

CORPORATION OF THE TOWN OF NEWMARKET

BY-LAW 2001-96

A BY-LAW TO AMEND BY-LAW 1999-34 BEING A BY-LAW PRESCRIBING STANDARDS FOR THE MAINTENANCE AND OCCUPANCY OF PROPERTY WITHIN THE TOWN OF NEWMARKET.
(Property Standards)

WHEREAS it is deemed necessary to amend By-Law 1999-34 being a By-Law prescribing standards for the maintenance and occupancy of property within the Town and for prohibiting the occupancy or use of such property that does not conform to the standards and for requiring property below the standards prescribed in the by-law to be repaired and maintained to comply with the standards or for the site to be cleared of all buildings, structures, debris or refuse and left in a graded or levelled condition.

THEREFORE BE IT ENACTED by the Municipal Council of the Corporation of the Town of Newmarket as follows:

1. THAT By-Law 1999-34 being a by-law prescribing standards for the maintenance and occupancy of property within the Town be amended as follows:

Section 3.2

ADD: 3.2.1

- 9) (i) **areas used for vehicle traffic parking and loading in institutional, commercial, industrial and multiple residential zones requiring five (5) or more parking spaces, shall be paved with concrete or equivalent surfacing or shall be constructed of crushed stone or gravel and paved with two (2) inches of asphalt over six (6) inches of granular A material and shall be free from ponding and puddles and otherwise in good repair.**
- (ii) **areas used for driveways and parking spaces within residential zones requiring less than five (5) parking spaces shall be paved with concrete or equivalent surfacing or shall be constructed of crushed stone or gravel and shall be kept free from ponding and puddles and otherwise kept in good repair. Where an existing driveway or parking area is widened, the material used for the surface of the widened area shall be similar to and compatible with the finished surface of the existing driveway or parking area.**

Section 3.3

ADD: 3.3.1

- 5) **so as to be free from conditions which would impede the natural flow of water. Catch basins, storm drains and swales shall be maintained in a good state of repair.**

Section 3.12

ADD:

- 3.12.4** The storm water run-off from all downspouts or impervious surfaces shall be contained within the limits of the premises from which it originated until absorbed by the soil or drained to a storm sewer or to a natural or artificially created swale or watercourse.

Section 4.3

ADD:

- 4.3.11** Every dwelling unit shall be equipped and maintained with a smoke detector in accordance with the requirements of the Ontario Building Code.

Section 4.11

- 4.11.1** Every habitable room in a dwelling except a kitchen, shall contain an outside window or windows which shall be maintained in good repair, and which shall:

DELETE:

- 3) be provided with proper and suitable hardware and effective locking devices.**

ADD:

- 3) be provided with proper and suitable hardware and effective locking devices so as to properly perform their intended function.**

Section 4.12

DELETE:

- 4.12.1** In every dwelling unit all habitable rooms, bathrooms and toilet rooms shall have adequate ventilation in accordance with ASHRAE (American Society of Heating, Refrigeration and Air Conditioning Engineers) Standards 62, Ventilation for Acceptable Indoor Air Quality. Where a system of mechanical ventilation or air conditioning is provided it shall be maintained in good working condition.

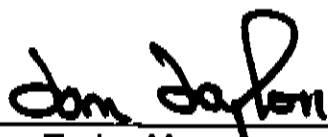
ADD:

- 4.12.1** In every dwelling unit:


- 1) Every kitchen, bathroom, shower room and toilet room shall be provided with adequate natural or artificial means of ventilation.**
- 2) Where any system of mechanical ventilation is provided for any building or accessory structure, room or series of rooms such system, including monitoring devices for air contaminants or operability and supports shall be:**

- i) capable of completely changing the air in the room in accordance with the requirements of the Ontario Building Code;
- ii) regularly cleaned and maintained in working order, good repair, and in a safe condition at all times.

ENACTED THIS 10TH DAY OF SEPTEMBER, 2001



Tom Taylor, Mayor



Nancy Wright-Laking, Town Clerk