



BY-LAW NUMBER 2014-

A By-law of The Corporation of the City of Barrie to amend By-law 2011-138 being a by-law to prescribe standards for the maintenance and occupancy of property within the City of Barrie, pursuant to Subsection 15.1(3) of The Building Code Act, 1992, S.O. 1992, c.23.

WHEREAS subsection 15.1(3) of the Building Code Act, 1992, S.O. 1992, c.23, permits the Council of a municipality to pass a by-law prescribing standards for the maintenance and occupancy of property within the municipality and for prohibiting the occupancy or use of such property that does not conform with the standards;

AND WHEREAS subsection 15.1(3) of the Building Code Act, 1992 also permits said by-law to require property that does not conform with the standards to be repaired and maintained to conform with the standards or the site to be cleared of all buildings, structures, debris or refuse and left in a graded and levelled condition;

AND WHEREAS the Council of The Corporation of The City of Barrie deems it expedient to continue to regulate the maintenance of properties within the City of Barrie;

AND WHEREAS on the 28th day of November 2011, the Council of The Corporation of the City of Barrie passed by-law 2011-138 being a by-law to prescribe standards for the maintenance and occupancy of property within the City of Barrie, pursuant to Subsection 15.1(3) of The Building Code Act, 1992, S.O. 1992, c.23;

AND WHEREAS pursuant to motion 14-G-118 the Council of The Corporation of the City of Barrie has deemed it expedient to amend the Property Standards By-law;

NOW THEREFORE, the Council of The Corporation of the City of Barrie enacts as follows:

1. That Section 6 of Property Standards By-law 2011-138 be deleted and replaced with the following:

“6.0 VACANT OR DERELICT BUILDINGS

- 6.1 For the purpose of this section “Derelict” shall mean: any building that is vacant and has experienced structural failure in whole or in part.”
- 6.2 For the purpose of maintenance of vacant buildings, all provisions within this By-law which regulate interior conditions of a building shall not apply. All provisions within this By-law which regulate exterior conditions and structural integrity shall apply with the exception of sections 19 and 31 when the building’s exterior openings are boarded in accordance with this By-law.
- 6.3 Notwithstanding all other provisions of this By-law the additional sections below shall apply to all vacant buildings.
- 6.4 If any building is unoccupied, the owner or agent shall protect every such building against the risk of fire, accident or other such hazard and shall effectively prevent the entrance thereto of all unauthorized persons.
 - 6.4.1 The owner or their agent of a vacant building shall board up the building on the direction of the Property Standards Officer, to the satisfaction of the Property Standards Officer by covering any openings through which entry may be obtained with at least 12.7mm (1/2 inch) weatherproof sheet plywood securely fastened to the building and painted a colour compatible to the surrounding walls.
 - 6.4.2 If a building remains vacant for more than ninety (90) days, the owner or their agent thereof, shall ensure that all utilities serving the building are properly disconnected or shall otherwise secure the building to prevent accidental or malicious damage to the building or adjacent property, but this provision shall not apply where such utilities are necessary for the safety or security of the building.

6.5 If a vacant building becomes derelict as defined in this By-law, the owner or their agent shall bring the building into compliance with all structural and exterior maintenance provisions of this By-law or such building shall be demolished in accordance with the Building Code Act.”

2. **THAT** this By-law shall come into force and effect on June 2, 2014.

READ a first and second time this 2nd day of June, 2014.

READ a third time and finally passed this 2nd day of June 2014.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J. R. LEHMAN

CITY CLERK – DAWN A. MCALPINE