column A4 Administrative Penalty (1<sup>st</sup> Offence)</b>	<b>Column A5 Administrative Penalty (2<sup>nd</sup> Offence)</b>	<b>Column A6 Administrative Penalty (3<sup>rd</sup> Offence)</b>
1	Fail to eliminate an unsafe condition	3.(2)	\$400.00	\$600.00	\$900.00
2	Fail to maintain plumbing, cooking, refrigerating appliances and fixtures in a clean and sanitary condition	3.(3)(a)	\$300.00	\$450.00	\$675.00
3	Fail to maintain storage facilities and other equipment in a clean and sanitary condition	3.(3)(a)	\$300.00	\$450.00	\$675.00
4	Fail to keep all exits from the dwelling clean and unobstructed	3.(3)(b)	\$350.00	\$525.00	\$787.50
5	Fail to maintain the dwelling unit in a clean and sanitary condition	3.(3)(c)	\$300.00	\$450.00	\$675.00
6	Fail to make repairs in a good workmanlike manner	3.(6)	\$300.00	\$450.00	\$675.00
7	Fail to maintain a property in a structurally sound condition	4.(1)	\$400.00	\$600.00	\$900.00
8	Fail to have exterior surfaces of buildings, structures made of materials which resist deterioration	4.(2)	\$350.00	\$525.00	\$787.50
9	Fail to keep exterior walls, chimneys, roof and other parts of the building free from loose materials	4.(3)	\$350.00	\$525.00	\$787.50
10	Permit a roof drainage or discharge from a sump pump or pool to discharge on sidewalk, stairs, neighbouring property or street	5.(2)	\$350.00	\$525.00	\$787.50
11	Fail to discharge storm sewage so as to eliminate recurrent standing water and surface ponding	5.(3)	\$350.00	\$525.00	\$787.50
12	Discharge storm sewage on the property into basement or cellar on the property adjoining properties' basement or cellars	5.(3)	\$350.00	\$525.00	\$787.50

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13	Fail to maintain eavestroughs and downspouts watertight and free from leaks	5.(4)(a)	\$300.00	\$450.00	\$675.00
14	Fail to maintain eavestroughs and downspouts in a good working order, and free from any obstructions	5.(4)(b)	\$300.00	\$450.00	\$675.00
15	Fail to maintain eavestroughs and downspouts in a stable condition and shall be securely fastened to the structure	5.(4)(c)	\$300.00	\$450.00	\$675.00
16	Fail to keep catch basin in good repair and free of debris and obstructions	5.(5)	\$300.00	\$450.00	\$675.00
17	Fail to protect a building against the risk of accident or intentional damage to the property	6.(1)	\$350.00	\$525.00	\$787.00
18	Fail to keep vacant building clear of garbage rubbish and debris	6.(4)	\$350.00	\$525.00	\$787.50
19	Fail to have all water, electrical and gas services turned off in vacant building	6.(4)	\$400.00	\$600.00	\$900.00
20	Fail to protect the building from further damage, accident or other danger	7.(1)	\$350.00	\$525.00	\$787.50
21	Fail to remove surface that has smoke damage or other defacement	7.(2)	\$300.00	\$450.00	\$675.00
22	Fail to keep fire damaged building clear of all garbage, refuse and debris	8.(1)	\$350.00	\$525.00	\$787.50
23	Fail to have all water, electrical and gas services turned off in fire damaged building	8(1)	\$400.00	\$600.00	\$900.00
24	Fail to remove damaged or partly burned materials from the premise	8.(2)	\$300.00	\$450.00	\$675.00
25	Fail to fill up a foundation within 30 days	8.(3)	\$350.00	\$525.00	\$787.50
26	Fail to maintain exterior wall of a building or structure in good repair	9.(1)	\$350.00	\$525.00	\$787.50

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27	Fail to maintain exterior wall to prevent the entry of vermin and birds	9.(2)	\$300.00	\$450.00	\$675.00
28	Fail to maintain exterior walls and their components free of vandalism or other damage	9.(3)	\$300.00	\$450.00	\$675.00
29	Fail to maintain exterior walls and their components free of posters for an event that has already occurred	9.(4)	\$250.00	\$425.00	\$687.50
30	Fail to maintain exterior walls and their components where the message is not readable due to damage or deterioration to the poster	9.(4)	\$250.00	\$425.00	\$687.50
31	Fail to make patching and repairs with the same or visually similar material	9.(6)	\$250.00	\$425.00	\$687.50
32	Fail to have roof and all of its components weather-tight	10.(1)	\$350.00	\$525.00	\$787.50
33	Fail to repair or replace damaged roofing materials or components	10.(2)	\$350.00	\$525.00	\$787.50
34	Fail to maintain a roof, fascia board, soffit, cornice and flashing to prevent leakage	10.(3)	\$300.00	\$450.00	\$675.00
35	Fail to remove ice or snow from roof	10.(4)	\$350.00	\$525.00	\$787.50
36	Fail to keep roof clean and free of rubbish or debris	10.(5)(a)	\$350.00	\$525.00	\$787.50
37	Fail to keep roof clean and free of objects or conditions that may create a health or accident hazard	10.(5)(b)	\$350.00	\$525.00	\$787.50
38	Fail to maintain a chimneys smoke, or vent stacks, aerials, satellite dishes or lighting arrestor	10.(6)	\$300.00	\$450.00	\$675.00
39	Fail to fit exterior openings with doors or windows	11.(1)	\$400.00	\$600.00	\$900.00
40	Fail to maintain windows, doors, skylights or basement cellar hatchways in good repair	11.(2)	\$300.00	\$450.00	\$675.00

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41	Fail to have suitable hardware on a window	11.(3)	\$250.00	\$425.00	\$687.50
42	Fail to have screens on windows and in good repair	11.(4)	\$250.00	\$425.00	\$687.50
43	Fail to install the protective device within 7 days	11.(6)	\$250.00	\$425.00	\$687.50
44	Fail to keep interior floors, ceiling and walls free from excessive dampness	12.(1)	\$350.00	\$525.00	\$787.50
45	Fail to have foundation walls or piers	13.(2)	\$400.00	\$600.00	\$900.00
46	Fail to maintain a basement, cellar or crawl space in a watertight condition	13.(3)	\$350.00	\$525.00	\$787.50
47	Fail to maintain interior or exterior stairs, landings, balconies, porches or any means of access free of holes, cracks and defects	14.(1)	\$350.00	\$525.00	\$787.50
48	Fail to maintain a handrail in good repair	14.(2)	\$300.00	\$450.00	\$675.00
49	Fail to maintain walls, ceilings and floor free of holes, mould, cracks, loose coverings or other defects	15.(1)	\$350.00	\$525.00	\$787.50
50	Fail to maintain all floors reasonable smooth, level and maintained so as to be free of mould and all loose warped, protruding, broken or rotten boards	15.(2)	\$300.00	\$450.00	\$675.00
51	Fail to maintain floor finishing so as to be impervious to water and readily cleanable	15.(3)	\$300.00	\$450.00	\$675.00
52	Fail to provide sufficient thermal insulation to prevent condensation	15.(4)	\$350.00	\$525.00	\$787.50
53	Fail to repair wall and ceiling with a compatible finish	15.(5)	\$300.00	\$450.00	\$675.00
54	Fail to maintain all plumbing, drain pipes, water pipes and fixtures in a good working order and free from leaks and defects	16.(1)	\$350.00	\$525.00	\$787.50

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55	Fail to protect water pipes from freezing	16.(2)	\$350.00	\$525.00	\$787.50
56	Fail to connect a fixture outlet pipe to the sewage system through water trap seals	16.(3)	\$300.00	\$450.00	\$675.00
57	Fail to provide through piping hot and cold potable water	16.(4)(a)	\$400.00	\$600.00	\$900.00
58	Fail to provide through piping cold water connected to every toilet and hose bib	16.(4)(b)	\$300.00	\$450.00	\$675.00
59	Allow a water powered or water driven sump pump or back up pump to be connected to a water or sewage system	16.(7)	\$350.00	\$525.00	\$787.50
60	Connect a private water source and a municipal water system	16.(8)	\$400.00	\$600.00	\$900.00
61	Fail to have a heating system capable of supplying sufficient heat to maintain a temperature of not less than 22 degrees Celsius	17.(1)	\$350.00	\$525.00	\$787.50
62	Fail to operate and maintain the heating system in a good working order	17.(3)(a)	\$350.00	\$525.00	\$787.50
63	Fail to operate and maintain the heating system free from unsafe condition	17.(3)(b)	\$400.00	\$600.00	\$900.00
64	Equip dwelling unit with a portable heating equipment as the primary source of heat	17.(4)	\$350.00	\$525.00	\$787.50
65	Fail to maintain and keep free from defects the fireplace, chimney, smoke pipe, flue and vent	17.(5)	\$350.00	\$525.00	\$787.50
66	Fail to provide an adequate supply of fuel	17.(6)	\$350.00	\$525.00	\$787.50
67	Fail to maintain in good working order electrical wiring, fixtures, switches, receptable and appliances	18.(2)	\$350.00	\$525.00	\$787.50
68	Use extension cords as a permanent solution to inadequate receptable locations.	18.(3)	\$300.00	\$450.00	\$675.00

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69	Fail to have and maintain adequate interior and exterior lighting fixtures over stairways, steps, ramps, entrances landing	19.(1)	\$250.00	\$375.00	\$562.50
70	Fail to provide every bathroom, kitchen, laundry room, furnace room, basement, cellar and storage room with a permanent light fixture	19.(2)	\$250.00	\$375.00	\$562.50
71	Direct, place or shine on a neighbouring property outdoor lighting and indoor lighting, that can be seen outdoors	19.(3)	\$300.00	\$450.00	\$675.00
72	Fail to provide a window capable of being opened without tools or special knowledge in every bedroom	19.(5)	\$400.00	\$600.00	\$900.00
73	Fail to maintain the surfaces of steps, walks, driveways, parking area so as to afford safe passage	20.(2)	\$350.00	\$525.00	\$787.50
74	Fail to keep fences, barriers, retaining walls and signs in good repair, free from accident hazards	21(1)(a)	\$350.00	\$525.00	\$787.50
75	Fail to keep fences, barriers, retaining walls and signs protected by paint, preservative or other weather resistance material	21(1)(b)	\$300.00	\$450.00	\$675.00
76	Fail to keep fences, barriers, retaining walls and signs free from hazards	21.(1)(d)	\$350.00	\$525.00	\$787.50
77	Fail to remove unsightly marking, stains or other defacement on the exterior surfaces of fences, screens or other enclosures	21.(2)	\$300.00	\$450.00	\$675.00
78	Fail to provide dwelling with a kitchen sink, a water closet and hand wash basin and a bathtub or shower	22.(1)	\$400.00	\$600.00	\$900.00
79	Fail to have every bathroom accessible from within the dwelling and provided with a door capable of being locked	22.(2)	\$350.00	\$525.00	\$787.50
80	Fail to provide dwelling unit with a refrigerator and a stove top and oven combination	22.(8)	\$350.00	\$525.00	\$787.50
81	Fail to have and maintain in a good working order an opening for natural ventilation in every habitable room	23.(1)	\$350.00	\$525.00	\$787.50
82	Fail to maintain in a good working order the system of the mechanical ventilation	23.(5)	\$300.00	\$450.00	\$675.00

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83	Fail to provide a listed fire alarm and a fire detection system	24.(1)	\$400.00	\$600.00	\$900.00
84	Fail to have the escape in good condition, free from obstructions	24.(2)	\$400.00	\$600.00	\$900.00
85	Fail to install a smoke alarm	24.(3)	\$400.00	\$600.00	\$900.00
86	Fail to install a carbon monoxide alarm where combustion appliances exist	24.(5)	\$400.00	\$600.00	\$900.00
87	Use or permit the use of a non-habitable rooms in a building for a habitable purpose	25.(1)	\$450.00	\$675.00	\$1,012.50
88	Fail to keep every accessory building in good repair and free from health, fire and accident hazards	26.(1)	\$350.00	\$525.00	\$787.50
89	Use a shipping container, trailer and other such equipment as accessory buildings	26.(3)	\$300.00	\$450.00	\$675.00
90	Fail to provide every building with sufficient receptacles or commercial containers to contain all garbage, rubbish and debris	28.(1)	\$250.00	\$375.00	\$562.50
91	Permit a person to occupy a property not in conformity with the prescribe standards	30(1)(b)	\$350.00	\$525.00	\$787.50
92	Fail to comply with an Order	30(1)(c)	\$400.00	\$600.00	\$900.00
93	Fail to produce documents or things requested	30(1)(d)	\$400.00	\$600.00	\$900.00
94	Fail to provide information or assist in the collection of information from other persons	30.(1)(e)	\$400.00	\$600.00	\$900.00
95	Fail to allow entry by the inspector or such persons as needed to carry out an inspection or test or in aid thereof	30.(1)(f)	\$450.00	\$675.00	\$1,012.50
96	Fail to permit examination, test, sampling or photographs necessary for the purpose of an inspection or in aid thereof	30(1)(g)	\$450.00	\$675.00	\$1,012.50