

BY-LAW NUMBER 2010-134

OF

THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE

**BEING A BY-LAW OF THE CORPORATION OF THE TOWNSHIP
OF UXBRIDGE TO ADOPT A POLICY FOR PROPERTY
MAINTENANCE STANDARDS FOR DEVELOPMENT AND
REDEVELOPMENT PROPERTIES**

WHEREAS Section 446 of the *Municipal Act, 2001*, S.O. 2001, c. 25 as amended states that if a municipality has the authority under any Act or under a By-law under any Act to direct or require a person to do a matter or thing, the municipality may also provide that, in default of it being done by the person directed or required to do it, the matter or thing shall be done at the person's expense and the municipality may recover the costs of doing such a matter or thing from the person directed to do it by action or by adding the costs to the tax roll and collecting them in the same manner as property taxes;

AND WHEREAS Section 23.1 of the *Municipal Act, 2001*, S.O. 2001, c. 25 as amended authorizes the Council of The Corporation of the Township of Uxbridge to delegate its powers and duties under any Act to a person or body;

AND WHEREAS it is deemed appropriate to adopt a Policy for Property Standards for Development and Redevelopment Properties;

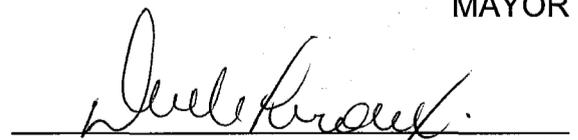
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE HEREBY ENACTS A BY - LAW AS FOLLOWS:

1. Council hereby adopts the Policy for Property Maintenance Standards for Development and Redevelopment Properties attached hereto as Schedule "A".
2. Schedule "A" attached hereto shall be read as an integral part of this by-law as if its terms and conditions were contained herein.
3. The authority to administer the provisions of the Policy for Property Standards for Development and Redevelopment Properties attached hereto as Schedule "A" is delegated to the Chief Administrative Officer and Treasurer or their Designate.
4. This By-law shall come into full force and effect on the day of passing.

READ a FIRST, SECOND and THIRD time and finally passed this 16th day of August, 2010.



BOB SHEPHERD
MAYOR



DEBBIE LEROUX
CLERK

SCHEDULE "A"

To By-law No. 2010-134

Property Maintenance Standards for Development and Redevelopment Properties Policy

1. Based on normal inspections or by complaint, the By-law Enforcement Division/Development Services Department would investigate and, if appropriate, inform the property owner by way of a registered letter that they are not in compliance with their development agreement and / or the Clean and Clear By-law.
2. The letter would indicate that should the compliance issue not be addressed within a specific time period as established by the By-law Enforcement Division/Development Services Department, the By-law Enforcement Division/Development Services Department would contract to have the works undertaken, in accordance with the Township's Purchasing By-law, to ensure compliance and provide the invoice to the Developer for payment.
3. The Developer would be informed that should the invoice not be paid within the time period specified by the By-law Enforcement Division/Development Services Department, the monies would be taken from the Deposit or Letter of Credit held by the Township to ensure compliance to the agreement and / or the property standards by-law by the Developer.
4. Should the Developer fail to pay the invoice within the specified period, the Township's Treasury Department would then take steps to have the bill paid for by the Deposit or Letter of Credit held by the Township. Prior to actually drawing upon the Deposit or Letter of Credit, the Treasurer or Designate would report to Council. A Resolution of Council is required in order to draw upon the Deposit or Letter of Credit.