

AGENDA

Corporation of the Town of Moosonee

Regular Meeting #09-2026

April 14th, 2026

6:00 p.m. Town Council Chambers

This territory is the customary and traditional lands of the Omushkegowuk People since time immemorial. We acknowledge this sacred land on which the Town of Moosonee operates, within the lands protected by the James Bay Treaty – Treaty no.9. We are grateful to have the opportunity to make decisions at this table that will impact our community. *Meegwetch*

1. CALL TO ORDER

2. REVIEW OF AGENDA

3. DISCLOSURE OF PECUNIARY INTEREST

4. ADOPTION OF MINUTES

→ March 31st, 2026, Regular Meeting #08-2026

5. PRESENTATIONS AND DELEGATION

6. REPORTS AND MEMOS

→ Verbal Report- Update on the River Ice Break-up- Steve Crown, Manager of Protective Services

→ Property Standard- Gerald Moore

→ Briefing Note- Purchase of New Pick-up Town Truck- Stephen Crown, Fire Chief- Motion- TABLED TO APRIL 14

→ Briefing Note- Moosonee Youth Soccer Program- Governance, Liability, and Transition Plan- Terah Racine, Manager of CDWCE- Motion

→ Briefing Note- Project First Nation- Terah Racine, Manager of CDWCE- Motion

7. BUSINESS ARISING FROM MINUTES

8. PETITIONS AND CORRESPONDENCE

9. MOTIONS

10.READING OF BY-LAWS

→ Advance Poll

11.NEW BUSINESS

12.COUNCIL ANNOUNCEMENTS AND UPDATES/DISCUSSION

13.CLOSED SESSION

→ Personal matters about an identifiable individual, including municipal employee

14.ADJOURNMENT

The Corporation of the Town of Moosonee

Regular Meeting 08-2026

March 31st, 2026
Time: 6:00 pm
Town Council Chambers

Councillors Present: Wayne Taipale - Mayor
Susan Hunter – Councillor
Savion Nakogee – Councillor
Diane Ryder- Councillor

Councillors Absent: Carman Tozer – Councillor

Staff Present: Victoria Hillier- Hutchison- CAO
Boblin Jardino- Clerk

Public Present: Shawn Klingenberg
Todd Reuben
Courtney Crawford

1. CALL TO ORDER

Resolution No. 2026- 077

Moved by: Savion Nakogee

Seconded by: Susan Hunter

BE IT RESOLVED that this Regular Meeting come to order at 6:02 p.m.

(Carried)

2. REVIEW OF AGENDA

Resolution No. 2026-078

Moved by: Susan Hunter

Seconded by: Diane Ryder

BE IT RESOLVED THAT the agenda be accepted as presented.

(Carried)

3. DISCLOSURE OF PECUNIARY INTERESTS

4. ADOPTION OF MINUTES

Resolution No. 2026-079

Moved by: Susan Hunter

Seconded by: Savion Nakogee

BE IT RESOLVED THAT the Council of the Corporation of the Town of Moosonee adopt the minutes of the Regular Meeting #06-2026 of March 10th, 2026, and Special Meeting #07-2026 of March 24th, 2026, presented.

(Carried)

5. PRESENTATIONS AND DELEGATIONS

6. REPORTS AND MEMOS

→ 2026 Purchase of New Pick-up Town Truck

Resolution No. 2026-080

**Moved by: Susah Hunter
Seconded by: Savion Nakogee**

BE IT RESOLVED THAT the Council of the Corporation of the Town of Moosonee purchase a 2026 GMC 2500HD for the building department from Timmins Garage for the purchase price of \$86,579 plus shipping.

(Carried)

→ Arena Repairs- Supply Only

Resolution No. 2026-081

**Moved by: Diane Ryder
Seconded by: Susan Hunter**

BE IT RESOLVED THAT the Corporation of the Town of Moosonee approves the payment of \$13,232 from Northland for work pertaining to the repair and maintenance of the brine pump.

(Carried)

→ NLSS Soccer Turf Donations

Resolution No. 2026-082

**Moved by: Diane Ryder
Seconded by: Susan Hunter**

BE IT RESOLVED THAT the Council of the Corporation of the Town of Moosonee approves the full donation of renting the turf for approximately 33 hours to Northern Lights Secondary School's soccer program for the 2026 season.

(Carried)

→ Moosonee Youth Soccer

Resolution No. 2026-083

**Moved by: Susan Hunter
Seconded by: Savion Nakogee**

BE IT RESOLVED THAT the Council of the Corporation of the Town of Moosonee approve the full donation of the turf rental for approximately 120 hours for the Moosonee Youth Soccer Association for the 2026 season.

(Carried)

→ MMHA Donation

Resolution No. 2026-084

**Moved by: Susan Hunter
Seconded by: Diane Ryder**

BE IT RESOLVED THAT the Corporation of the Town of Moosonee approve the request from the Moosonee Minor Hockey Association for a donation of 3.5 hours of ice time, with a stern letter, on March 26th, 2026.

(Carried)

→ 9-1-1 Service Agreement

Resolution No. 2026-085

**Moved by: Susan Hunter
Seconded by: Diane Ryder**

BE IT RESOLVED THAT the Council of the Corporation of the Town of Moosonee approves By-law #06-2026 Being a by-law to authorize the signing of an Agreement for the provision of 9-1-1 Services. being read a first and second time; be deemed to be read a third time and finally passed.

(Carried)

7. BUSINESS ARISING FROM MINUTES

8. PETITIONS AND CORRESPONDENCE

9. MOTIONS

Resolution No. 2026-086

**Moved by: Diane Ryder
Seconded by: Susan Hunter**

WHEREAS the Association of Municipalities of Ontario's Annual Conference is being held in Ottawa, Ontario from August 16th to 19th, 2026;

THEREFORE, BE IT RESOLVED THAT the Council of the Corporation of the Town of Moosonee hereby approves registering the following Council and staff delegates to attend the conference:

- Mayor Wayne Taipale
- Councillor Susan Hunter
- Councillor Savion Nakogee
- CAO

(Carried)

Resolution No. 2026-087

**Moved by: Susan Hunter
Seconded by: Savion Nakogee**

BE IT RESOLVED THAT the Council of the Corporation of the Town of Moosonee Rescind the motion #2026-033, dated February 10th, 2026, effective immediately.

THEREFORE, BE IT RESOLVED THAT the Council of the Corporation of the Town of Moosonee approves the Council Meeting schedule for Second quarter of 2026 as follows:

Council Meeting Dates – Second Quarter 2026

- Regular Council Meeting on April __ 14 __, 2026 at 6:00pm
- Regular Council Meeting on April __ 28 __, 2026 at 6:00 pm
- Regular Council Meeting on May __ 12 __, 2026 at 6:00pm
- Regular Council Meeting on May __ 26 __, 2026 at 6:00pm
- Regular Council Meeting on June __ 09 __, 2026 at 6:00pm
- Regular Council Meeting on June _ 23 __, 2026 at 6:00pm

(Carried)

10. READING PF BY-LAWS

Resolution No. 2026-088

**Moved by: Savion Nakogee
Seconded by: Diane Ryder**

BE IT RESOLVED THAT The Corporation of the Town of Moosonee approves By-Law #05-2026 being a By-Law Prescribing Standards for the Maintenance and Occupancy of Property, being read a first and second time.

(Carried)

11. NEW BUSINESS

12. COUNCIL ANNOUNCEMENTS AND UPDATES/DISCUSSION

Resolution No. 2026-089

**Moved by: Savion Nakogee
Seconded by: Diane Ryder**

WHEREAS the Council of The Corporation of the Town of Moosonee has initiated a recruitment process for the position of Chief Administrative Officer (CAO);

AND WHEREAS Council recognizes the importance of a fair, transparent, and structured process to identify and evaluate qualified candidates for this senior leadership role;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Town of Moosonee hereby establishes a Chief Administrative Officer (CAO) Search Committee to support the recruitment and selection process;

AND THEREFORE, THAT the CAO Search Committee shall be responsible for:

- Reviewing application and evaluation of candidates;
- Assisting in the development of short list of candidates;
- Participating recommendation to Council for final consideration;

AND FURTHER THAT the CAO Search Committee shall be comprised of the following members:

- Phelps- recruitment company
- Mayor Wayne Taipale
- Deputy Mayor Carman Tozer

AND FURTHER THAT the CAO Search Committee shall report its recommendation to Council, and that final hiring authority shall remain with Council.

(Carried)

13. CLOSED SESSION

14. ADJOURNMENT

Resolution 2026-090

**Moved by: Susan Hunter
Seconded by: Diane Ryder**

BE IT RESOLVED THAT this meeting be adjourned at 7:32 p.m.

(Carried)

MAYOR – Wayne Taipale

CLERK – Bobbylyn Jardino

THE CORPORATION OF THE TOWN OF MOOSONEE

BY-LAW No. 05-2026

A By-law Prescribing Standards for the Maintenance and Occupancy of Property

WHEREAS Section 15.1(3) of the *Building Code Act, 1992, S.O. 1992, c. 23*, as amended, authorizes the council of a municipality to pass a bylaw prescribing standards for the maintenance and occupancy of property within the municipality and for prohibiting the occupancy or use of such property that does not conform to the standards; and for requiring property that does not conform with the standards to be repaired and maintained to conform with the standards or requiring the property to be cleared of all buildings, structures, debris or refuse and left in a graded and levelled condition;

AND WHEREAS Section 15.6(1) of the *Building Code Act, 1992, S.O. 1992, c. 23*, as amended requires that a By-law passed under Section 15.1(3) of the *Building Code Act, 1992, S.O. 1992, c. 23* shall provide for the establishment of a Property Standards Committee;

NOW THEREFORE, the Council of the Corporation of the Town of Moosonee enacts as follows:

1.0 TITLE AND SCOPE

1.1 This By-Law may be referred to as "The Property Standards By-Law".

1.2 The standards for maintenance and occupancy of **property** set forth in this By-Law are hereby prescribed and adopted as the minimum standards for all **property** within the **Town**.

1.3 No **person** shall occupy a **property** if there is a condition which poses or constitutes an **unsafe condition**.

1.4 A **property** within the **Town** that does not conform with the standards contained in this By-law shall be:

- (a) **repaired** and maintained to conform with such standards; or
- (b) cleared of all **buildings, accessory buildings, structures** or **waste** and left in a graded and levelled

condition.

2.0 APPLIED MEANING OF WORDS AND TERMS

2.1 Interchangeability: Words used in the present tense include the future, words in the masculine gender include the feminine and neuter; the singular number includes the plural, and the plural includes the singular.

3.0 DEFINITIONS

In this By-law:

“Accessory building” means a detached **building** or **structure**, not used for human habitation that is subordinate to the primary use on the same **property**.

“Basement” means that portion of a **building** between two floors, which is partly underground of the first floor joists above the average finished grade level adjacent to the exterior walls of the **building** and includes a crawl space and cellar.

“Boat” includes any vessel which floats or is designed to float on the surface of the water and is capable of carrying people or material whether motorized or not and includes but is not limited to pleasure craft, scows, personal water craft, canoes, row boats, pontoon boats and commercial boats, when on the water or on land.

“Building” means a building as defined in the **Building Code Act**, or a **structure** used or intended to be used for supporting or sheltering any use or occupancy.

“Building Code Act” means the *Building Code Act, 1992, S.O. 1992, c. 23*, as amended and any prescribed regulations under the *Building Code Act*.

“Committee” means the **Town’s** Property Standards Committee established under this By-law.

“Compost” means a collection of humus material such as kitchen and table waste, grass clippings, plant trimmings,

weeds or other leaves.

“Council” means the Council for the **Town**. **“Dwelling”**

means a **building** or part of a **building**, occupied or capable of being occupied, in whole or in part for the purpose of human habitation.

“Dwelling unit” means a room or a suite of rooms operated as a housekeeping unit, used or intended to be used as a domicile by one or more persons and supporting general living conditions including cooking, eating, sleeping and sanitary facilities.

“Exterior property areas” means the **property** and **yard**, exclusive of a **building** and an **accessory building**.

“Fence” means a **structure**, wall or barrier, other than a **building**, erected at grade for the purpose of defining boundaries of **property**, separating open space, restricting ingress to or egress from **property**, providing security or protection to **property** or acting as a visual or acoustic screen.

“Firewood” means any lumber, timber, logs, poles, cut up trees or felled trees, any salvaged wood products included but not limited to wood skids, wood boxes, and used wood products that are not required for a **building**, **accessory building** or **structure** currently under construction on the **property** or for which there is a current or regular use.

“Ground cover” means organic or non-organic material applied to prevent the erosion of the soil, e.g., concrete, flagstone, gravel, asphalt, grass or other forms of landscaping.

“Guard” means a protective barrier installed around openings in floor area or on the open sides of a stairway, a landing, a balcony, a mezzanine, a gallery, a raised walkway, or other locations as required to prevent accidental falls from one level to another. Such barriers may or may not have openings through them.

“Habitable room” means a room or enclosed floor space used, or capable of being used for living, eating, sleeping or domestic food preparation purposes, but excludes a bathroom, water closet compartment, laundry, pantry, foyer, lobby, hall, passageway, corridor, closet, stairway, storage room, furnace room or other accessory space used for service, maintenance or access within a **building**.

“Heritage attribute” means an attribute of a **heritage property** that contributes to its cultural heritage value or interest that is defined, described or inferred:

(a) in a By-law designating a **heritage property**;

(b) in a By-law designating a heritage conservation district;

(c) in a Minister's Order made under the *Ontario Heritage Act*;

(d) in any documentation considered as part of (a), (b) and (c) above;

and includes any elements, features or components that support or protect the heritage attribute.

“Heritage property” means a Property designated under Part IV or Part V or by a Minister's Order under the *Ontario Heritage Act*.

“Landlord” includes:

a) The owner of a rental unit or any other person who permits occupancy of a **rental unit**, other than a **tenant** who occupies a **rental unit** in a residential complex and who permits another person to also occupy the unit or any part of the unit; and, b) The heirs, assigns, personal representatives and successors in title of a person referred to in clause (a).

“Naturalized Area” means an area that has been implemented or naturally occurring areas to produce ground cover which consists of one or more species of wildflowers, annuals, perennials, shrubs and grasses or a combination thereof and includes natural areas such as

wooded lots, managed commercial woodlots, forests and wetlands.

“Occupant” means any **person** or **persons** over the age of eighteen years in possession of the **property**.

“Openable area” means that part of a window or door which is available for unobstructed ventilation and which opens directly to the outdoors.

“Owner” includes,

- (a) the **person** for the time being managing or receiving the rent of the land or premises in connection with which the word is used, whether on the **person’s** own account or as agent or trustee of any other **person**, or who would receive the rent if the land and premises were let; and
- (b) a lessee or **occupant** of the **property** who, under the terms of a lease, is required to **repair** and maintain the **property** in accordance with the standards for the maintenance and occupancy of **property**.

“Person” includes a corporation and its heirs, executors, administrators, or other representatives of a person to whom the context can apply according to law.

“Property” means a **building** or **accessory building**, or part of a **building** or **accessory building**, and includes all the lands and premises within the boundary lines of the property, all mobile structures, mobile buildings, mobile homes, outbuildings, **fences, retaining walls**, and erections thereon, whether heretofore or hereafter erected, and also includes **vacant property**.

“Property Standards Officer” shall mean a Property Standards Officer who has been appointed by by-law to administer and enforce this By-law.

“Rental Unit” means a dwelling unit used, or intended to be used, for a **residential tenancy**.

“Repair” includes the making of additions or alterations or the taking of such action as may be required so that the **property** shall conform to the standards established in this By-law.

“Residential rental property” includes a **rental unit** and the **yards**;

“Residential Tenancy” means the lease of residential premises for residential purposes.

“Retaining wall” means a **structure** that holds back soil or loose material to prevent it from assuming the natural angle of repose at locations where an abrupt change in ground elevation occurs.

“Safe condition” means a condition that does not pose or constitute an undue or unreasonable hazard or risk of life, limb or health of any **person** on or about the **property**, and includes a structurally sound condition.

“Sewage” means water-carried waste, together with such ground, surface and storm waters as may be present.

“Sewage system” means the **Town’s** system of storm sewers, sanitary sewers and combined sewers, or a private sewage disposal system.

“Structure” means anything constructed either permanent or temporary, the use of which requires location on or an attachment to something having location on the ground.

“Tenant” means a person who pays rent or is required to pay rent in return for a right to occupy a **rental unit**.

“Town” means the Corporation of the Town of Moosonee or the land within the geographic limits of the Corporation of the Town of Moosonee as the context requires.

“Unsafe condition” means any condition that poses or constitutes an undue or unreasonable hazard or risk to life,

limb or health of any **person** on or about the **property**.

“Vacant building” means any **building or accessory building** that is or appears to be vacant, partially vacant, or unoccupied, or that, by reason of its unfinished or dilapidated condition, is open to the elements and in a state that there is little to no control over unauthorized entry, but does not include:

- (a) a **dwelling unit** occupied by the **owner** on a seasonal basis but otherwise maintained throughout the year;
- (b) a **building or accessory building on property** used for farming purposes, except a **dwelling unit**.

“Vacant property” means a **property** that does not have a **building or accessory building**.

“Waste” includes any debris, rubbish, refuse, sewage, effluent, garbage, brush, ashes, litter, wrappings, salvage, vehicle parts, discarded material or things, broken or dismantled things, or materials or things exposed to the elements, deteriorating or decaying on a **property** due to exposure to the weather.

“Yard” means the land within the boundary lines of a **property** not occupied by a principal building in Residential Zones and means the Required Yard as defined in the Zoning Bylaw for all other zones.

4.0

EXTERIOR PROPERTY AREAS – GENERAL REQUIREMENTS

4.1

Exterior Property Areas shall be free from:

- (a) **waste**;
- (b) injurious insects, termites, rodents, vermin and other pests and any condition that may promote an infestation except in a **Naturalized Area**.
- (c) excessive growth of weeds and grass exceeding 12 inches in height, except in a **Naturalized Area**.
- (d) dead, decayed, or damaged trees, or other natural growth and the branches and limbs thereof which create an **unsafe condition** for abutting land owners;
- (e) wrecked, dismantled, derelict, inoperative, discarded, unused or an unlicensed vehicle or trailer, except in an

establishment licensed or authorized to conduct and operate such a business in accordance with any other by-laws, and then only in an arrangement such as to prevent an **unsafe condition** or an unsightly condition and screened from view from an adjacent **property**;

- (f) wrecked, dismantled, derelict, inoperative, discarded or unused **boat** and any component parts thereof, except in an establishment licensed or authorized to conduct and operate such a business, and then only in an arrangement such as to prevent an **unsafe condition** or an unsightly condition and screened from view from an adjacent **property**;
- (g) machinery or any parts thereof, or other objects or parts thereof, or accumulations of material or conditions that create an **unsafe condition** or an unsightly condition out of character with the surrounding environment;
- (h) dilapidated or collapsed **building** or **accessory building** and any unprotected well or other **unsafe condition** or unsightly condition out of character with the surrounding environment;
- (i) stagnant water except in a **Naturalized Area**;
- (j) accumulation of animal excrement.

4.2 Suitable **ground cover** shall be provided to prevent erosion of the soil.

4.3 Hedges, plantings, trees or other landscaping including lighting, required by the **Town** as a condition of site development or redevelopment, shall be maintained in a living condition or shall be replaced with equivalent landscaping or lighting, so as to carry out its intended function and maintain an attractive appearance.

4.4 An abandoned or unused well, septic tank or a hole on a **property** shall be filled or safely covered and protected.

5.0 DRAINAGE

5.1 All catch basins, swales and ditches shall be maintained so as to not impede the natural flow of water.

5.2 The storm water run-off from all downspouts of impervious surfaces shall be contained within the limits of the **property** from which it originates until absorbed by the soil or drained

to a storm sewer, or to a natural or artificially-created swale, ditch or watercourse.

5.3 No water shall be drained from a swimming pool, pond or other waterholding device on to abutting properties.

6.0 HEALTH

6.1 All **sewage** shall be discharged into an approved **sewage system**.

7.0 BUFFERING

7.1 **Property** which, because of its use or occupancy, or for other reasons is required to be buffered shall:

- (a) maintain an effective barrier to prevent lighting and vehicle headlights from shining directly into a **dwelling unit**;
- (b) maintain an effective barrier to prevent wind-blown **waste** from encroaching on an adjacent **property**;
- (c) maintain a visual screen, to minimize the visual impact of a nuisance to a **person** who owns or occupies an adjacent **property**.

8.0 RETAINING WALLS

8.1 A **retaining wall** shall be maintained in good **repair** and free from accident hazards.

8.2 Without restricting the generality of section 8.1 the maintenance of a **retaining wall** may include:

- (a) redesigning, **repairing** or replacing all deteriorated, damaged, misaligned or missing portions of the wall, or railings and **guards** appurtenant thereto;
- (b) installing subsoil drains where required to maintain the stability of the **retaining wall**;
- (c) grouting masonry cracks;
- (d) applying a coat of paint or equivalent preservative to all metal or wooden exposed components.
- (e) where a retaining wall in excess of 600 mm (24 inches) forms part or is adjacent to a means of egress, a guard shall be provided unless access is restricted to the retaining wall.

- 9.0** SUPPLEMENTARY STANDARDS FOR RESIDENTIAL RENTAL PROPERTIES
- 9.1 GENERAL
- 9.1.1 The following additional standards shall only apply to a residential rental property:
- a) Subject to the tenant's responsibility for ordinary cleanliness of the residential rental property, the landlord shall provide such facilities and take such action to ensure that the residential rental property is:
- I. Safe
- II. Clean
- III. In a state of good repair
- IV. Fit for habitation; and,
- V. Free from accumulations of snow and ice;
- b) The landlord shall maintain, in a state of good repair and in a clean, safe condition, any facilities supplied by the landlord and all common areas intended for the use of tenants.
- 9.1.2 All repairs and maintenance of property required by the standards prescribed in this part shall be carried out in a manner accepted as good craftsmanship in the trade concerned and with materials suitable and sufficient for the purpose.
- 9.1.3 Unless otherwise specified, the landlord, and not the tenant, shall be responsible for ensuring that all of the provisions of this part are being complied with.
- 9.2.0 RECREATIONAL FACILITIES, LAUNDRY FACILITIES ROOMS AND AREAS
- 9.2.1 A recreational facility, laundry facility, mail collection area including mailboxes, room or area and the equipment and appliances provided in connection therewith shall be:
- (a) maintained in an operable and usable condition;
- (b) maintained in a **safe condition**;
- (c) with the exception of an outdoor recreational facility, maintained in a clean condition.
- 9.3.0 HEATING, HEATING SYSTEMS, CHIMNEYS, VENTS AND FUEL BURNING APPLIANCES
- 9.3.1 Every **building** containing an occupied **dwelling unit** or

- habitable room** shall be provided with suitable heating facilities capable of maintaining an indoor ambient temperature of 21 degrees Celsius between the 15th day of September to the 1st day of June the following year. A heating system shall be maintained in good working condition so as to be capable of safely heating the **dwelling unit** or **habitable room** to the required standard.
- 9.3.2 No rental **dwelling unit** shall be equipped with portable heating equipment as a primary source of heat.
- 9.3.3 A fuel burning appliance shall:
- (a) have ample air supply to permit combustion to occur with optimum oxygen available;
 - (b) be located in such a manner as to prevent impediment to the free movement of a **person** and the overheating of adjacent materials and equipment;
 - (c) have **guards** where necessary to minimize the risk of an accident.
- 9.3.4 Where a heating system or part thereof requires solid or liquid fuel to operate, a place or receptacle for such fuel shall be provided and maintained in a **safe condition** and location so as to be free from fire or accident hazard.
- 9.3.5 A fuel burning appliance, equipment and accessories shall be properly vented to the outside air by means of a smoke pipe, vent pipe, chimney flue or other approved method and as may be required by the **Building Code Act**.
- 9.3.6 Every chimney, smoke-pipe, flue and vent shall be maintained in a good state of **repair** so as to prevent the escape of smoke, fumes or gases from entering a **building**. Maintenance may include the removal of obstructions, sealing open joints, and the **repair** of loose or broken masonry units.
- 9.3.7 Every chimney, smoke-pipe, flue and vent shall be maintained in a good state of **repair** so as to prevent the heating of adjacent combustible material or structural members to unsafe temperatures.
- 9.4.0 AIR CONDITIONING
- 9.4.1 An air conditioner shall be equipped with adequate devices for the prevention of condensation drainage on to entrance areas, sidewalks or pathways and shall be

- maintained in a safe mechanical and electrical condition.
- 9.4.2 Cooling water from water-cooled equipment shall not be discharged on a driveway, walkway or other areas used for pedestrian or vehicular traffic, or in such a manner that it may cause damage to a wall, foundation or part of a **building** or **accessory building**.
- 9.4.3 The discharge of cooling water from water-cooled equipment shall be made to a proper drainage system and shall be connected in accordance with all applicable government regulations.
- 9.5.0 INTERIOR LIGHTING
- 9.5.1 Interior lighting standards and fixtures shall comply with the requirements of section 10.
- 9.6.0 VENTILATION
- 9.6.1 Sufficient ventilation shall be provided to all areas of a **building** or an **accessory building** so as to prevent accumulations of heat, dust, vapours, odours, carbon monoxide and other gases likely to create a potential **unsafe condition** or to become a nuisance.
- 9.6.2 A kitchen, bathroom, shower room and toilet room shall be provided with adequate natural or artificial means of ventilation.
- 9.6.3 An enclosed area of a **building** or an **accessory building** including a **basement** and an attic shall be adequately ventilated.
- 9.6.4 A system of mechanical ventilation shall be maintained in good working order.
- 9.7.0 PLUMBING
- 9.7.1 A **dwelling unit** shall be provided with an adequate supply of potable running water from a source approved by the Medical Officer of Health and/or the Chief Building Official of the **Town**.
- 9.7.2 A washbasin, bathtub or shower, and one kitchen sink in a **dwelling unit** shall be equipped with an adequate supply of hot and cold running water. All hot water shall be supplied at a minimum of 43 degrees Celsius and a maximum of 49 degrees Celsius.

- 9.7.3 A fixture shall be of such materials, construction and design as will ensure that the exposed surface of all parts are hard, smooth, impervious to hot and cold water, readily accessible for cleansing and free from blemishes, cracks, stains or other defects that may harbor germs or impede thorough cleansing.
- 9.7.4 All plumbing, including drains, water supply pipes, water closets and other plumbing fixtures shall be maintained in good working order free of leaks and defects and all water pipes and appurtenances thereto shall be protected from freezing.
- 9.7.5 All plumbing fixtures in every **building** or **accessory building** shall discharge the water, liquids or sewage into drainage piping, which shall be connected to a **sewage system** approved by the authority having jurisdiction.
- 9.7.6 All toilet facilities, sanitary conveniences and washing facilities shall be maintained:
- (a) in good working order;
 - (b) in a clean and sanitary condition;
 - (c) and supplied with hot and cold running water, with cold water connection only to toilets and urinals;
 - (d) and connected to the drainage system.
- 9.8.0 KITCHEN
- 9.8.1 A **dwelling unit** shall contain a kitchen area equipped with:
- (a) one sink surrounded by a surface that is impervious to grease and water;
 - (b) a suitable storage area;
 - (c) a counter or work area, exclusive of the sink and covered with a material that is impervious to moisture and grease and is easily cleanable;
 - (d) a space provided for cooking and refrigeration appliances including suitable electrical or gas connections.
- 9.8.2 A cooking appliance and a refrigeration appliance shall be maintained in a good state of **repair** and operating condition.
- 9.9.0 BATHROOM
- 9.9.1 A **dwelling unit** shall contain a bathroom consisting of at

least one fully operational toilet, washbasin, and a bathtub or suitable shower unit.

9.9.2 A bathroom and a toilet shall be located within and accessible from within the **dwelling unit**.

9.9.3 Where a toilet or bathroom facility is shared by occupants of a residential accommodation, other than a self contained **dwelling unit**, an appropriate entrance shall be provided from a common passageway, hallway, corridor or other common space to the room or rooms containing the said facility.

9.9.4 Every wall surrounding a shower shall be of impervious material and shall be maintained in a good state of **repair**.

9.9.5 A bathroom as required by section 9.9.1 shall be located in a room used for no other purpose and provided with a door capable of being locked from the inside and opened from the outside in an emergency.

9.10.0 FLOORS

9.10.1 A floor shall be smooth, level and maintained so as to be free of all loose, warped, protruding, broken or rotted boards that may create an **unsafe condition** or surface. A defective floor shall be **repaired** or replaced.

9.10.2 Where a floor covering has become worn or torn so that it retains dirt or may create an **unsafe condition**, the floor covering shall be **repaired** or replaced.

9.10.3 A bathroom, kitchen and shower room shall have a floor covering of water-resistant material and be capable of being cleaned.

9.11.0 ELECTRICAL SERVICE

9.11.1 A **dwelling** and **dwelling unit** shall be wired for electricity and shall be connected to an approved electrical supply system.

9.11.2 The capacity of the connection to a **building** or **accessory building** and the system of circuits distributing the electrical supply of the **building** or **accessory building** shall be adequate for the use and intended use.

9.11.3 Electrical wiring, cords, circuits, fuses, circuit breakers, electrical equipment and electrical heating systems shall be maintained in good working order, free from fire and

accident hazards.

9.12.0 DISCONNECTED UTILITIES

9.12.1 An **owner** of a residential **building** or any **person** acting on behalf of such **owner** shall not disconnect or cause to be disconnected any service or utility supplying heat, electricity, gas, refrigeration or water to a **dwelling unit** and **habitable room** occupied by a tenant or lessee, except for such reasonable period of time as may be necessary for the purpose of **repairing**, replacing or otherwise altering said service or utility.

9.13.0 INTERIOR WINDOWS, DOORS, SURFACES, FLOORS AND STAIRS

9.13.1 Interior windows, doors, surfaces, floors and stairs shall be maintained:

- (a) in a clean, odour free and sanitary condition, reasonable for the normal use or occupancy of the room, passageway, enclosure or space;
- (b) in good working order and good state of **repair**, free from holes, loose, broken, warped, torn, damaged or decayed boards or materials;
- (c) free from depressions, protrusions, deterioration or other defects which could create an **unsafe condition** or which are out of character with the normal use of the area in which such defect occurs;
- (d) so as to afford the fire resistive properties and other protection for which they shall be designed; and
- (e) free of any graffiti, markings, stains or other defacement.

9.13.2 Interior windows and doors shall also comply with the requirements of section 19.

9.14.0 INTERIOR STRUCTURE – COLUMNS AND BEAMS

9.14.1 A **building** and an **accessory building** and all structural components, including but not limited to all joists, beams, studding, and roof rafters, shall be maintained with material adequate for the load to which they are subjected to.

9.15.0 WALLS-CEILINGS

- 9.15.1 Every interior surface and finish of walls and ceilings shall be maintained:
- (a) in good state of **repair**, a surface which is reasonably smooth, clean, tight and easily cleaned;
 - (b) free of holes, cracks, loose plaster or other material;
 - (c) in a **safe condition**;
 - (d) so as to possess the fire resistant properties required by the **Building Code Act** and the *Fire Protection and Prevention Act*, as amended.

9.16.0 ELEVATORS

- 9.16.1 An elevator, an elevating device, dumb-waiters, hoists, escalators, incline lifts including all parts, lighting fixtures, lamps, elevator buttons, floor indicators and ventilation fans shall be maintained in good state of **repair**, operable and in a **safe condition**.

10.0 LIGHTING STANDARDS AND FIXTURES

- 10.1 Lighting standards and fixtures shall be kept in a **safe condition**, in good working order and in good visual condition.

11.0 FENCES

- 11.1 A **fence** on a **property** separating adjoining **property** shall:
- (a) be in a structurally sound condition and plumb, unless specifically designed to be other than vertical;
 - (b) be maintained in a good state of **repair** and free of accident hazards;
 - (c) not present an unsightly appearance.

- 11.2 Without restricting the generality of section 11.1 the maintenance of a **fence** may include:

- (a) protecting by paint, treated with a preservative or other weather resistant material unless the aesthetic characteristics of the **fence** are enhanced by the lack of such treatment.

12.0 WALKWAYS, DRIVEWAYS, RAMPS, PARKING AREAS AND LANDINGS

- 12.1 A parking area, driveway, walkway and other similar public access areas of an **exterior property area** shall be kept

clean and free from **waste**, objects or conditions that may create an **unsafe condition**, health, fire, accident hazard or unsightly condition.

12.2 An **owner** shall cause any snow disposal site or snow storage site on a **property** to be:

- (a) maintained so as not to cause a hazard on the **property**; and
- (b) maintained in such a manner and location on the **property** so as to prevent a hazard, flooding, erosion and other damage to a neighbouring **property**.

13.0 BUILDINGS AND ACCESSORY BUILDINGS
STRUCTURAL ADEQUACY - CAPACITY

13.1 All **repairs** and maintenance of **property** required by the standards prescribed in this By-law shall be carried out in a manner accepted as good workmanship in the trades concerned and with materials suitable and sufficient for that purpose.

13.2 Every part of a **building** or **accessory building** shall be maintained in good **repair** and in a structurally sound condition so as:

- (a) to be capable of sustaining safely its own weight, and any additional load to which it may normally be subjected to;
- (b) to be capable of safely accommodating all normal structural movements without damage, decay or deterioration;
- (c) to prevent the entry of moisture that would contribute to damage, fungus growth, decay or deterioration;
- (d) to be capable of safely and adequately performing its function subject to all reasonable serviceability requirements.

13.3 The abating of an **unsafe condition** may include:

- (a) the provision or **repair** of stairs, balustrades, railings, **guards** and screens so as to minimize the risk of accident;
- (b) the elimination of other conditions which, in themselves are a hazard to life or which risk serious injury to **persons** normally in or about the subject **building, accessory building**, room, suite of rooms or

space;

- (c) the installation of a handrail in conjunction with every set of stairs containing three (3) or more risers and such handrail shall be adequately secured and maintained in a good state of **repair**.

14.0 HEALTH AND WASTE

14.1 A **building** and **accessory building** on a **property** shall be kept free of mould, **waste** and pests, such as rodents, vermin, termites and injurious insects and any condition that may promote an infestation.

14.2 In a **dwelling unit**, sufficient rooms, containers and receptacles shall be maintained to safely contain all **waste**, which shall not be allowed to accumulate but shall be removed or made available for removal in accordance with any applicable by-laws.

14.3 An external container and receptacle shall be screened from view and shall be provided with a cover so that the material contained therein is not exposed to injurious insects, termites, rodents, vermin or other pests.

14.4 Every **building** and **accessory building** shall be provided with sufficient proper receptacles to contain all **waste**, which accumulates on the **property**, and such **waste** shall be placed for collection in proper receptacles in compliance with applicable laws.

14.5 A receptacle for **waste** shall be:
(a) provided with a tight fitting cover;
(b) maintained in good working condition and order without holes or spillage; and
(c) closed, or emptied, rinsed and cleaned when not in use, to prevent the escape of offensive odour or **waste**.

14.6 Garbage chutes, disposal and collection rooms shall be:
(a) washed down and disinfected as necessary so as to maintain a clean and odour free condition; and
(b) maintained in good working order.

14.7 Injurious insects, termites, vermin, rodents and other pests shall be exterminated and appropriate measures shall be taken to prevent their re-entry to a **building** or **accessory building** on a **property**.

14.8 In a **dwelling**, openings in the exterior walls or roof shall be

fitted and maintained to protect all habitable space from water and weather entry, and to make such space free from drafts.

- 14.9 No portion of a **dwelling** shall be used for human habitation unless:
- (a) the floors, walls and ceiling areas are watertight and free from dampness and mould at all times;
 - (b) the total window area, the total **openable area** for natural ventilation and the ceiling height are in accordance with the provisions of the **Building Code Act** or, alternatively, reventilation and/or mechanical ventilation is provided as prescribed by the **Building Code Act**;
 - (c) the required minimum window area of every **habitable room** is entirely above the grade of the ground adjoining such window area, or the top of the window well, whichever is the higher elevation.

15.0 COMPOST

15.1 **Compost** on a **property** shall be maintained in a composter or an open **compost** pile that is not larger than 2.0 square metres (21.5 square feet) in area and 1.0 metre (39 inches) in height.

15.2 A composter or an open **compost** pile shall be kept free of pests, such as rodents, vermin, termites and injurious insects and any condition that may promote an infestation.

16.0 HERITAGE PROPERTIES

- 16.1 In addition, to all other standards prescribed by this By-law, an owner of a **Heritage Property** shall:
- (a) protect, maintain and stabilize a **heritage attribute** so as to preserve the existing materials;
 - (b) in the conduct of a repair use only materials that match the form and detailing of the original elements of the **heritage attribute**; and
 - (c) be repaired using only recognized conservation methods.

17.0

FOUNDATIONS

17.1

A foundation of a **building** or an **accessory building** shall be maintained in good state of **repair** so as to prevent settlement detrimental to the appearance of the **building** or **accessory building**, or the entrance of moisture, vermin, termites, insects or rodents into the **building** or **accessory building**.

17.2

Without limiting the generality of section 17.1, the maintenance of a foundation may include:

- (a) the jacking-up, underpinning or shoring of the foundation where necessary;
- (b) the extension of footings and foundations below grade or regrading to provide adequate frost cover;
- (c) installing subsoil drains at the footing where such would be beneficial;
- (d) the grouting of masonry cracks;
- (e) waterproofing the wall and joints;
- (f) the carrying out of such other work as may be required to overcome any existing settlement detrimental to the appearance of the **building** or **accessory building**;
- (g) **repairing** or replacing decayed, damaged or weakened sills, piers, posts or other supports;
- (h) making sills, piers, posts or other supports insect-proof by the application of suitable materials; and
- (i) coating with a preservative.

18.0

EXTERIOR WALLS, COLUMNS AND BEAMS

18.1

The components of an exterior wall of a **building** or an **accessory building** shall be maintained:

- (a) in good state of **repair** and in a **safe condition**;
- (b) weather tight;
- (c) free from loose or unsecured objects or materials;
- (d) so as to prevent the entrance of insects, termites, vermin, rodents or other animals;
- (e) so as to prevent deterioration due to weather, insects, vermin, termites, rodents and other animals; and
- (f) so as to prevent deterioration detrimental to the appearance of the **building** or an **accessory building**.

- 18.2 Without restricting the generality of section 18.1, the maintenance of an exterior wall of a **building** or an **accessory building** may include:
- (a) the applying of materials to preserve all exterior wood and metal work or other materials not inherently resistant to weathering;
 - (b) the applying of materials to improve or maintain a pleasant and satisfying appearance at least commensurate with that of the neighbourhood;
 - (c) the restoring, **repairing** or replacing of:
 - i) the wall;
 - ii) the masonry units and mortar;
 - iii) the stucco, shingles or other cladding;
 - iv) the coping; and
 - v) the flashing and waterproofing of the wall and joint.
- 18.3 Exterior columns and beams and any decorative trim shall be maintained in a good state of **repair** and in a **safe condition**. Where necessary, such columns, beams and trim shall be restored, **repaired** or replaced and suitably protected or treated against weathering, so as to prevent or remedy deterioration detrimental to the appearance of the **building** or **accessory building**.
- 19.0** EXTERIOR DOORS, WINDOWS AND OTHER OPENINGS – CANOPIES-MARQUEES-AWNINGS
- 19.1 Shutters, windows, doors, hatchways and other exterior openings in a **building** or an **accessory building** shall be kept weather tight, draft free, and in good state of **repair** and working order.
- 19.2 Without restricting the generality of section 19.1, the maintenance of a shutter, window, door, hatchway and other exterior opening may include:
- (a) painting or the applying of a similarly effective preservative;
 - (b) the **repair**, replacement or renewing of damaged, decaying, missing or defective:
 - i) doors;
 - ii) door frames and casings;
 - iii) windows and window sashes;

- iv) window frames and casings;
- v) shutters;
- vi) screens;

- (c) refitting doors, windows, shutters or screens;
- (d) reglazing or fitting with an translucent substitute;
- (e) rescreening;
- (f) using other approved means of weatherproofing where the opening is used or required for ventilation or illumination and is not protected by a window, door or similar closure:
 - i) screening with wire mesh, metal grills or other equivalent durable material; or
 - ii) other protection so as to effectively prevent the entry of insects, termites, rodents, vermin or other animals.

19.3 Glazed doors, windows and other transparent surfaces shall be kept clean so as to permit unimpeded visibility and unrestricted passage of light.

19.4 A window in a **dwelling unit** that can be or is required by the standards to be openable shall be provided with screening to effectively prevent the entry of insects.

19.5 Nothing in this section shall be construed as preventing doors, windows and other openings in an unoccupied **building** or **accessory building** from being protected from damage or to prevent entry, for such time as determined by section 23.

19.6 A canopy, marquee or awning shall be properly anchored so as to be kept in a **safe condition** and shall be protected from decay and rust by a periodic application of weathercoating material.

19.7 A **building** shall have a safe, continuous and unobstructed passage from the interior to an exit or the outside of the **building** at street or grade level.

19.8 A door that facilitates access to or egress from a **dwelling unit** shall be equipped with locks, and shall be maintained in a good state of **repair** and in an operating condition.

20.0 EXTERIOR STAIRS, VERANDAS, PORCHES, DECKS, LOADING DOCKS, BALCONIES AND FIRE ESCAPES

- 20.1 An exterior stair, veranda, porch, deck, loading dock, balcony, fire escapes and every appurtenance attached thereto shall be maintained, reconstructed or **repaired** so as to be safe to use and capable of supporting the loads to which it may be subjected, as specified in the **Building Code Act**, and shall be kept in **safe condition** and good state of **repair**, free of all accident hazards and other deterioration or objects detrimental to the appearance of the **building** or **accessory building**.
- 20.2 Without restricting the generality of section 20.1, the maintenance, reconstructing or **repairing** of an exterior stair, veranda, porch, deck, loading dock, balcony and fire escape may include:
- (a) **repairing** or replacing treads, risers or floors that show excessive wear or are broken, warped, loose or otherwise defective;
 - (b) **repairing**, renewing or supporting structural members that are rotted, deteriorated or loose;
 - (c) providing, **repairing** or renewing **guard** rails, railings and balustrades; and
 - (d) painting or the applying of an equivalent preservative.
- 20.3 Exterior stairs and fire escapes shall be kept free from ice and snow.

21.0 ROOFS AND ROOF STRUCTURES

- 21.1 A roof, roof deck, roof structures including solar energy panels, wind generators and related **guards** of a **building** or **accessory building** shall be:
- (a) weather tight and free from leaks;
 - (b) free from loose or unsecured or unsafe objects and materials;
 - (c) free from accident hazards;
 - (d) free from dangerous accumulation of ice and snow;

- (e) kept in a good state of **repair** and in a **safe condition**;
- (f) free from other unsightly objects and conditions detrimental to the appearance of the **building** or **accessory building**.

21.2 An eaves trough, roof gutter and downpipe shall be kept:

- (a) in good **repair**;
- (b) in good working order;
- (c) water tight and free from leaks;
- (d) free from accident hazards;
- (e) protected by painting or the applying of other equivalent preservative.

21.3 Chimneys, smoke or vent stacks and other roof structures shall be maintained plumb and in good state of **repair** and shall be:

- (a) free from loose bricks, mortar and loose or broken capping;
- (b) free from loose or rusted stanchions, guy wires, braces and attachments;
- (c) free from any accident hazard;
- (d) free from the entrance of smoke or gases into a **building** or **accessory building**;
- (e) free from the heating of adjacent combustible materials, walls and structural members to unsafe temperatures;
- (f) weather tight and free from leaks;
- (g) free from unsightly objects and conditions detrimental to the appearance of the **building** or **accessory building**.

22.0 EXTERIOR MAINTENANCE

22.1 All exterior surfaces that have been previously painted, stained, varnished or which have received other similar protective finishes shall be maintained without visible deterioration from the original finish, or shall be suitably refinished by application of an equivalent preservative.

22.2 Appropriate measures shall be taken to remove any graffiti, markings, stains or other defacement, occurring on

the exposed finished exterior surfaces and, where necessary, to restore the exterior surface and adjacent areas to, as near as possible, to its appearance before the markings, stains or defacement occurred.

22.3 In the event of fire or other disaster, measures shall be taken as soon as possible to make the damaged **building** or **accessory building** compatible with its environment. Without restricting the generality of the foregoing, such measures include:

- (a) making the **building** or **accessory building** safe;
- (b) **repairing** of damaged surfaces exposed to view;
- (c) cleaning any damaged surfaces exposed to view;
- (d) refinishing so as to be in harmony with adjoining undamaged surfaces.

22.4 In the event the **building** or **accessory building** is beyond **repair**, the **property** shall be cleared of all remains and left in a graded level and tidy condition.

23.0 VACANT PROPERTY AND VACANT BUILDINGS – ADDITIONAL STANDARDS

23.1 **Vacant property** shall be kept clear of all **waste** and other materials and equipment not otherwise permitted by the zoning by-law.

23.2 A **vacant building** shall:

- (a) be secured against unauthorized entry;
- (b) be protected against the risk of fire, accident, or other danger.

23.3 Where a **vacant building** has been vacant for at least sixty (60) consecutive days, a **Property Standards Officer** who reasonably believes that a **vacant building** poses a risk to safety may, in writing, require the **Owner** of a **vacant building** to do any one or more of the following, within the timeframe specified by the **Property Standards Officer**:

- (a) install security measures or devices to the satisfaction of the **Property Standards Officer**, and such measures may include boarding of doors, windows, or other openings; or
- (b) do any work or **repairs** which, in the opinion of the **Property Standards Officer**, are necessary to secure a **vacant building** from unauthorized entry or protect

a **vacant building** against the risk of fire, accident, or other danger.

23.4 Where a **vacant building** is boarded or required to be boarded:

- (a) boarding materials shall be installed and maintained in good order;
- (b) boarding materials shall be installed to exclude precipitation and wind from entering the **vacant building**, and to secure the **vacant building** from unauthorized entry, and shall be installed within the reveal of the opening frame or cladding, where feasible;
- (c) unless inherently resistant to deterioration, boarding materials shall be treated with a protective coating of paint or equivalent weather resistant material;
- (d) boarding materials shall be selected, coated, coloured, and installed to match surrounding door/window frames and exterior wall finishes.

23.5 Where a **vacant building** remains vacant for more than ninety (90) consecutive days, the **Owner** shall ensure that all utilities serving the **vacant building** are properly disconnected, terminated, or capped, unless such utilities are necessary for the safety or security of the **vacant building**, or unless such utilities are otherwise required by law to remain connected.

23.6 When openings in a **vacant building** previously boarded or secured become unsecured, such openings shall be secured again, and as determined by the **Property Standards Officer** may require the use of materials and fasteners of greater strength, installed in such a manner to deter their removal or destruction.

23.7 Where a **vacant building** has remained vacant or unoccupied for a period of two (2) years and continues in a state of disrepair and deterioration, a **Property Standards Officer** may issue an order to remove all previously installed boarding from windows and doors and to **repair** the **vacant building** in compliance with the standards set out in this By-law.

24.0 ADMINISTRATION AND ENFORCEMENT

- 24.1 A **Property Standards Officer** is responsible for the administration and enforcement of this By-law.
- 24.2 A **Property Standards Officer** may, upon producing proper identification, enter upon any **property** at any reasonable time without a warrant for the purpose of inspecting the **property** to determine,
- (a) whether the **property** conforms with the standards prescribed in this by-law;
 - (b) whether an order made under this by-law and the **Building Code Act** has been complied with.
- 24.3 Despite section 24.2, a **Property Standards Officer** shall not enter or remain in any room or place actually being used as a **dwelling** unless,
- (a) the consent of the **occupant** is obtained, the **occupant** first having been informed that the right of entry may be refused and entry made only under the authority of a warrant issued under the **Building Code Act**;
 - (b) a warrant issued under the **Building Code Act** is obtained;
 - (c) the delay necessary to obtain a warrant or the consent of the **occupant** would result in an immediate danger to the health or safety of any **person**;
 - (d) the entry is necessary to terminate a danger under subsection 15.7 (3) or 15.10 (3) of the **Building Code Act**; or
 - (e) the requirements of section 24.4 are met and the entry is necessary to remove an **unsafe condition** under clause 15.9 (6) (b) of the **Building Code Act** or to **repair** or demolish under subsection 15.4(1) of the **Building Code Act**.
- 24.4 Within a reasonable time before entering the room or place for a purpose described in section 24.3 (e), the **Officer** shall serve the **occupant** with notice of his or her intention to enter it.
- 24.5 A **Property Standards Officer** for the purposes of an inspection has all the powers as provided for in section 15.8(1) of the **Building Code Act**.

- 25.0** ORDERS AND COMPLIANCE
- 25.1 An **owner** of **property** shall comply with the standards and requirements prescribed in this By-law.
- 25.2 Every **Property Standards Officer** who finds that a **property** does not conform with any of the standards of this By-law, may make an order pursuant to the provisions of Section 15.2 of the **Building Code Act**:
- (a) requiring the **property** that does not conform with the standards to be **repaired** and maintained to conform with the standards; or
- (b) requiring that the site be cleared of all **buildings** or **accessory buildings, structures**, debris or refuse and left in a graded and leveled condition.
- 25.3 Every **owner** of **property** shall comply with an order made pursuant to this By-law and the **Building Code Act** requiring compliance as confirmed or modified. If an order of a **Property Standards Officer** is not complied with in accordance with the order as deemed confirmed or as confirmed or modified by the **Committee** or a judge, the **Town** may cause the **property** to be **repaired** or demolished accordingly.
- 25.4 Where any **person** fails to comply with an order issued, the **Town** may enter and cause the required work to be done at the cost of the **person**. The cost of such work may be recovered by action or by adding the costs to the tax roll and collecting the costs in the same manner as property taxes.
- 26.0** APPEAL OF ORDER
- 26.1 An **owner** who has been served with an order made under this By-law and **Building Code Act** and who is not satisfied with the terms or conditions of the order may appeal to the **Committee** by sending a notice of appeal by registered mail to the secretary of the **Committee** within 14 days after being served with the order.
- 26.2 An order that is not appealed within the time referred to in Section 26.1 shall be deemed to be confirmed.
- 26.3 The **Committee** shall hear the appeal.

- 26.4 On an appeal, the **Committee** has all the powers and functions of the **Property Standards Officer** who made the order and the **Committee** may do any of the following things if, in the **Committee's** opinion, doing so would maintain the general intent and purpose of the by-law and of the official plan or policy statement:
- (a) Confirm, modify or rescind the order to demolish or **repair**;
 - (b) Extend the time for complying with the order.
- 26.5 The **Town** in which the **property** is situate or any **owner** or **person** affected by a decision under this section may appeal to the Superior Court of Justice by notifying the Clerk of the **Town** in writing and by applying to the court within 14 days after a copy of the decision is sent.
- 26.6 The Superior Court of Justice shall appoint, in writing, a time and place for the hearing of the appeal and may direct in the appointment the matter in which and the **persons** upon whom the appointment is to be served.
- 26.7 On the appeal, the judge has the same powers and functions as the **Committee**.
- 26.8 An order that is deemed to be confirmed under section 26.2 or that is confirmed or modified by the **Committee** under section 26.3 or a judge under section 26.7, as the case may be, shall be final and binding upon the **owner** who shall carry out the **repair** or demolition within the time and in the manner specified in the order.
- 27.0** POWER OF TOWN TO REPAIR AND DEMOLISH
- 27.1 If an order is not complied with in accordance with the order as deemed confirmed or as confirmed or modified by the **Committee** or a judge, the **Town** in accordance with section 15.4 of the **Building Code Act** may cause the **property** to be **repaired** or demolished.
- 27.2 Where an order is not complied with and the **Town** has caused the property to be **repaired** or demolished, the **Town** has priority lien status in accordance with section 1 of the *Municipal Act, 2001, as amended*, on the **property** for the amount spent on the **repair** or demolition and the amount may be added to the tax roll by the Treasurer of the **Town** and may be collected in the same manner as taxes on the **property**.

28.0

EMERGENCY ORDERS

28.1

If upon inspection of a **property** an **Property Standards Officer** is satisfied that there is non-conformity with the standards prescribed in this by-law to such extent as to pose an immediate danger to the health or safety of any **person**, the **Property Standards Officer** may make an order in accordance with section 15.7 of the **Building Code Act** containing particulars of the non-conformity and requiring remedial **repairs** or other work to be carried out immediately to terminate the danger.

29.0

CERTIFICATE OF COMPLIANCE

29.1

After inspecting a **property**, a **Property Standards Officer** who is of the opinion that the **property** is in compliance with the standards established in this By-law, may issue a certificate of compliance to the **owner**.

29.2

The prescribed fee set out in the **Town's Fees and Charges By-law** shall be payable prior to the issuance of a certificate of compliance where it is issued at the request of the **owner**.

30.0

PENALTY

30.1

Every **owner** who fails to comply with an order, as confirmed, any other order, a direction or a requirement made under this By-law is guilty of an offence under Section 36.(1) of the **Building Code Act** and is liable to a penalty or penalties as set out in Section 36 of the **Building Code Act**.

31.0

PROPERTY STANDARDS COMMITTEE

31.1

A **Committee** is hereby established in accordance with the **Building Code Act**.

31.2

The **Committee** shall be composed of such persons, not fewer than three (3), as **Council** considers advisable.

31.3 The **Committee** shall hold office for the term of **Council** or until such time as successors are appointed.

32.0 EXEMPTIONS

32.1 This By-law does not apply to lands on which construction is actively proceeding in accordance with a permit issued pursuant to the *Building Code Act*.

33.0 VALIDITY

33.1 If any section, subsection, paragraph, sentence, clause, or provision of this By-Law be declared by a Court of competent jurisdiction to be invalid, illegal or ultra vires for any reason, all other provisions of this By-Law shall remain and continue in full force and effect and shall remain valid and binding.

**READ a first and second time
this 31st day of March 2026**

Mayor – Wayne Taipale

Clerk – Bobbylyn Jardino

**READ a third time and finally passed
this ___ day of _____ 2026**

Mayor – Wayne Taipale

Clerk – Bobbylyn Jardino



BRIEFING NOTE

Purchase of New Pickup Truck

Submitted	Stephen Crown – Protective Services Manger
Date	Thursday, March 12, 2026
Background	The building department comes up to do general building inspection to ensure compliance within the building code. During these planned trips, they require a truck while in town. We would reach out to the other departments to see if any vehicles were available during the dates provided. Each department would do what they could a give up a vehicle even though the vehicle was usually needed during those times.
Analysis and Discussion for Council Consideration	<p>The CAO, Treasurer, and I have been in discussions about this and propose the purchase of a truck which will be purchased with deferred revenue specifically for building department purchases. This truck will be the primary vehicle for the building department but will also be used, if required, for other purposes during the time that the building inspectors are not using it. We have received 3 quotes (attached) from Timmins Garage. Each vehicle has received an initial discount, but we are adding the purchase and installation of vinyl covered seating to be installed for the purpose of easy cleaning. This upgrade (installed) is approximately \$1200.</p> <p>Option 1 – 2026 GMC Sierra 2500 Pro Crew Cab 4WD @ \$86,579.91 Option 2 – 2026 Chevrolet Silverado 2500 Custom Crew @ \$87,881.31 Option 3 – 2026 GMC Sierra 3500 Pro Crew Cab 4WD @ \$86,282.36</p>
Relevant Policy and/or Legislation	Purchases over \$10,000 require Council approval.
Financial Implications	<i>The recommended source of funds is from the building department's deferred revenue, which has the required funds, so no loans will be required for the purchase.</i>
Recommendations	<i>I recommend Mayor and Council move forward with the purchase of the 2026 GMC 2500HD (option 1). This truck is the only white colour option out of the 3 available, which is the recommended purchase colour for our fleets.</i>
CAO's comments / Motion for Council Consideration	BE IT RESOLVED that the Corporation of the Town of Moosonee purchase a 2026 GMC 2500HD for the building department from Timmins Garage for the purchase price of \$86,579 plus shipping.

Prepared by:
Darcy Lauzon
March 12, 2026
3:49 PM

The Corporation Of The Town Of Moosonee PO Box 727, 5 First Street Moosonee ON P0L 1Y0 Canada (705) 336-2625	2026 GMC Sierra 2500 Pro Crew Cab 4WD Vehicle ID: 68496 Unit #: 26445 Model Code: TK20943 KMs: 325
--	--

We are pleased to provide you with the following vehicle quotation:

	Scenario 1
	Cash Deal
Sales Amount	75,019.00
Optional Equipment: Vinyl Seat coverings	1,167.00
Administration Fee	699.00
Administration Fee: OMVIC Fee	22.00
License Fee	175.00
Vehicle Cost Total	77,082.00
Down Payment: Cash	500.00
Payment Total	500.00
G/HST	9,997.91
Total Owning	86,579.91
Residual Value	0.00
Interest Rate	0.00
Amortization Term (In Months)	0.00
Deal Term (In Months)	0.00
Total Interest Charges	0.00
Monthly Payment Subtotal	0.00
Monthly Payment G/HST	0.00
Monthly Payment PST	0.00
Monthly Payment Total	0.00

This is the Truck on Hold.

has vinyl flooring

Any quoted price/payment is for informational purposes, is an estimate only, and does not constitute a contractual agreement. Final pricing/payments can/will change based on, but not limited to, actual selling price, accessories, current rebates, trade allowance, trade payoff(s), tax, title, license, and qualifying interest rates based on credit worthiness and lender's approved term of loan. Prices and specifications subject to change without notice. Our reference #: 112792

Customer Approval: _____

Witness: _____

Prepared by:
Darcy Lauzon
March 12, 2026
3:50 PM

The Corporation Of The Town Of Moosonee

PO Box 727, 5 First Street

Moosonee
(705) 336-2625

ON P0L 1Y0 Canada

2026 Chevrolet Silverado 2500 4WD Custom Crew

Vehicle ID: 68115

Unit #: 26286

Model Code: CK20743

KMs: 6

We are pleased to provide you with the following vehicle quotation:

Scenario 1

Cash Deal

Sales Amount	75,999.00
Optional Equipment: Vinyl eat covers	1,167.00
Administration Fee	699.00
Administration Fee: OMVIC Fee	22.00
License Fee	369.00
Vehicle Cost Total	78,256.00
Down Payment: Cash	500.00
Payment Total	500.00
G/HST	10,125.31

Total Owning

87,881.31

Residual Value	0.00
Interest Rate	0.00
Amortization Term (In Months)	0.00
Deal Term (In Months)	0.00
Total Interest Charges	0.00
Monthly Payment Subtotal	0.00
Monthly Payment G/HST	0.00
Monthly Payment PST	0.00
Monthly Payment Total	<u>0.00</u>

Any quoted price/payment is for informational purposes, is an estimate only, and does not constitute a contractual agreement. Final pricing/payments can/will change based on, but not limited to, actual selling price, accessories, current rebates, trade allowance, trade payoff(s), tax, title, license, and qualifying interest rates based on credit worthiness and lender's approved term of loan.

Prices and specifications subject to change without notice. Our reference #: 112794

Customer Approval: _____

Witness: _____

Prepared by:
Darcy Lauzon
March 12, 2026
3:51 PM

The Corporation Of The Town Of Moosonee

PO Box 727, 5 First Street

Moosonee ON P0L 1Y0 Canada
(705) 336-2625

2026 GMC Sierra 3500 PRO Crew Cab 4WD

Vehicle ID: 68295

Unit #: 26370

Model Code: TK30943

KMs: 19

We are pleased to provide you with the following vehicle quotation:

Scenario 1

Cash Deal

Sales Amount	74,584.00
Optional Equipment: Vinyl Seat Covers	1,167.00
Administration Fee	699.00
Administration Fee: OMVIC Fee	22.00
License Fee	369.00
Vehicle Cost Total	76,841.00
Down Payment: Cash	500.00
Payment Total	500.00
G/HST	9,941.36

Total Owing

86,282.36

Residual Value	0.00
Interest Rate	0.00
Amortization Term (In Months)	0.00
Deal Term (In Months)	0.00
Total Interest Charges	0.00
Monthly Payment Subtotal	0.00
Monthly Payment G/HST	0.00
Monthly Payment PST	0.00
Monthly Payment Total	<u>0.00</u>

Any quoted price/payment is for informational purposes, is an estimate only, and does not constitute a contractual agreement. Final pricing/payments can/will change based on, but not limited to, actual selling price, accessories, current rebates, trade allowance, trade payoff(s), tax, title, license, and qualifying interest rates based on credit worthiness and lender's approved term of loan.

Prices and specifications subject to change without notice. Our reference #: 112793

Customer Approval: _____

Witness: _____



BRIEFING NOTE

Moosonee Youth Soccer Program – Governance, Liability, and Transition Plan

A Briefing Note contains advice and/or recommendations from an employee, for council consideration.

Submitted	Terah Racine, Manager of Community
Date	March 27, 2026
Background	<p>The Moosonee Youth Soccer Program has historically been supported and, in recent years, effectively coordinated through outside organizers and was not delivered under the municipality, with program funds not flowing through the Town in any formal capacity.</p> <p>Last year, Town staff and volunteers coordinated and delivered the program to ensure continuity for local youth participation. This occurred in the absence of a formalized, independent governing association structure.</p> <p>There was no formal transition plan established by prior program leadership to transfer operational responsibility to an independent volunteer-led committee or association. As a result, the Town assumed a greater operational and administrative role than is typical for municipal recreation programming of this nature.</p> <p>The program was successfully delivered; however, volunteers have since raised concerns regarding personal indemnification and liability exposure, and there is increasing expectation that the Town continue to operate the program directly. The Town has also been providing administrative support including registration processing, waiver management, sponsorship coordination, and general program logistics.</p> <p>Legal counsel has since advised that this level of municipal involvement is not typical practice for youth sport delivery models and may expose the municipality to avoidable risk.</p>
Analysis and Discussion for Council Consideration	<p>Operational and Governance Model</p> <p>Legal counsel has advised that municipalities generally do not directly operate youth sports leagues due to liability exposure. The standard model is an independent volunteer-based association (e.g., Moosonee Minor Hockey Association model), with the municipality acting as facility provider through rental agreements.</p> <p>Liability and Risk Considerations</p> <p>The current structure places a disproportionate level of responsibility on the Town and introduces the following risks:</p> <ul style="list-style-type: none"> • Municipal liability exposure for participant injury or incident claims • Volunteer personal liability concerns without formal indemnification structures • Insurance and coverage complexity under a municipally operated model • Lack of formal governance, accountability, and financial oversight framework • Sustainability risk due to reliance on a small volunteer base <p>Legal counsel has expressed concern that continued direct operation by the municipality is inconsistent with standard municipal risk management practice.</p> <p>Transition Considerations</p>



BRIEFING NOTE

Moosonee Youth Soccer Program – Governance, Liability, and Transition Plan

	<p>To ensure continuity while reducing liability exposure, a phased transition is recommended:</p> <ul style="list-style-type: none"> • Establish an independent volunteer-run soccer association • Transition Town role to facility provider with limited administrative support only • Formalize volunteer committee governance (coaching, refereeing, sponsorship, and operations) • Deliver one final transitional season with structured support while governance is established <p>To support this transition, a part-time Soccer Coordinator position is proposed to assist with program continuity, volunteer coordination, and administrative functions during the transition period.</p>
<p>Applicable policies, regulations, legislation</p>	<ul style="list-style-type: none"> • Municipal Act, 2001 (Ontario) – municipal authority and limitations regarding discretionary program delivery • Occupational Health and Safety Act (Ontario) – duty to maintain safe working and volunteer environments where applicable • Town insurance and municipal risk management policies • Community Centre and municipal facility use policies (rental agreements and user responsibilities) • Municipal recreation service delivery best practices (association-led sport governance model)
<p>Source of Funds - Financial Implications</p>	<p>Proposed Staffing Requirement</p> <ul style="list-style-type: none"> • Position: Part-time Soccer Coordinator • Duration: Approximately 8-week season (transitional program period) • Hours: 10–15 hours per week • Rate: Approximately \$30/hour • Estimated Total Cost: • 8 weeks × 10–15 hours/week = 80–120 hours total • 80–120 hours × \$30/hour = \$2,400 – \$3,600 (approx.) <p>Funding Source Options</p> <ul style="list-style-type: none"> • Costs will be funded through the Recreation Operating Budget. • These staffing costs were not included in the original operating allocation tied to registration fee revenue and will therefore represent an unbudgeted pressure within the Recreation operating envelope for the 8-week transitional season. <p>Financial Considerations</p> <ul style="list-style-type: none"> • This is a short-term, seasonal expenditure intended to ensure safe and consistent program delivery during the final transition year. • The role is designed to reduce operational strain on volunteers and staff while improving program oversight and administrative consistency.



BRIEFING NOTE

Moosonee Youth Soccer Program – Governance, Liability, and Transition Plan

	<ul style="list-style-type: none">• While this creates a temporary pressure on the Recreation operating budget, the long-term objective is to transition the program to an independent association model, thereby reducing ongoing municipal staffing and liability exposure.
Recommendations	<p>That Council:</p> <ul style="list-style-type: none">• Acknowledge the legal and liability concerns associated with continued direct municipal operation of the Moosonee Youth Soccer Program.• Endorse a transition toward an independent volunteer-run soccer association model, with the Town providing facility access through a rental-based structure.• Approve one final transitional 8-week season of Town-supported program delivery to ensure continuity for youth participants while governance is established.• Approve the creation of a part-time Soccer Coordinator position (10–15 hours per week at approximately \$30/hour) for the 8-week season to support program delivery, volunteer coordination, and transition planning.• Approve that the costs associated with the Soccer Coordinator position, estimated at \$2,400–\$3,600, be funded through the Recreation Operating Budget, recognizing that these costs were not included in the original budget allocation tied to registration fee revenue and will represent a temporary pressure on the Recreation operating budget for the 2026 season.• Direct staff to develop a formal volunteer governance and indemnification framework to support independent operation of the program moving forward.
CAO's comments / Motion for Council Consideration	<p>THAT Council acknowledge and support the Moosonee Youth Soccer Program briefing note and the transition approach outlined therein, including the final 8-week transitional season, temporary Soccer Coordinator position, associated Recreation Operating Budget funding, and direction to staff to establish a formal governance and indemnification framework.</p>



BRIEFING NOTE

Project First Nation

A Briefing Note contains advice and/or recommendations from an employee, for council consideration.

Submitted	Terah Racine, Manager of Community
Date	April 10, 2026
Background	<p>Project First Nations has requested the use of the Moosonee Community Centre turf from May 1–4, 2026 to deliver its annual youth soccer camp.</p> <p>The program:</p> <ul style="list-style-type: none"> • Was founded in 2016 in Attawapiskat First Nation • Uses sport as a tool for youth development, leadership, and relationship building • Involves 2 adult leaders and 8 secondary school student-athletes • Typically includes programming on Friday evening and full-day Saturday and Sunday sessions <p>The request is being submitted as a donation of municipal facility use under the Town’s Municipal Donation/Grant Policy.</p>
Analysis and Discussion for Council Consideration	<p>The request has been reviewed in accordance with the Municipal Donation/Grant Policy.</p> <p>The use of the turf qualifies as an eligible in-kind donation, as it involves a municipally owned facility supporting a sport-based, youth-focused physical activity program. The initiative provides community benefit through increased access to recreation, youth engagement, and skill development.</p> <p>The policy limits donations to a maximum of 25% only where events are not sport-based, not physical activity-based, or not free/open to the public. As this request meets the criteria for a sport-based youth program, the 25% limitation does not apply, and Council may consider up to a full (100%) donation.</p> <p>Council’s decision should consider overall community benefit, financial impact, and facility availability.</p>
Applicable policies, regulations, legislation	<ul style="list-style-type: none"> • Town of Moosonee Municipal Donation/Grant Policy
Source of Funds - Financial Implications	<p>Turf rental rate: \$46/hour</p> <p>Estimated usage: 20 hours total</p> <ul style="list-style-type: none"> • Friday evening: 4 hours • Saturday: 8 hours • Sunday: 8 hours <p>Total Rental Value</p> <ul style="list-style-type: none"> • 20 hours × \$46/hour = \$920 <p>OPTION 1 – FULL DONATION</p> <ul style="list-style-type: none"> • Municipal contribution: \$920



BRIEFING NOTE

Project First Nation

	<ul style="list-style-type: none"> • Revenue recovered: \$0 • Net impact: \$920 in-kind donation <p>OPTION 2 – PARTIAL DONATION (25% WAIVER – POLICY CAPPED SCENARIO ONLY)</p> <ul style="list-style-type: none"> • (Applicable only if Council determines the request does not meet full eligibility criteria) • Municipal contribution: \$230 • Applicant contribution: \$690 • Net impact: \$230 municipal subsidy <p>OPTION 3 – FULL COST RECOVERY</p> <ul style="list-style-type: none"> • Municipal contribution: \$0 • Applicant pays: \$920 • Net impact: no municipal financial impact
<p>Recommendations</p>	<p>That Council:</p> <ol style="list-style-type: none"> 1. Approve the request from Project First Nations for a donation of municipal turf use at the Moosonee Community Centre from May 1–4, 2027, in accordance with the Municipal Donation/Grant Policy (2017, as amended); and 2. Approve one of the following options: <ul style="list-style-type: none"> ○ Option 1: Full donation (100% waiver; \$920 in-kind contribution) ○ Option 2: 25% donation (policy-capped scenario only; \$230 municipal contribution) ○ Option 3: Full cost recovery (no donation)
<p>CAO's comments / Motion for Council Consideration</p>	<p>THAT Council of the Corporation of the Town of Moosonee approve the request from Project First Nations for the use of the Moosonee Community Centre turf from May 1 to May 4, 2026, in accordance with the Municipal Donation/Grant Policy.</p> <p>AND THAT Council approve Option ____, as outlined in the April 10, 2026 briefing note.</p>



PROJECT FIRST NATIONS

March 2, 2026

His Worship Wayne Taipale
Mayor, Town of Moosonee
5 First Street, P.O. Box 727
Moosonee, Ontario P0L 1Y0

Dear Mayor Taipale:

I hope you are well.

Project First Nations is pleased to return to Moosonee from May 1 to May 4, 2027, to deliver our annual soccer camp. Founded in Attawapiskat First Nation in 2016, this year marks the 10th anniversary of the program.

Our group will consist of two adult leaders and eight secondary school student-athletes from Toronto. As in previous years, soccer serves as a tool to foster connection, teamwork, and meaningful relationship-building between youth.

We respectfully request the Town's permission to use the Arena located within the Moosonee Community Centre for the implementation of the soccer camp. We will coordinate scheduling and logistical details directly with Cindy Bibby, Community Program Coordinator.

We are grateful for the opportunity to continue building relationships in Moosonee and appreciate your support. Please do not hesitate to contact me if you have any questions.

Sincerely,

Paulo Pereira

A handwritten signature in black ink, appearing to read 'Paulo Pereira', written over a horizontal line.

President
Project First Nations

Corporation of the Town of Moosonee

BY-LAW No. 07-2026

**Being a by-law to provide for advance votes
to be held prior to voting day.**

WHEREAS Section 43 (1) of the Municipal Elections Act, S.O. 1996 provides that a municipal council shall pass a by-law establishing one or more dates for an advance vote, and the hours during which voting places shall be open on that date or dates;

NOW THEREFORE the Corporation of the Town of Moosonee enacts as follows:

1. **THAT** an advance vote shall be held on the Wednesday, October 21st, 2026, between the hours of 2:00 p.m. to 8:00 p.m., at the Town Administration Building at 5 First Street, Moosonee, Ontario.

**READ a first and second time
This 14th day of April 2026**

Mayor – Wayne Taipale

Clerk – Bobbylyn Jardino

**READ a third time and finally passed
This 14th day of April 2026**

Mayor – Wayne Taipale

- _____
Clerk – Bobbylyn Jardino

DRAFT