

REPEALED BY:
THE CORPORATION OF THE
TOWN OF GEORGINA

BY-LAW NO. 2003-040 (BU-1)

IN THE

DATE 2003/05/26
REGIONAL MUNICIPALITY OF YORK

BY-LAW NO. 2000- 040 (BU-1)

BEING A BY-LAW TO AMEND BY-LAW 98-106, BEING A BY-LAW
FOR THE PRESCRIBING OF STANDARDS FOR THE MAINTENANCE
AND OCCUPANCY OF PROPERTY WITHIN THE MUNICIPALITY.

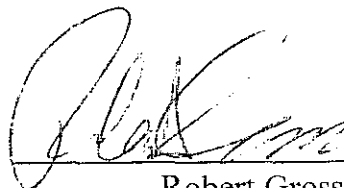
WHEREAS Section 15.1 of the Building Code Act, R.S.O. 1990, c.B.13,
as amended, authorizes the passing of a by-law prescribing standards for the
maintenance and occupancy of property within the municipality;

AND WHEREAS the Official Plan for the Town of Georgina includes
provisions relating to conditions of maintenance and occupancy of property.

NOW THEREFORE the Council of the Corporation of the Town of
Georgina enacts as follows:

1. That Schedule "H" of By-law No. 98-106 (BU-2) be deleted and
replaced with Schedule "H" attached hereto.

READ a first, second, and third time and finally passed this 3rd day of
April, 2000.


Robert Grossi, Mayor


Karen Landry, Clerk

Schedule "H"

Schedule "H" of By-law No. 2000-040 (BU-1)

Abatement of Nuisances

- 1.0 Vermin and Rodents: Every premises shall be kept reasonably free of rodents, vermin and insects at all times.
- 1.1 Prevention of Vermin and Rodents: Openings and holes in a building that might permit the entry of rodents, vermin, insects or other pests shall be screened or sealed as appropriate.
- 1.2 Extermination of Vermin, Rodents, etc.: The method used for exterminating rodents and insects shall be in accordance with applicable municipal or provincial law.
- 2.0 Exterior Areas - Weeds and Debris: All EXTERIOR COMMON AREAS shall conform to the following:
 - a) Free and clear of noxious weeds as defined in the Regulations to the Weed Control Act, R.S.O. 1990, c.W.5;
 - b) Free and clear of dead, decayed or damaged trees or other natural growth and the branches and limbs thereof that may create an unsafe condition;
 - c) Lawns shall be kept trimmed and from becoming unreasonably overgrown. Hedges and trees shall be kept trimmed and from becoming unreasonably overgrown in a fashion that may affect safety, visibility or passage of the general public;
 - d) Cultivated or protected by suitable ground cover to prevent erosion of the soil;
 - e) Free and clear of rubbish, garbage, brush, waste, litter, or other debris and vehicle parts, equipment or materials that are currently disused in their present location;
 - f) Domestic storage such as but not limited to, firewood, building materials, garden equipment and materials must be stored neatly, but not in the front yard, exterior side yard or in a manner that could have an adverse impact on abutting or neighbouring properties;
 - g) Free and clear of wrecked, discarded, dismantled, abandoned, derelict, inoperative or unlicensed vehicles unless such vehicle is required for business or farming purposes and then only in an arrangement to prevent an unsafe or unsightly condition;
 - h) Free and clear of structures that create an unsafe or unsightly condition;
 - i) Free and clear of unsafe accumulations of ice and snow;
 - j) Free and clear of abandoned or inoperable appliances;
 - k) Free and clear of derelict, inoperative, or unused machinery, or components thereof;
 - l) Free and clear of holes, pits, open wells, or unsecured excavations which may create an accident hazard;
 - m) Free and clear of objectionable markings, graffiti or other defacement of fences, retaining walls and structures appurtenant to the property.

Schedule "H"

- 3.0 Securement and Storage of Refuse: All refuse shall, while awaiting pickup for disposal, be kept in an APPROVED CONTAINER.
- 4.0 Securement of APPLIANCE: An APPLIANCE that is awaiting removal shall have all of its doors removed.
- 5.0 Exterior Surfaces: Driveways, ramps, parking garages, parking areas, paths, walkways, and outside stairs or landings and any similar areas shall be maintained:
 - a) to provide a safe surface for normal use; and
 - b) where applicable, provided with clear, distinguishable pavement markings.

THE CORPORATION OF THE TOWN OF GEORGINA
IN THE
REGIONAL MUNICIPALITY OF YORK

BY-LAW NUMBER 2003-0065 (BU-1)

BEING A BY-LAW TO AMEND BY-LAW 98-106 (BU-1), A BY-LAW FOR
PRESCRIBING OF STANDARDS FOR MAINTENANCE AND
OCCUPANCY OF PROPERTY WITHIN THE TOWN OF GEORGINA

WHEREAS the Building Code Act as amended, authorizes the passing of a by-law prescribing standards for the maintenance and occupancy of property within the municipality;

AND WHEREAS the Official Plan for the Town of Georgina includes provisions relating to conditions of maintenance and occupancy of property;

AND WHEREAS the Corporation of the Town of Georgina has enacted By-law 98-106 (BU-1) as amended, to prescribe standards for the maintenance and occupancy of property within the Town of Georgina;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF GEORGINA ENACTS AS FOLLOWS:

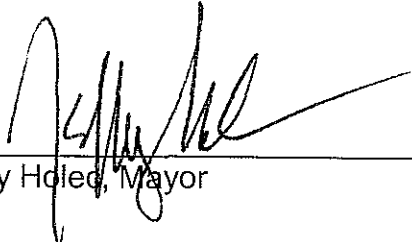
1. REGULATION:

That Schedule "H" of By-law No. 98-106 (BU-1) as amended be deleted and replaced with Schedule "H" attached hereto.

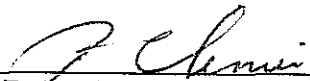
2. REPEALS:

By-law 2000-040 (BU-1) being a by-law that replaced Schedule "H" to By-law 98-106 (BU-1) is hereby repealed.

READ a first, second and third time and passed on this 26th day of May, 2003.



Jeffrey Holed, Mayor



Roland Chenier, Town Clerk

Schedule "H" of By-law No. 98-106 (BU-1)

Abatement of Nuisances

- 1.0 Vermin, Rodents and Insects: Every premises shall be kept reasonably free of rodents, vermin and insects at all times.
- 1.1 Prevention of Vermin, Rodents and Insects: Openings and holes in a building that might permit the entry of rodents, vermin, insects or other pests shall be screened or sealed as appropriate.
- 1.2 Extermination of Vermin, Rodents, Insects, etc.: The method used for extermination of vermin, rodents, insects or other pests shall be in accordance with municipal, provincial or federal regulations.
- 2.0 Exterior Yard Areas: All exterior yard areas shall conform to the following:
- a) Free and clear of noxious weeds as defined in the Regulations to the Weed Control Act, as amended;
 - b) Free and clear of dead, decayed or damaged trees or other natural growth and the branches and limbs thereof that may create or cause an unsafe condition;
 - c) Lawns shall be kept trimmed and from becoming unreasonably overgrown. Hedges and trees shall be kept trimmed and from becoming unreasonably overgrown in a fashion that may affect safety, visibility or passage of the general public;
 - d) Cultivated or protected by suitable ground cover to prevent erosion of the soil;
 - e) Free and clear of rubbish, garbage, brush, waste, litter, or other debris and vehicle parts, equipment or materials that are currently disused in their present location;
 - f) Domestic storage such as, but not limited to, firewood, building materials, garden equipment and materials must be stored neatly, but not in the front yard, exterior side yard or in a manner that could have an adverse impact on abutting or neighbouring properties;
 - g) Free and clear of wrecked, discarded, dismantled, abandoned, derelict, inoperative or unlicensed vehicles unless such vehicle is required for business or farming purposes and then only in an arrangement to prevent an unsafe or unsightly condition;
 - h) Free and clear of structures that create an unsafe or unsightly condition;
 - i) Free and clear of unsafe accumulations of ice and snow;
 - j) Free and clear of abandoned or inoperative appliances;
 - k) Free and clear of derelict, inoperative or unused machinery or components thereof;
 - l) Free and clear of holes, pits, open wells or unsecured excavations which may create an accident hazard;
 - m) Free and clear of objectionable markings, graffiti or other defacement of fences, retaining walls and structures appurtenant to the property.
- 3.0 Standing Water: All exterior yard areas shall be kept free and clear of any debris that may retain water. All exterior yard areas shall be kept free and clear of standing water retained by ground depressions or excavations or by debris as defined.

3.1 Definitions for the Purposes of Section 3.0:

- a) "debris" means any materials, vessels or objects that are capable of retaining water and without limiting the generality of the foregoing, includes tires, cars, boats, containers of any kind, and also includes un-maintained garden fixtures, swimming pools, hot tubs, wading pools, artificial ponds and covers or tarps that may act as an enclosure for any such debris.
- b) "natural body of water" includes, but not limited to, creeks, streams, bogs, marshes, rivers, ponds and lakes.
- c) "standing water" means any water, other than a natural body of water that is being retained on the ground or by debris as defined previously.

4.0 Securement and Storage of Refuse: All refuse shall, while waiting for pickup or disposal, be kept in an approved container.

5.0 Appliance Safety: No appliance that is awaiting removal shall be stored on the exterior premises unless the latches, doors or lids of the appliance have been removed or the doors or lids have been secured in a manner that the appliance can not be accessible or locked either from the inside or outside. Without limiting the generality of the aforementioned appliance shall include refrigerator, freezer, ice box, dish washer, washing machine or dryer.

6.0 Exterior Surfaces: Driveways, ramps, parking garages, parking areas, paths walkways and exterior stairs and landings and any similar areas shall be maintained:

- a) to provide a safe surface for normal use; and
- b) where applicable, provided with clear distinguishable pavement markings.