

(3) The Owner of the Non-Residential Property shall maintain the bathroom facilities required by this Section in a neat and clean condition.

5.07 Signs

The Owner of Non-Residential Property, which contains one or more signs, shall maintain those signs in good repair and in accordance with other by-laws of the Corporation. Any signs which are weathered and faded, or those upon which the paint has excessively peeled or cracked, shall, with their supporting members, either be removed or repaired by the Owner.

ARTICLE 6.00: ADDITIONAL STANDARDS FOR VACATED PROPERTIES

6.01 Application of Standards

Standards within this Article 6.00 apply to all Vacated Properties, in addition to the applicable standards prescribed elsewhere in this By-law. Where there is a conflict between standards elsewhere in this By-law and the standards in this Article 6.00, then, with respect to Vacated Properties, the standards in this Article 6.00 prevail.

6.02 Maintenance of Vacated Property

The Owner of a Vacated Property shall:

- (a) keep all Buildings thereon clear of Debris;
- (b) disconnect or have disconnected or discontinued all water, electrical and gas services to the Buildings and Structures, excepting any that are required for the security and maintenance of the Property;
- (c) maintain the Buildings and Structures on the land so as to prevent Unsafe Conditions, risk of fire, accident or other danger;
- (d) keep the windows and doors of the Buildings and Structures sealed to prevent unauthorized access, including, without limitation, boarding any damaged windows or doors in accordance with Section 6.04 of this By-law;
- (e) maintain the entrances to Buildings, including: porches, stairways, required Guards, and similar facilities, in good repair so as to afford safe passage to persons attending at the site;
- (f) barricade all openings on any floor or between floors, including: service spaces, chutes, air vents and elevator shafts, in order to prevent accident or injury; and
- (g) maintain the Property in accordance with the standards in Sections 6.03 and 6.04.

6.03 Securing Vacated Property

This Section 6.03 applies to Buildings on Vacated Property, subject to Section 6.07. To comply with this Section 6.03, the Owner of a Building situated on Vacated Property shall:

- (a) keep all exterior doors to the Building operational, so as to fit tightly within their frames when closed;
- (b) keep all exterior doors to the Building locked so as to prevent unauthorized entry;
- (c) keep all windows on the Building properly glazed and in good repair;
- (d) keep all windows on the Building either permanently sealed or locked so as to prevent unauthorized entry;
- (e) keep all windows, doors, Basement and attic hatchways and their frames maintained to completely exclude rain or snow, and to substantially exclude wind, from entering the Building;
- (f) render all floors above the first floor inaccessible to unauthorized entry by raising fire escapes to a height of at least four (4 m) meters, or guarding them in some other manner so as to prevent such entry; and
- (g) secure all Areaways by:
 - (i) filling them with concrete or unshrinkable fill; or
 - (ii) covering the openings to them with metal plates of at least eight (8 mm) millimeters thick, and securing the metal plates so as to prevent them from shifting.

6.04 Boarding Vacated Property

(1) This Section 6.04 applies to Buildings on Vacated Property where it is impossible or impracticable to comply with Subsections 6.03(a), (b), (c), and (d) with respect to security of some or all of the doors and windows. This Section 6.04 applies to the boarding up of any windows, doors or other openings which cannot reasonably be maintained to the standard required by Section 6.03.

(2) To comply with this Section 6.04, the Owner of a Vacated Property shall:

- (a) cover, with a solid piece of plywood, at least twelve point seven (12.7 mm) millimeters thick, all doors, windows or other openings;
- (b) secure the plywood referenced in Section 6.04(a) with screws or coated nails which are at least ten (10 cm) centimeters long that are installed at intervals of not more than thirty (30 cm) centimeters;
- (c) fit the plywood required by Subsection 6.04(a) within the frames in a watertight manner; and

- (d) protect the plywood from the elements with paint or preservatives in a manner so as to minimize detracting from the value of other properties in the immediate vicinity.

ARTICLE 7.00: PROPERTY STANDARDS COMMITTEE

7.01 Property Standards Committee

(1) The Property Standards Committee previously established by the Corporation is continued.

(2) The Committee shall be composed of up to six (6) persons but no less than three (3) with a maximum of one (1) member from each ward. Employees of the Corporation or of one of its local boards are not eligible to be members of the Committee.

(3) The term of office for the members of the Committee is four (4) years, provided that all members are authorized to serve beyond their fixed terms of office, as required, until re-appointed or replaced.

(4) The Corporation may establish an honorarium to be paid to members of the Committee.

7.02 Scheduling of, and Notice for, Hearings

(1) When the Secretary of the Committee has received a request for a hearing under this By-law, he or she will, after consultation with the Chair of the Committee, determine the appropriate date for the hearing, to be held in the Corporation's main administration building, on a day which is not more than sixty (60) days from the date that the secretary received the request. Where suitable rooms in the administration building are not available for any reason, the Committee may hold the hearing in another appropriate forum within Greenstone.

(2) The Secretary shall send notice of the date, time and place of the hearing to the person who submitted the request and to the Protective and Planning Services Department of the Corporation. Notice shall be sent so that the recipients receive the notice not less than fourteen (14) days and not more than thirty (30) days prior to the date of the hearing.

(3) The Committee shall hold the hearing at the date, place and time set out in the notice. This does not preclude deferrals or adjournments of the hearing in accordance with the Committee's rules of procedure.

ARTICLE 8.00: ORDERS

8.01 Authority to Vary Orders

At any time, the Municipal Law Enforcement Officer who issued an Order, or another Municipal Law Enforcement Officer in circumstances where the issuing officer is not available, may modify the terms or requirements of the Order, including the time within which compliance with the Order must be achieved and where an Order is so modified, it shall be served as required by the *Building Code Act* and the modified Order may be appealed within the time prescribed by the said *Act* with the final date for giving notice of appeal of the modified Order to be indicated therein.

ARTICLE 9.00: GENERAL PROVISIONS AND REPEALS

9.01 Effective Date

This By-law shall take effect on the date of its passage.

9.02 Title

This By-law may be referred to as the “Property Standards By-law”.

9.03 Repeals

Upon passage of this By-law, the following are repealed:

The Corporation of the Town of Geraldton By-law No. 85-1150

The Corporation of the Town of Longlac by-law No. 901

The Corporation of the Township of Beardmore By-law No. 558

The Corporation of the Township of Nakina By-law No. 5-1988

9.04 Transitional Rules

Despite Sections 9.01 and 9.03, after the passage of this By-law, the aforementioned By-laws, shall continue to apply to any Property for which an Order had been previously issued, but only as relates to the subject of such Order and only until:

- (a) the work required by that Order has been completed;
- (b) any work carried out by the Corporation under that by-law has been concluded; and
- (c) repayment of any costs incurred by the Corporation has been made in full.

Enacted and passed this 11th day of December, 2023 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

THE CORPORATION OF THE MUNICIPALITY OF GREENSTONE

Original signed and sealed by K. Miousse
Kristina Miousse, Clerk

Original signed by J. McPherson
James McPherson, Mayor