

BY-LAW TO PRESCRIBE STANDARDS FOR THE MAINTENANCE AND OCCUPANCY OF PROPERTY

The Town of Blains Lake, in the Province of Saskatchewan enacts as follows:

1. A By-Law to prescribe Standards of Maintenance and Occupancy of Property.
2. In these regulations:
 - a) "accessory building" means a structure attached or detached, which is incidental and subordinate to the main use of the building and which is not used or intended for use as a human habitation;
 - b) "building" means a dwelling, commercial building, industrial building or structure, or any one or more of them;
 - c) "commercial building" means a structure other than a residential building or an industrial building wherein a business enterprise is being, was, or is about to be carried on;
 - d) "dwelling" means a structure containing a room or group of rooms forming a part of a residential or part of a residential building and constituting an independent unit used or intended to be used as a place of lodging or residence by one or several persons;
 - e) "industrial building" means a structure other than a residential building or a commercial building wherein an industrial enterprise is being, was, or is about to be carried on;
 - f) "municipality" means a city, town, village, rural municipality or local improvement district or the Northern Saskatchewan Administration District or the Municipal Corporation of Uranium City and District and with respect to a local improvement district or the Northern Saskatchewan Administration District includes, where the context so requires, the Minister of Municipal Affairs or the member of the Executive Council to whom for the time being is assigned the administration of the Northern Administration Act;
 - g) "occupant" means the registered owner of property and/or any person who occupies property pursuant to a written or verbal agreement;
 - h) "open space" means the yard, lot areas, and unbuilt areas around a building or accessory building;
 - i) "person" means a physical or juridical person including a corporation, a syndicate, a partnership, or co-operative association or any other group or association of persons having an interest in property as proprietor, co-proprietor, mortgagee, lessee, executor, or other;

- j) "standards" means the standards set in Parts 1, 2 and 3 of these regulations;
- k) "standards officer" means a standards officer appointed by the municipality to administer and enforce these regulations;
- l) "structure" means a building of whatever type or construction, including tents, mobile homes, trailers or other vehicles used as a place of lodging or residence of one or several persons.

PART I - MAINTENANCE OF OPEN SPACES

3. Open Spaces:

- a) All open spaces shall be kept clean and free from rubbish, debris, unused lumber or deadwood, wreckage of car bodies, heavy undergrowth and noxious weeds.
- b) Any condition liable to cause the presence of vermin or rodents shall be removed from open spaces, and when they are infested, all measures shall be taken to destroy the vermin or rodents immediately and such preventative measures taken as are necessary to prevent the reappearance of such vermin and rodents.
- c) Where the presence of vermin is evident or suspected, appropriate measures shall be undertaken for extermination, and to prevent their reappearance

PART II - MAINTENANCE OF BUILDINGS

4. Structural Soundness:

All constituent parts of any building shall be so maintained as to have sufficient physical stability to resist the stresses to which they are subjected and be repaired as required to eliminate the possibility of hazard or accident.

5. Exterior Walls:

The exterior walls and their components shall be maintained so as to prevent their deterioration or damage due to weather or accident and shall be so maintained by the painting, restoring or repairing of the walls, coping or flashing, by the waterproofing of joints and of the walls themselves.

6. Foundation Walls:

In cases of foundation settlement, heaving, cracking, or similar problems, the foundation walls shall always be kept in good condition so as to prevent the access of vermin or rodents. All foundation walls shall be maintained and treated so as to prevent the infiltration of water, and areas visible from the outside shall have a clean appearance.

7. Roofs:

All constituent parts of roofs including metal works, gutters and rain-water drains shall be kept in good condition and be repaired or replaced when necessary in order to prevent any infiltration of water inside of the buildings.

8. Exterior Doors and Windows:

- a) All exterior openings shall be fitted with doors and windows to prevent the infiltration of air, rain or snow.
- b) Window and door frames shall be caulked where necessary, and all their moveable parts shall function normally and easily.
- c) Doors and windows as well as their frames and casings shall be restored to good working condition or replaced whenever they are damaged or defective, and be painted at regular intervals in order to protect them and maintain a neat and tidy appearance. All broken glass is to be replaced.

9. Balconies, Galleries, Catwalks, Stairways:

Balconies, galleries, catwalks, handrails, exterior and interior stairways and generally all structures projecting from a main building shall be kept in good condition, be repaired or replaced when necessary, and be properly maintained at regular intervals so as to retain a neat appearance.

10. Walls and Ceilings:

Walls and ceilings shall be kept in good repair and be free of holes, cracks or other hazardous defects. Coatings or other material that has started crumbling or is in danger of falling shall be repaired or replaced whenever necessary. Where fire and sound resistant walls exist between separate dwelling units, they shall be maintained in a condition which retains their fire and sound resistant quality.

11. Floors:

All floors shall be maintained so as to insure no hazard, and facilitate cleaning.

12. Fireplaces, Chimneys, and Furnace Rooms:

Fireplaces, chimneys and smoke pipes of whatever type shall, at all times, be maintained in a safe efficient condition preventing any fire hazard and infiltration of combustion gases in buildings.

13. Vent and Light Shafts:

Vent and light shafts shall be kept in good repair, be clean and kept free of any obstruction. Moveable parts of all openings in shafts shall function normally.

14. Basic Equipment:

All plumbing fixtures, water pipes, private drains, heating systems, water heaters, electric circuits and generally all existing basic equipment shall be maintained in good working order. All necessary repairs shall be made thereto and such equipment shall be replaced whenever necessary in order to provide for the comfort and health of the occupants and protect them against fire or other hazard of any nature whatsoever. Lots shall be maintained so as to provide adequate surface drainage without erosion. All plumbing, pipes, fixtures, etc., shall be maintained to ensure sound condition for the expected useful life of the building and to ensure discharge of sewage or organic waste into the municipal system. All plumbing systems shall be maintained so as to provide adequate hot and cold water, drainage,

venting and operation of all fixtures. All existing wiring and electrical equipment shall be so maintained as to insure safety and eliminate hazard as required by the Canadian Electrical Code and by Provincial or Municipal Regulations.

15. Garbage Disposal:

All buildings shall be provided with one or several acceptable receptacles as required, to contain garbage, rubbish, and ashes. Such receptacles shall be so placed as to not be an eyesore, not be visible from the main thoroughfare and shall allow for an orderly pick-up for disposal on collection days.

16. Vermin and Rodents:

All properties shall be so maintained as to eliminate any condition liable to bring about the existence or presence of vermin or rodents or to eliminate existing vermin or rodents.

PART III - MAINTENANCE OF ACCESSORY BUILDINGS

17. General Requirements:

All accessory buildings shall be so maintained to ensure the elimination of any hazard to persons or property.

18. Maintenance:

All accessory buildings shall be properly maintained, repaired and painted at regular intervals to maintain a neat appearance.

PART IV - REMOVAL AND DEMOLITION

19. Buildings Unfit for Occupancy:

All buildings declared unfit by the Standards Officer for occupancy which cannot be maintained, which constitute a hazard to the safety or health of the occupants or to the public, shall be removed or demolished as required by the applicable statutes, bylaws, codes or acts.

PART V - GENERAL REQUIREMENTS AND MAINTENANCE OF BUILDINGS AND ACCESSORY BUILDINGS

20. Maintenance of Buildings and Accessory Buildings:

- a) All buildings and accessory buildings shall be properly maintained and kept in a state of good repair.
- b) All buildings and accessory buildings shall be kept clean and whenever necessary paint or other finish shall be applied to maintain a neat and tidy appearance.

21. Area and Occupancy of Buildings:

The physical occupancy of all buildings and the distribution of occupants as related to overcrowding, lighting, heating, ventilation, fire exits, fire protection, safety and hazards, etc., shall be taken into consideration based on local, Provincial or Canadian codes.

PART VI - ADMINISTRATION AND ENFORCEMENT

22. Officers and Inspectors:

For the purpose of the administration and enforcement of these regulations, the municipality may from time to time appoint a Standards Officer or Standards Officers.

23. Right to Enter and Inspect:

All Standards Officers shall have the right to enter, inspect and examine any building or accessory buildings in the municipality for the purpose of ascertaining the state of maintenance and occupancy of the premises, in accordance with the following procedure:

1) A Standards Officer shall not enter a building or accessory building unless he has first given at least thirty days written notice of his intention to enter the premises, to a person who is, or appears to be the owner, tenant or occupier of the building or accessory building whichever the case may be. In the event personal service of the notice cannot be effected, a copy thereof shall be left with some grown-up resident at the building or accessory building, or if no person is so resident, posted in a conspicuous place on the premises.

2) A Standards Officer may enter a building or accessory building on any day during daylight hours except Sunday, or a holiday, and in the case where the building or accessory building is occupied, no entry shall be made during the temporary absence from the premises of the tenant or occupant.

3) Nothing in this procedure shall be construed to prohibit entry by a Standards Officer with the consent of the owner, tenant or occupier given at the time of or immediately before the entry.

24. The appeal provisions contained in Section 30 of The Saskatchewan Housing Corporation Act, 1973 being Chapter 93 of the 1973 Statutes shall apply mutatis mutandis.

25. This by-law shall come into force and take effect on the date of final approval of the Minister-in-Charge.

FEB 21 1978

(S E A I.)

Jack Glenerson
MAYOR:

Channa Bayko
TOWN ADMINISTRATOR:

Certified a true copy of the by-law adopted by Resolution of the Council on the 10th day of January, A.D. 1978.

Jack Glenerson
MAYOR:

Channa Bayko
TOWN ADMINISTRATOR:

Approved

Date February 17, 1978

C. E. Smidell
Minister-in-Charge of
The Saskatchewan Housing Corporation

Province of  Saskatchewan

DEPARTMENT OF MUNICIPAL AFFAIRS

URBAN AFFAIRS DIVISION
BOX 7110
REGINA S4P 3R3

REFER TO FILE

February 21, 1978

Mrs. E. Boyko
Town Administrator
Town of Blaine Lake
BLAINE LAKE, Sask.
SOJ OJO

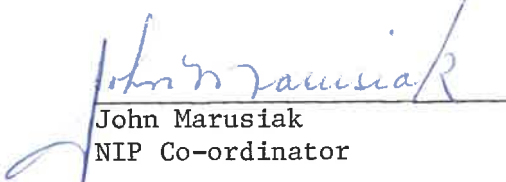
Dear Mrs. Boyko:

Re: Town of Blaine Lake NIP Program
Maintenance and Occupancy of Property Bylaw

Attached for your retention and use is a fully executed copy of the above-noted bylaw duly signed on behalf of the Province by the Hon. W. E. Smishek, Minister-in-Charge of The Saskatchewan Housing Corporation.

We kept a copy of the bylaw for our files.

Yours truly,


John Marusiak
NIP Co-ordinator

JM/mho