

THE CORPORATION OF THE TOWNSHIP OF HORTON

## Sub-Committee to Review Property Standard By-law

April 17, 2012

There was a meeting of the Sub-Committee appointed by the Planning Committee to review the draft Property Standards By-law held the in the Municipal Council Chambers on Tuesday April 17, 2012. Present were Chair Bob Kingsbury, Mayor Don Eady, Councillor Jamey Larone (from 1:20 pm) and Planning Committee Member David Brown. Absent was Planning Committee Member Jim Ferguson.

1. CALL TO ORDER

Chair Kingsbury called the Meeting to Order at 1:10 p.m.

2. DRAFT PROPERTY STANDARDS BY-LAW.

Mr. Jim McBain, our Municipal Law Enforcement Officer was present and reviewed a copy of the draft of the Property Standards by-law that he updated with the changes agreed to at the April 4<sup>th</sup> Sub-Committee Meeting.

David Brown said he had read the draft and supported it. Chair Kingsbury said he had reviewed the changes that were indicated by italics and bold font.

David Brown asked if there was a section in this draft that covered noise complaints. Jim McBain said that noise is usually controlled in a separate Noise By-law. He offered to prepare a draft for discussion. The Committee considered this suggestion and agreed to take the suggestion to the Planning Committee for authority to proceed and review a new Noise By-Law for the Township. The Committee did not want to slow down the approval of a Property Standards By-law.

Jim McBain asked if the definitions of Rural and Urban were satisfactory. The Committee agreed to include Horizon Home subdivision as an urban area.

Chair Kingsbury referred to the Section 8.3.3 of the draft by-law and Section 5.1 of the draft Rules of Procedure noting that the Chair of the Property Standard Committee will be the Chair of the Planning Committee. Mr. McBain reviewed section 8.3 and said he will remove the reference to the alternate selection of the Chair.

Mr. McBain said the Committee needs to recommend the amounts of the set fines. He suggested that \$250.00 for Failure to Comply with Section 15.9(4) Order to Remedy Unsafe Building and \$125.00 for Fail to comply with Section 15.2(2) Order to Comply. The Committee agreed.

The Committee Members discussed informing the public of this new by-law before it was passed. Mayor Eady suggested that a notice of the proposed by-law be posted on our website and advertised in the Horton Corner newspaper ad and on Heritage Radio, giving the public 10 days to respond. The Committee Members agreed.

After further discussion, the Sub-Committee Members requested Mr. McBain prepare the 3<sup>rd</sup> draft with the changes agreed to at this meeting. The sub-committee agreed to present it to the Planning Committee at their May 15<sup>th</sup> Committee Meeting for a recommendation to Council for approval. The sub-committee agreed that notice of the intent to pass the by-law be posted on the internet and Horton Corner on May 16<sup>th</sup>.

Councillor Larone asked if there would be a review of the by-law after a year. Mr. McBain said that any issues can be addressed as needed.

Noise By-law

The Sub-Committee Members asked Mr. McBain to pull together examples and exceptions for a new noise by-law. They would request authority from the Planning Committee for this Sub-Committee to review a new noise by-law and authorize Mr. McBain to prepare a draft for discussion.

3. ADJOURNMENT

Chair Kingsbury declared the meeting to be adjourned at 1:50 p.m.

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CHAIR

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CAO/CLERK