

PROTECTION
Chapter 533
UNSAFE BUILDING BYLAW

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**Article 1
INTERPRETATION**

533.1.1 Building - defined

“building” means a structure which is entirely or partially unoccupied or unused or, in the case of a structure which is under construction means a structure on which work has been suspended or abandoned in the opinion of a Property Standards Officer for the City of Brantford.

533.1.2 Person – defined

“Person” shall mean an individual, firm, corporation, association or partnership and includes an Owner. Bylaw 148-2024, 29 October, 2024

533.1.3 Property Standards Officer - defined

“Property Standards Officer” means a Municipal Law Enforcement Compliance Officer (Bylaw Officer) of the Corporation or their authorized subordinates or assistants. Bylaw 148-2024, 29 October, 2024

533.1.3 Corporation - defined

“Corporation” means The Corporation of the City of Brantford.

**Article 2
BOARDING - OF BUILDINGS**

533.2.1 Satisfaction - of Property Standards Officer

The owner of a building shall board up the building to the satisfaction of the Property Standards Officer by covering all openings through which entry can be obtained. Such covering shall be securely fastened by screws or nails and shall be maintained and replaced as required in order to secure the building against entry.

533.2.2 Unsatisfactory - notice - compliance - time limit

When a building is not boarded up pursuant to Section 533.2.1 of this Chapter, the Property Standards Officer shall send a notice by registered mail to the registered owner of the building at his last known address, requiring him or her to board up the building within seven days after the mailing of such notice.

533.2.3 Non compliance - owner expense

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Where a notice has been sent by the Property Standards Officer pursuant to Section 533.2.2 of this Chapter and the requirements of the notice have not been complied with, the Property Standards Officer shall cause the building to be boarded up at the expense of the owner and may maintain and replace any coverings as required without further notice to the owner and the Corporation may recover any and all expenses incurred by action or in like manner as municipal taxes.

533.2.4 Removal - building - part - boarding not possible

The Property Standards Officer may cause to be removed any parts of the building which because of their condition, cannot be satisfactorily boarded up. By-law 215-80, 22 December, 1980.

**Article 3
SERVICE, USE - ACTIVITY CHARGES**

533.3.1 Fees - established

The owner of any property against which proceedings are brought or action taken under this Chapter shall pay fees in accordance with the following table for the services and activities provided by the municipality pursuant to this Chapter.

Service or Activity Fee For each notice which is issued \$50. Where the City undertakes to 100% of the complete the work required to cost of the comply with a notice necessary work, plus a further administrative fee of an additional 25%

533.3.2 Fees - when payable - notices of violation

Fees in respect of notices shall be paid within thirty days of the date on which notice was given.

533.3.3 Fees - overdue - added to tax roll - Municipal Act

Overdue fees imposed under this Chapter shall be added to the tax roll of the owner and collected in a like manner as municipal taxes in the manner set forth in the Municipal Act. By-law 143-96, 7 October, 1996.

**Article 4
ENFORCEMENT**

533.4.1 Fine - for contravention

Every person who contravenes any of the provisions of this Chapter is guilty of an offence and shall, upon conviction thereof, forfeit and pay a penalty of not more than \$5,000, exclusive of costs and every such fine is recoverable under the Provincial Offences Act. By-law 55-92, 23 March, 1992.

533.4.2 Powers of Entry

A Property Standards Officer may enter onto Property at any reasonable time for the purpose of carrying out an inspection to

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determine whether any provision of this By-law or an Order made under this By-law is being complied with. Bylaw 148-2024, 29 October, 2024

533.4.3 Inspection

For the purposes of conducting an inspection pursuant to this By-law, a Property Standards Officer may:

- a) require the production for inspection of documents or things relevant to the inspection;
- b) inspect and remove documents or things relevant to the inspection for the purpose of making copies or extracts;
- c) require information from any Person concerning a matter related to the inspection; and
- d) alone, or in conjunction with a Person possessing special or expert knowledge, make examinations or take tests, samples or photographs necessary for the purpose of inspection.

Bylaw 148-2024, 29 October, 2024

533.4.4 Obstruction

No Person shall prevent, hinder or obstruct, or attempt to hinder or obstruct a Property Standards Officer who is exercising a power or performing a duty under this By-law. Bylaw 148-2024, 29 October, 2024

Article 5 REPEAL

533.5.1 By-law - previous

By-law 11-77 is hereby repealed. By-law 215-80, 22 December, 1980.