

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 55-86

BEING A BY-LAW TO PRESCRIBE STANDARDS FOR  
THE MAINTENANCE AND OCCUPANCY OF PROPERTY.

WHEREAS the Council of The Corporation of the City of North Bay is empowered under Section 31 of the Planning Act, 1983, R.S.O. 1980, Chapter 1, and amendments thereto to pass a by-law for, inter alia, prescribing standards for the maintenance and occupancy of 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 or for the site to be cleared.

AND WHEREAS there is in effect in the City of North Bay an Official Plan that includes provisions relating to housing and property conditions.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF NORTH BAY HEREBY ENACTS AS FOLLOWS:

SHORT TITLE

1. This by-law may be cited as "The Property Standards By-law" of the City of North Bay.

DEFINITIONS

2. In this by-law:
  - 2.1 "Accessory Building" means a detached subordinate building on the same lot as the main building.
  - 2.2 "Balustrade" means a protective barrier that acts as a guard around openings in floors or at the open sides of stairs, landings, balconies, mezzanines, galleries, raised walkways or other locations to prevent accidental falls from one level to another, such barrier may or may not have openings through it.
  - 2.3 "Bathroom" means a room containing a bathtub or shower with or without a toilet and basin.
  - 2.4 "Building" means any structure used or intended to be used or capable of being used for the support or shelter of any use or occupancy.
  - 2.5 "Committee" means the Property Standards Committee established pursuant to the provisions of this by-law.
  - 2.6 "Corporation" means The Corporation of the City of North Bay".
  - 2.7 "Dwelling" means a building or structure or part of a building or structure which is, or is intended to be used or has been used for the purpose of human habitation, and includes a building that would be used or would be intended to be used for such purposes, except for its state of disrepair, and shall include every building on a residential property other than an accessory building.

- 2.8 "Dwelling Unit" means one (1) or more rooms connected together as a separate unit in the same dwelling and constituting an independent housekeeping unit, for residential occupancy by humans with facilities for persons to sleep and cook.
- 2.9 "Exit" means that part of a means of egress that leads from the floor it serves, including any doorway leading directly from a floor area to a public thoroughfare or to an approved open space.
- 2.9.1 "Exit, Access To" means that part of a means of egress within a floor area that provides access to an exit serving the floor area.
- 2.9.2 "Habitable Room" means any room in a dwelling unit used or intended to be used by humans for living, sleeping, cooking or eating purposes.
- 2.10 "Last Known Address" means the address which appears on the last revised Assessment Roll of the Corporation.
- 2.11 "Medical Officer of Health" means the Medical Officer of Health for the North Bay and District Health Unit.
- 2.12 "Multiple Dwelling" means a building containing three (3) or more dwelling units, or five (5) or more rooming units, or a combination of dwelling units and rooming units totalling five (5) or more.
- 2.13 "Mixed Use Building" means a building containing dwelling units and other uses not accessory to the dwelling units.
- 2.14 "Non-Habitable Room" means any room in a dwelling or dwelling unit other than a habitable room, and includes bathroom, toilet room, laundry, pantry, lobby, communicating corridor, stairway, closet, basement, boiler room or other space used for service or maintenance of the dwelling for public use, and for access to, and vertical travel between storeys.
- 2.15 "Occupant" means any person apparently over the age of eighteen (18) years in possession of the property.
- 2.16 "Officer" means the Chief Property Standards Officer of the Corporation, or a Property Standards Officer of the Corporation duly appointed by a by-law of the Corporation to administer and enforce the provisions of this by-law.
- 2.17 "Owner" includes the person for the time being managing or receiving the rent of the land or premises in connection with which the word is used whether on his 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 the lease, is required to repair and maintain the property in accordance with the standards for maintenance and occupancy of property.
- 2.18 "Property" means a building or structure or part of a building or structure, and includes the lands and premises appurtenant thereto and all mobile homes, mobile buildings, mobile structures, out-buildings, fences and erections, thereon whether heretofore or hereafter erected, and includes vacant property, and is divided into:

- (a) "Non-Residential Property" which includes property which is not occupied or capable of being occupied in whole or in part for the purpose of human habitation;
  - (b) "Residential Property" which includes property which is occupied or capable of being occupied in whole or in part for the purposes of human habitation and is referred to herein as a dwelling; and
  - (c) "Vacant Land" which includes property on which there are no structures of any kind.
- 2.19 "Public Corridor" means a corridor that provides access to exit from individually rented rooms, suites of rooms or dwelling units.
- 2.20 "Repair" includes the provisions of such facilities and the making of additions or alterations or the taking of such action as may be required so that the residential property shall conform to the standards prescribed in the by-law and "repairs" and "repaired" have a corresponding meaning.
- 2.21 "Rooming Unit" means one or more habitable rooms with shared sanitary, cooking or eating facilities, or with no cooking or eating facilities, which are rented or are capable of being rented to a person for gain.
- 2.22 "Sewerage System" means the sanitary sewerage system or storm sewerage system of the City of North Bay or a private sewage disposal system approved under Ontario Regulation 374/81 passed under the Environmental Protection Act, R.S.O. 1980.
- 2.23 "Prescribed Standards" means the standards prescribed in this by-law.
- 2.24 "Toilet Room" means a room containing a toilet.
- 2.25 "Vehicle" includes a motor vehicle, trailer, boat, motorized snow vehicle, mechanical equipment and any vehicle drawn, propelled or driven by any kind of power, including muscular power.
- 2.26 "Water Systems" means the system for supply of water from the Pumping Station and Reservoirs managed and operated by the City of North Bay, or from a private water supply approved under Ontario Regulation 774/81 passed under the Environmental Protection Act, R.S.O. 1980.
- 2.27 "Yard" means the land other than publicly owned 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 the building.

PART I

PROPERTY STANDARDS:

3. Exterior Structure;
- 3.1 In every building the exterior walls shall be sound and tight.
- 3.2 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.

- 3.3 (a) Every building shall have a sound and tight roof.
- (b) The roof of every building shall be maintained in a watertight condition so as to prevent leakage of water into the building.
- (c) The roof over the entrance to a dwelling shall prevent drain water from falling on the entrance way.
- 3.4 Every chimney, smoke pipe, and flue of a building shall prevent gases from leaking into the building.
- 3.5 All exterior exposed surfaces of a building shall be treated and maintained so as to prevent moisture seepage.
- 3.6 (i) Windows, exterior doors and cellar hatchways shall be in good repair so as to prevent the entrance of wind or rain into the building.
- (ii) Every window, sash and door shall open and close freely if same is required for ventilation or as an exit.
- 4. Interior Structure:
- 4.1 In every building, all joists, beams, studding and roof rafters shall be of sound material.
- 4.2 Every cellar shall have a concrete or other floor to guard against the entry of vermin.
- 4.3 Every cellar floor shall be adequately drained.
- 4.4 The interior floors, ceilings and walls shall be free from dampness arising from the entrance of moisture through an exterior wall, or a roof, or through a cellar, basement or crawl space.
- 4.5 (a) Interior walls shall be finished so as to provide a surface which is reasonably smooth and tight.
- (b) Every wall and ceiling in a building shall be free of holes.
- (c) Every wall and ceiling in a building shall be free of cracks, loose plaster or other material, which is in such a condition that it may collapse.
- 4.6 Every floor in a building shall be reasonably level and smooth, and free of loose, warped, protruding, broken or rotted material.
- 4.7 The floor and the walls to the height of three feet (3') above the floor and three feet (3') above the bathtub of every bathroom, shower room and toilet room shall be water resistant.
- 4.8 Where an aperture such as window sash, skylight or louvre is to be used for ventilation, such aperture shall be in proper working condition.
- 5. Stairs and Ramps:
- 5.1 The open side or sides of every ramp, balcony, platform, verandah or landing over one foot six inches (1' 6") above the level of the adjacent ground, shall be equipped with a safe, sturdy handrail and balustrade.
- 5.2 An inside or outside stair and any porch, balcony, platform, verandah or landing appurtenant to it, and any ramp shall be free from holes.

- 5.3 An inside or outside stair and any porch, balcony, platform, verandah or landing appurtenant to it, and any ramp shall be free from cracks and other defects which constitute a hazard.
- 5.4 All treads, risers or decking shall be maintained in good condition.
- 5.5 All supporting structural members of stairs and ramps shall be maintained in good condition.
6. Washrooms and Bathrooms
- 6.1 All bathrooms and toilet rooms shall be fully enclosed and with a door capable of being closed so as to provide privacy for the occupant.
7. Plumbing, Drains and Sanitary Facilities
- 7.1 Every dwelling unit shall contain at least
- (i) sink, wash basin, bathtub, or shower in a building with hot and cold running water with hot water at a minimum temperature of 50 degrees Celsius.
  - (ii) Every toilet shall have adequate running water
  - (iii) Where more than one dwelling unit is contained in a building, the hot water facilities shall be capable of supplying water at a minimum temperature of 50 degrees Celsius to each dwelling unit for a continuous period of at least 15 minutes at the same time.
- 7.2 All plumbing, including every drain pipe, water pipe, toilet and plumbing fixture in a building and the building drain shall be in good working order, free from leaks and protected from freezing.
8. Ventilation
- 8.1 Subject to subsection 8.2, every habitable room shall have an opening or openings for natural ventilation and such openings shall have a minimum aggregate unobstructed free flow area of three (3) square feet.
- 8.2 An opening for natural ventilation may be omitted from a kitchen, living room or living-dining room where mechanical ventilation which changes the air once each hour is provided.
- 8.3 Every bathroom or toilet room shall be provided with an opening or openings for natural ventilation, or a system of mechanical ventilation which operates whenever the light is turned on in the bathroom or toilet room.
9. Lighting:
- 9.1 Every habitable room, except for a kitchen, shall have a window or windows, skylights or translucent panels that face directly to the outside with an unobstructed light transmitting area of not less than ten per cent (10%) of the floor area of such rooms. The glass area of a sash door may be considered as a portion of the required window area.

10. Electrical Services:

10.1 Existing wiring and electrical equipment shall be in good serviceable and safe condition, as required by Ontario Hydro.

11. Vermin Control:

11.1 Every dwelling shall be free from vermin at all times.

11.2 Any opening in a cellar, crawl space or roof space used or intended to be used for ventilation or drainage and any other opening in a cellar, crawl space, or roof space shall be screened with wire mesh or other such material in order to exclude vermin.

12. Drainage:

12.1 Storm water shall be drained from a yard so as to prevent excessive ponding or the entry of water into a building.

12.2 Sewage shall be discharged only through the building drain and building sewer into a sewage system.

13. Walks and Driveways:

13.1 Steps, walks and driveways shall afford safe passage for pedestrians.

14. Accessory Buildings, Structures and Fences:

14.1 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.

14.2 All exterior exposed surfaces of accessory buildings or structures shall be treated and maintained with a protective coating material to inhibit deterioration.

15. Exits:

15.1 Exits from a floor area shall be located as remotely from the others as possible, and by egressing from a dwelling or rooming unit, it shall be possible to go in opposite directions to separate exits. One exit from a floor area may be a fire escape, constructed in accordance with the provisions of the Building Code.

PART II

ADDITIONAL STANDARDS FOR RESIDENTIAL PROPERTY

16. Occupancy Standards:

16.1 The maximum number of occupants in a dwelling unit shall not exceed one person per 100 square feet of habitable room floor area provided that any child less than twelve years of age shall require only 50 square feet of habitable room floor area per child.

16.2 The floor area under a ceiling which is less than seven feet (7') high shall not be counted for the purpose of computing habitable room space.

17. Habitable Rooms:

17.1 Every living room, dining room and kitchen shall have a minimum clear height of seven feet (7') over at least three-quarters of its floor area, and every bedroom shall have a minimum average clear height of seven feet (7') over at least one-half of its floor area.

- 17.2 A bedroom or sleeping room for one person shall have a minimum width of six (6) feet; a minimum floor area of sixty (60) square feet and a bedroom or sleeping room for two or more persons, a minimum floor area of thirty-six (36) square feet per person, calculated in each case from the measurement of such room from the inside faces of its walls, exclusive of the floor area of any closet or other storage space.
18. Non-Habitable Rooms:
- 18.1 No person shall use or permit the use of a non-habitable room for a habitable room purpose.
19. Kitchens:
- 19.1 Every self-contained dwelling unit shall contain a kitchen area equipped with a sink served with hot and cold water, storage facilities, a counter-top work area and space for a stove and refrigerator.
- 19.2 Every kitchen sink shall have a splash back and drain area of an impervious surface.
- 19.3 Every main cooking space shall have an adequate energy source approved according to law.
20. Heating Facilities:
- 20.1 No open flame type of heating appliance shall be installed or used in a room used or intended to be used for sleeping accommodation.
21. Plumbing and Plumbing Facilities:
- 21.1 Every dwelling unit, except as otherwise provided in subsection (2) of this section, shall be provided with at least the following:
- (a) a toilet;
  - (b) a wash basin; and
  - (c) a bathtub or shower stall
- 21.2 Not more than two (2) dwelling units in a building may have a common toilet, wash basin, bathtub or shower stall provided that:
- (a) the two (2) dwelling units are occupied by not more than six (6) persons; and
  - (b) access thereto can be had without going through rooms of the other dwelling unit or outside the building.

### PART III

#### APPLICATION

- 3.1 Part I applies to all property in the municipality of the City of North Bay.
- 3.2 In addition to the provisions of Part I, the provisions of Part II apply to any buildings used for residential purposes in the City of North Bay.

PART IV

PROCEDURE

4. Administration and Enforcement

4.1 The Corporation may from time to time appoint Property Standards Officers and such other clerks and staff as may be necessary to carry out the administrative functions of this by-law including the enforcement thereof.

Right to Enter and Inspect

4.2 An officer or any person acting under his instructions:

- (a) may, at all reasonable times and upon producing proper identification, enter and inspect any property, but
- (b) shall not enter any room or place actually used as a dwelling unit without the consent of the occupant.

Notice of Violation

- 4.3 (1) When an officer has reasonable grounds to believe that any property does not conform with the standards, he may issue a notice to the owner and all persons shown by the last revised Assessment Roll and the records of the Registry Office, the Land Titles Office and the Sheriff's Office to have any interest thereon.
- (2) The notice referred to in subsection (i) hereof shall:
- (a) contain particulars of the non-conformity
  - (b) set a date between 14 days and 30 days from the date of the notice for him to appear before the officer
  - (c) state,
    - (i) that he or his representative may:
      - (a) appear,
      - (b) make any representations, and
      - (c) present any evidence
    - (ii) that, in the event that he does not appear, an Order may be made by an officer in his absence;
    - (iii) the action that may be taken to make the property conform to the standards, and
    - (iv) any other information that an officer deems necessary; and
  - (d) be served or caused to be served,
    - (i) by personal service, or
    - (ii) by prepaid registered mail
- (4) An officer may provide all occupants with a copy of the notice referred to in subsection (i) hereof.



ORDERS

- 4.4 (1) A property standards officer may make an Order or Orders to the owner or occupant:
- (a) requiring the owner or occupant to make the property conform to the standards within a period of time not less than 60 days and not more than ninety days from the date of the notice;
  - (b) prohibiting the use of the property, and requiring the person using or occupying the property to vacate the property within a period of time not to exceed one hundred and twenty (120) days.
  - (c) directing the placarding of the property as provided in section 4.7
  - (d) requiring the owner to demolish the property within a period of time not to exceed one hundred and twenty (120) days, or
  - (e) causing the registration of a caution on the title to the property as provided in section 4.8.
- (2) The Order referred to in subsection (1) shall:
- (a) contain, in addition to the requirements of subsection (1) the following requirements:
    - (i) the municipal address or the legal description of the property;
    - (ii) reasonable particulars of the repairs or a statement that the site is to be cleared of all buildings, structures, debris or refuse and left in a graded and levelled condition, whichever is applicable,
    - (iii) the period of compliance,
    - (iv) notice that if repair or clearance is not done within the time specified in the Order the Corporation may carry out the repair or clearance at the expense of the owner, and
    - (v) the final date for giving notice of appeal from the Order
- (3) (b) be served or caused to be served,
- (i) by personal service, or
  - (ii) by prepaid registered mail
- (4) Where an Order is made pursuant to Paragraph (b) of subsection (1) hereof, a copy of such Order may also be sent to the occupant or occupants of the property.

EXTENSIONS

- 4.5 (1) An Officer may also make an Order extending the time for compliance with any Order to repair or demolish given by him provided there is evidence of intent to comply with any such Order and that reasonable conditions exist which prevent immediate compliance.
- (2) The Order referred to in subject (1) hereof, shall be served or caused to be served;
- (a) by personal service, or
- (b) by prepaid registered mail.

NOTIFICATION

- 4.6 (1) A notice or an Order made under Section 4.3, 4.4, 4.5 when sent by registered mail shall be sent to the last known address of the person.
- (2) Where a notice or Order is served by prepaid registered mail, the date of service is the date of the next work-day, following the date of mailing.
- (3) If the officer is unable to effect service under sections 4.3 or 4.5, he shall place a placard containing the terms of the notice or Order in a conspicuous place on the property, and the placing of the placard shall be deemed to be sufficient service of the notice or Order on the owner or other interested persons.
- (4) No person shall pull down or deface the placard placed pursuant to subsection (3).

PLACARDING

- 4.7 (1) An officer may cause to be placed in a prominent position on the exterior of any property which does not conform to the standards a placard specifying the nature of non-conformity.
- (2) Any person who removes from the premises any sign, notice or placard placed thereon pursuant to this by-law shall be guilty of an offence and shall pay the same penalty as provided in the enforcement section of this by-law.

REGISTRATION OF CAUTION

- 4.8 (1) An Order issued pursuant to subsection (1) of Section 4.5 may be registered in the proper Registry or Land Titles 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 date on which the Order was served under the provisions of this by-law.
- (2) When the requirements of the Order have been satisfied, the Clerk of the Corporation shall forthwith register in the proper Registry or Land Titles Office a certificate that such requirements have been satisfied which shall operate as a discharge of such Order.

CERTIFICATE

- 4.9 (1) Following the inspection of a property, an officer, may, or on the request of the owner shall, issue to the owner a certificate of compliance if, in his opinion, the property is in compliance with the standards.
- (2) A fee shall be payable for a certificate issued pursuant to subsection (1) where it is issued at the request of the owner in the amount of twenty-five dollars (\$25.00).

RIGHT TO REPAIR OR DEMOLISH

- 4.10 When an owner or occupant has failed to obey an Order made pursuant to section 4.4 or section 4.5 to repair or demolish all or any part of a property, an officer may cause the repairs or demolition to be done and the cost of the work shall be at the expense of the owner, and shall be added to the Collector's Roll of Taxes for the current year and shall be collected as taxes.

PROPERTY STANDARDS COMMITTEE

- 4.11 (1) A Property Standards Committee is hereby established to review the Orders issued by an officer upon application in accordance with Section 4.12
- (2) The Committee shall be composed of three (3) ratepayers of the City of North Bay to be appointed by the Council of the Corporation based on replies to an advertisement for three (3) ratepayers, which shall be published in the newspaper, having general publication in the City of North Bay, at least thrice.
- (3) The terms of office for the members of the Committee shall be for three (3) years with one term expiring annually so that the first appointments shall be for one, two and three years.
- (4) All members shall serve beyond their terms of office as required until reappointed or replaced by City Council.
- (5) The Committee shall:
- (a) elect a chairman from its members, and
- (b) make provisions for a secretary of the Committee, said Secretary being an employee of the Corporation other than an officer.
- (6) When the chairman is absent through illness or otherwise, the Committee may appoint another member to act as chairman pro tempore.
- (7) In the event of a vacancy in the membership of the committee, the Council of the Corporation shall forthwith fill the vacancy with a ratepayer selected from replies to an advertisement for the ratepayer which shall be published in a newspaper, having general circulation in the City of North Bay, at least thrice.
- (8) Two (2) members of the Committee shall constitute a quorum.
- (9) Any member of the Committee may administer oaths.
- (10) A member of the Council of the Corporation or an employee of the Corporation, or of a local Board thereof is not eligible to be a member of the Committee, but a teacher employed by a board of education or school board is not deemed to be an "employee" for the purpose of this subsection.
- (11) 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, which records shall be public documents.
- (12) Any member may be reappointed upon the completion of his term of office provided that no member shall serve for a period exceeding six (6) consecutive years.

APPEAL TO COMMITTEE

- 4.12 (1) When an owner or occupant upon whom an Order has been served in accordance with this by-law is not satisfied with the terms or conditions of the Order, he may appeal to the Committee, P. O. Box 360, North Bay, Ontario. PLB 8H8, by sending notice of appeal by registered mail to the secretary of the Committee within fourteen (14) days after service of the Order, and, in the event that no appeal is taken, the Order shall be deemed to have been confirmed.
- (2) The secretary of the Committee, in receipt of the notice of appeal referred to in this section shall:
- (a) determine the date, place and time of the hearing of the appeal which shall take place not less than fourteen (14) days and not more than thirty (30) days from the date of receipt of the aforesaid notice; and
  - (b) give notice in writing of the date, place and time of the hearing referred to in paragraph (a) to:
    - (i) the appellant;
    - (ii) the officer who issued the Order, and
    - (iii) any other interested persons who appeared at the appearance held pursuant to section 4.3 (2)

said notice to be served personally or by registered mail.

- (3) (a) The Committee shall:
- (i) hold the hearing referred to in this section at the date, place and time set out in the notice, and
  - (ii) have all the powers and functions of an officer
- (b) The Committee may adopt its own rules of procedure
- (c) The applicant may appear with or without Counsel at the hearing, to present his appeal
- (d) The Corporation shall be represented at the hearing by the City Solicitor, or his duly authorized subordinate or assistant, who is entitled to reply to the appeal presented on behalf of the applicant.
- (e) The Committee may:
- (i) confirm the Order,
  - (ii) modify or quash the Order, or
  - (iii) extend the time for complying with the Order provided that, in the opinion of the Committee, the general intent and purpose of this by-law and of the official plan of the Corporation are maintained.
- (f) The Committee shall give its decision in writing.

- (g) The secretary of the Committee shall notify:
- (i) the appellant;
  - (ii) the officer who issued the Order, and
  - (iii) any other person who appeared at the hearing of the appeal

of the decision by causing a copy to be served personally or by registered mail.

- (h) Provision is hereby made for the payment of honoraria, as follows:

The members of the Committee shall be paid such compensation as the Council may provide.

#### APPEALS

- 4.13 (1) The Council of the Corporation or any owner or occupant or person affected by a decision of the Committee may appeal to a Judge of the Municipality by so notifying the Clerk of the Corporation in writing and by applying for an appointment within fourteen (14) days after the receiving of a copy of the decision of the Committee.
- (2) The Judge shall, in writing, appoint a day, time and place for the hearing of the appeal and in his appointment may direct that it shall be served upon such persons and in such manner as he prescribes.
- (3) The Judge on such appeal has the same powers and functions as the Committee.
- 4.14 The Order, when no appeal is taken within the time prescribed or after an appeal pursuant to section 4.12 or section 4.13 is completed, shall be final and binding upon the owner or occupant, whichever is applicable, who shall make the repair or effect the demolition within the time and in the manner specified in the Order.

#### DUTIES

- 4.15 (1) Every owner shall ensure that his dwelling or property is maintained in accordance with the provisions of this by-law.
- (2) Every person to whom an Order is issued or who is required to do or abstain from doing anything by or pursuant to this by-law shall obey such Order or do or abstain from doing such thing as required.

#### PENALTIES

- 4.16 Any person who contravenes any of the provisions of this by-law is guilty of an offence and, upon summary conviction thereof, shall be liable to a fine, exclusive of costs, of not more than Two Thousand Dollars (\$2,000.00) for each day that he is in contravention of an Order that is final and binding.

PROHIBITION ORDER

- 4.17 When a person has been convicted of an offence under this by-law:
- (a) the Provincial Court (Criminal Division) of the District of Nipissing, or
  - (b) any Court of competent jurisdiction thereafter may, in addition to any other penalty imposed on the person convicted, issue an Order prohibiting the continuation or repetition of the offence or the doing of any act or thing by the person convicted directed toward the continuation or repetition of the offence.

LOANS FOR REPAIRS

- 4.18 (1) Upon the application of the registered owner of property or assessed owner in respect of which a Notice or Order has been sent under this by-law for a loan to pay for the whole or any part of the cost of the repairs required to be done or for the clearing, grading and levelling of the land, the Council of the City may make the loan in such manner and on such terms and conditions as the Council of the City may prescribe subject to monies being available from the senior governments.
- (2) The amount of any such loan together with interest at a rate determined by the Council of the City may be added by the Clerk of the City to the Collector's Roll and collected in like manner as municipal taxes over a period fixed by the Council, and such amount and interest shall, until payment thereof, be a lien or charge upon the land in respect of which the loan has been made.
- (3) A certificate signed by the Clerk of the City setting out the amount loaned to any owner under this by-law including the rate of interest together with a description of the land in respect of which the loan has been made, sufficient for registration, shall be registered in the proper Registry or Land Titles Office against the land and upon payment in full to the City of the amount loaned and the interest thereon, a certificate signed by the Clerk of the City showing such payment shall be registered and thereupon the lien or charge upon the land is discharged.

BUILDING CODE ACT

5.1 This by-law is subject in all respects to the Building Code Act, R.S.O. 1980, Chapter 51.

REPEAL

6.1 By-law No. 56-77 is hereby repealed.

READ A FIRST TIME IN OPEN COUNCIL THE 17TH DAY OF MARCH , 1986.

READ A SECOND TIME IN OPEN COUNCIL THE 1ST DAY OF APRIL , 1986.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED THIS 1ST DAY OF APRIL , 1986.

  
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 MAYOR

  
 \_\_\_\_\_  
 CITY CLERK