THE CORPORATION OF THE
TOWN OF EAST GWILLIMBURY

BY-LAW NO. 98-33

Being a By-law for Registration of Two-Unit Houses

WHEREAS s.207.3 of the Municipal Act, R.S.O., 1990, c.M45, as amended, authorizes municipalities to pass by-laws providing for the registration of two-unit houses;

THEREFORE the Council of the Corporation of the Town of East Gwillimbury hereby enacts as follows:

1. PROHIBITION:

No person shall operate or permit the occupancy of more than one residential dwelling unit in a two-unit house unless the house is registered as required by this by-law.

2. DEFINITIONS:

(a) "residential dwelling unit" means one room or a group of rooms self-contained in a building used or designed or intended to be used by one or more persons as a single, independent and separate housekeeping unit:

(i) which has a private entrance from outside the building or from a common hallway or stairway inside the building; but

(ii) does not mean or include a tent, cabin, trailer, mobile home or a room or suite of rooms in a lodging, boarding or rooming house, in a hotel, motel, motor hotel, or tourist home.

(b) "two-unit house" means a detached or semi-detached dwelling as defined and permitted in the Town's Zoning By-law 97-50, as amended.

3. REGISTRATION:

(a) Every person who operates or permits the occupancy of more than one residential unit in a two-unit house shall ensure that the house is registered as required by this by-law.

(b) Prior to registration:

(i) Every residential dwelling unit in a two-unit house shall be inspected to ensure that it complies with all relevant standards set out in (a) the Ontario Building Code, (b) the Fire Code, (c) the Town's Zoning By-law 97-50, as amended, and (d) the Town's Property Standards By-law 75-9, as amended;

Planning Dept
c B'Bylaws
Fire Chief

(ii) The Owner shall pay a one-time, non-refundable registration fee, as set out in Schedule A to this by-law, along with any applicable inspection fees as set out in any of the Town's Tariff of Fees By-law's, as amended.

(iii) The Owner shall submit a completed application in the form provided by the Town.

4. REFUSAL AND REVOCATION:

(a) The Registrar may refuse to register any residential dwelling unit that does not meet the requirements set out in this by-law.

(b) The Registrar may revoke the registration of any residential dwelling unit which, at any time after registration, ceases to meet the requirements set out in this by-law.

(c) The onus of proving that a residential unit meets the requirements set out in this by-law is on the Owner of the residential dwelling unit.

5. NOTIFICATION OF REVOCATION:

(a) Where the Registrar revokes the registration of a residential dwelling unit, he/she shall notify the Owner of the two-unit house of such revocation, and provide a brief explanation of the reason for the revocation.

(b) Such notice shall be sent by registered mail to the owner of the two-unit house at the address of the two-unit house.

6. REGISTRAR:

(a) The Clerk-Administrator is appointed as Registrar for the purposes of this by-law.

(b) The Registrar may designate such persons as are necessary to administer this by-law.

7. Every person who contravenes any of the provisions of this by-law is guilty of an offence and, upon conviction, is liable to a fine as provided for in the Provincial Offences Act.

8. That Schedule "A" attached hereto is hereby declared to form part of this by-law.

READ A FIRST, SECOND AND THIRD TIME AND PASSED this 16th day of March, 1998.

James Mahon
MAYOR

Beth McKay
CLERK-ADMINISTRATOR

SCHEDULE "A" TO BY-LAW 98-33

FEE SCHEDULE

Registration Fee (non-refundable)	$1,000.00 per two-unit house

Building Permit fees, development charges or any other agency inspection fees are not included in the above and are payable by the applicant, as required.

Costs incurred by the Town for any required consultant's report will be paid by the applicant prior to registration.

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