

**BY-LAW NUMBER 2009-042**

**OF**

**THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE**

**BEING A BY-LAW TO AMEND BY-LAW 99-107, BEING A BY-LAW TO PROVIDE FOR THE REGISTRATION OF TWO-UNIT HOUSES AND APPOINTING A REGISTRAR TO REGISTER TWO-UNIT HOUSES IN A PUBLIC REGISTER**

**WHEREAS** Sections 8, 9 and 11 of the *Municipal Act, S.O.2001, c.25* as amended, provide municipalities with the power and authority to pass by-laws within their of jurisdiction;

**AND WHEREAS** By-law 99-107 was passed by the Corporation of the Township of Uxbridge (the "Township") in order to provide for the registration of two-unit houses, or classes thereof, and to provide for the appointment of a Registrar to oversee the registration process;

**AND WHEREAS** the Council for The Corporation of the Township of Uxbridge now deems it advisable to amend By-law 99-107 in order to update it and to reflect the changes set forth below;

**THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE HEREBY ENACTS A BY-LAW AS FOLLOWS:**

1. By-law No. 99-107 is hereby amended by replacing the definition contained within Subsection 1d) with the following:
  - "d) "Inspector" means an inspector authorized to conduct an inspection within the Township of Uxbridge pursuant to the provisions of the *Building Code Act, 1992, S.O.1992,c.23*, as amended, and the regulations thereunder; *The Fire Protection and Prevention Act, 1997,S.O.1997,c.4*, as amended, and the regulations thereunder, the Township of Uxbridge Zoning By-law No. 81-19, as amended, and the Township of Uxbridge Property Maintenance and Occupancy Standards By-law No. 98-151, as amended, from time to time;"
2. By-law No. 99-107 is hereby amended by replacing the definition contained within Section 1k) with the following:
  - "k) "Two-unit House – Municipal Services" means a detached house, a semi-detached house or a row house which contains two residential units on Municipal Services and which is located within the geographical boundaries of the Township of Uxbridge "
  - "l) "Two-unit House – Private Services" means a detached house which contains two residential units on Private Services and which is located within the geographical boundaries of the Township of Uxbridge
  - m) "Two-unit House" means a residential structure containing two residential units and being further defined by subsection 1(k) or 1(l) of this by-law.
3. By-law No. 99-107 is hereby amended by adding the following definitions to Section 1 thereof:
  - "n) "Municipal Services" means the provision of water and/or sewer services by a municipal corporation;
  - o) "Private Services" means privately or communally owned and operated water and/or sewage services;"

4. By-law No. 99-107 is hereby amended by adding a new subsection 5.(2) as follows and renumbering the previous subsection 2) as subsection 3) and renumbering subsequent subsections appropriately:

“2) When applying for Two Unit Houses – Private Services, the applicant must provide evidence to the satisfaction of the Registrar that pre-consultation with the Regional Health Unit has been undertaken.”

5. By-law No. 99-107 is hereby amended by deleting Section 6 and replacing it with a new Section 6 as follows:

“6. **Prior to Registration:**

- 1) Every Residential Unit in a Two-unit House - Municipal Services shall be inspected to ensure that it complies with all relevant standards set out in:
  - a) The Ontario Building Code, as amended;
  - b) The Fire Code, as amended;
  - c) By-law No. 81-19, as amended; and
  - d) By-law No. 98-151, as amended (Property Standards By-law); and
  - e) Ontario Regulation 384/94 under the Planning Act.
  
- 2) Every Residential Unit in a Two-unit House - Private Services shall be inspected to ensure that it complies with all relevant standards set out in:
  - a) The Ontario Building Code, as amended;
  - b) The Fire Code, as amended;
  - c) By-law No. 81-19, as amended; and
  - d) By-law No. 98-151, as amended (Property Standards By-law);
  - e) Ontario Regulation 384/94 under the *Planning Act*;
  - f) The Health Protection and Promotion Act, R.S.O. 1990, c.H.7 and the Regulations thereunder;
  - g) Ontario Regulation 166/06 and Ontario Regulation 179/06 under the *Conservation Authorities Act*, where applicable; and,

Provide documentation to the satisfaction of the Registrar that one of the two units is owner-occupied.

- 3) The Owner of every Two-unit House being registered shall pay a one-time, non-refundable fee together with the applicable inspection fees as set out in Schedule “A” at the time of initial application.

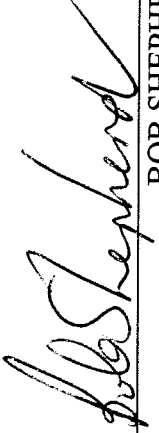
6. By-law No. 99-107 is hereby amended by inserting the following subsection 7(6) in Section 7 thereof:

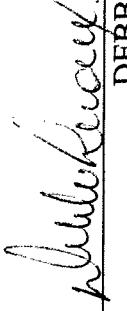
“6) After Registration, the Registrar may, from time to time, direct Inspectors to conduct re-inspections of the Two-Unit Houses as are deemed reasonably necessary to investigate and determine compliance with the provisions of this by-law.”

7. That Schedule “A” of By-law No. 99-107 is hereby amended by deleting the contents of Part II and inserting the following:

<b>“Part II</b>	Initial and Final Inspection and Registration (due upon initial Application)”	\$125.00
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READ A FIRST, SECOND and THIRD time and finally passed on the 6<sup>th</sup> day of April, 2009.

  
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BOB SHEPHERD  
MAYOR

  
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DEBBIE LEROUX  
CLERK