

Property Standards By-Law Amendments – Fact Sheet

Item	Changes
Definitions and Interpretation (Part 1)	<ul style="list-style-type: none"> • Derelict • Domestic waste & Industrial Waste • Property Standards Officer • Refuse • Rubble • Vacant Building
General Standards (Part 2)	<ol style="list-style-type: none"> 1. (Removed Old) Section 2.4 (1-4) Garbage Receptacles (Included in new Lot Maintenance By-law.) 2. (Removed Old) Section 2.06 Unenclosed Porch - Balcony (Included in new Lot Maintenance By-law) <ul style="list-style-type: none"> • (Add) Section 2.10 (5 & 6) standard for exterior lighting. • (Remove Old) Section 2.15 (f) Storage Containers stored on residential property. Included in new Lot Maintenance By-law.
Exterior of Buildings and Structures (Part 3)	<ul style="list-style-type: none"> • (Add) Section 3.01 (3-5) on structural adequacy, officers ability to order engineers reports, repairs have been completed according to engineers requirements. • (Add) Section 3.6 (2) Canopies and awning material must be in good condition. • (Add) Section 3.09 (3) allows officer to obtain report from Wood Energy Technology Transfer (WETT) inspector for chimneys, smoke stacks, and flues.
Interior of Buildings & Structures (Part 4)	<ul style="list-style-type: none"> • (Add) Section 4.05 Elevators – update emergency communications, legislation, and clean & free of defacement.



<p>Additional Requirements for Residential Occupancy (Part 5)</p>	<ul style="list-style-type: none"> • (Add) Section 5.01 (2) Occupancy Standards that no kitchen or furnace room shall be used as a bedroom. • (Add) Section 5.01 (5) Occupancy Standards for rooms or area used for sleeping purposes. • (Add) Section 5.02 (5) Toilet and Bathroom Facilities require opening natural ventilation or a ventilation fan. • (Add) Section 5.03 Kitchen and Laundry standards for dwelling units. (appliance good working order, gas appliances connected properly, kitchens have sink/ stove/fridge/cupboards/countertop, laundry discharges to outdoors & free of hazards) • (Add) Section 5.04 Interior Doors, Countertops, Cupboards be maintained in Good Repair.
<p>Vacant – Damaged – Demolition (Part 6)</p>	<ul style="list-style-type: none"> • (Add) Section 6.02 (2) Vacant Properties (Increase standards for boarding for vacant properties to make more secure and visually appealing. • (Add) Section 6.02 (4) Vacant Properties (Owner shall post "No Trespassing" signs) • (Add) Section 6.02 (5) Vacant Properties (vacant building becomes derelict the shall bring the building into compliance with all structural and exteriorr maintenance provisions of the by-law or shall be demolished) • (Add) Section 6.03 (2) (3) (4) Damage By Fire- Storm- Other Causes (prevent remove unsafe condition & barricaded until repairs can be completed)(boarding standards)(repair damaged surfaces)(building/ structures beyond repair must be removed in level & graded condition) • (Add) Section 6.04 (5) Demolish Building (Prior to demolishing any building a permit must be obtained)
<p>Administration and Enforcement (Part 7)</p>	<ul style="list-style-type: none"> • (Revised) Section 7.03 (1 & 2) Property Standards Committee (changed from 3 to a minimum of 3 people on the Property Standards Committee)(term length extended to 4 year and shall coincide with the council term) • (Mirror Building Code) Inspection and Entry, Appeal Order, confirmation of Order, Duty of Committee, Appeal to Court, Judges Powers, Effect of Decision,



	Powers if not complied with, Warrantless Entry, No liability, and Lien.
Offences (Part 9)	<ul style="list-style-type: none"> • Changes fines to reflect the Building Code Act.
Severability (Part 10)	<ul style="list-style-type: none"> • Added/required for validity.
Schedule A	<ul style="list-style-type: none"> • (Remove) Schedule A - The fees have been approved in the Rates & Fees By-law (See Section 7.07)

For additional information or to submit comments, contact:

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