

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NUMBER 98-86

A by-law to provide for the
registration of two-unit houses

WHEREAS the Council of The Corporation of the Town of Caledon has enacted By-law No. 98-82 pursuant to Section 34 of the Planning Act permitting two-unit houses in certain zones;

NOW THEREFORE the Council of The Corporation of the Town of Caledon enacts as follows:

1. In this by-law:
 - (a) "residential unit" means a unit that:
 - (i) consists of a self-contained set of rooms located in a building or structure;
 - (ii) is used as a residential premises;
 - (iii) contains kitchen and bathroom facilities that are used only by the occupants of the unit;
 - (iv) is used as a single housekeeping unit, which includes a unit in which no occupant has exclusive possession of any part of the unit; and,
 - (v) has a means of egress to the outside of the building or structure in which it is located, which may be a means of egress through another residential unit.
 - (b) "two-unit house" means a detached house, a semi-detached house, a link house or a duplex which contains two residential units.
2. The Clerk of The Corporation of the Town of Caledon shall be and is hereby appointed as the registrar of two-unit houses.
3. Any person who is appointed by by-law, from time to time, to perform inspections under:
 - (a) the zoning by-laws of The Corporation of the Town of Caledon;

BY-LAW NUMBER 98-86

Page 2.

- (b) the Building Code;
- (c) the Fire Code; or,
- (d) the property standards or maintenance and occupancy by-laws of The Corporation of the Town of Caledon;

shall be and is hereby designated to perform inspections for the purposes of this by-law.


- 4. No person shall operate or permit the occupancy of more than one residential unit in a two-unit house in the Town of Caledon unless such two-unit house is registered.
- 5. The owner of a two-unit house in the Town of Caledon shall file an application to register such two-unit house with the registrar.
- 6. Every application to register a two-unit house shall be in writing and shall include:
 - (a) the name, address and telephone number of the owner of the two-unit house;
 - (b) if the owner of the two-unit house is a corporation, the names, addresses and telephone numbers of the directors and officers of such corporation;
 - (c) the address and telephone number of the two-unit house;
 - (d) a sketch or survey of the lands on which the two-unit house is located showing:
 - (i) the area of the lands;
 - (ii) the location, including setbacks, of all buildings on the lands;
 - (iii) the location of the water well, if any, on the lands;
 - (iv) the location of the septic sewage system, if any, on the lands;
 - (v) the location of the driveway on the lands; and
 - (vi) the location of all parking spaces on the lands;
 - (e) a statement from the Zoning Administrator of The Corporation of the Town of Caledon to the effect that the two-unit house has been inspected and complies with the provisions of the applicable zoning by-law of The Corporation of the Town of Caledon;
 - (f) a statement from the Chief Building Official of The Corporation of the Town of Caledon to the effect that the two-unit house has been inspected and complies with the provisions of the Ontario Building Code;
 - (g) a statement from the Fire Chief of The Corporation of the Town of Caledon to the effect that the two-unit house has been inspected and complies with the provisions of the Ontario Fire Code;

BY-LAW NUMBER 98-86

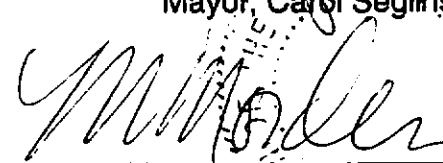
Page 3.

- (h) a statement from the Chief By-law Enforcement Officer of The Corporation of the Town of Caledon to the effect that the two-unit house has been inspected and complies with the property standards and maintenance and occupancy by-laws of The Corporation of the Town of Caledon;
 - (i) where the two-unit house is served by a water well, a statement from a qualified laboratory to the effect that such water well produces potable water; and,
 - (j) where the two-unit house is served by a septic sewage system, a statement from the Chief Building Official of The Corporation of the Town of Caledon to the effect that such septic sewage system complies with the provisions of the Environmental Protection Act and the regulations made thereunder.
8. The registrar shall register a two-unit house upon receiving:
- (a) a complete application to register the two-unit house; and,
 - (b) the registration fee prescribed by this by-law.
9. The registrar shall revoke the registration of a two-unit house if:
- (a) an order is issued in respect of such two-unit house under the property standards or maintenance and occupancy by-laws of The Corporation of the Town of Caledon;
 - (b) such two-unit house is damaged or destroyed by fire, wind, flood or other causes; or,
 - (c) one of the residential units in such two-unit house is removed.
10. The fee for registration of a two-unit house shall be \$100.00.
11. Every person who contravenes any provision of this by-law is guilty of an offence, and, upon conviction, shall be liable in respect of each offence to a fine of not more than Two Thousand Dollars (\$2,000.00), exclusive of costs.
12. If any section, subsection or paragraph of this by-law is for any reason declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the by-law as a whole or any part thereof, other than the section, subsection or paragraph declared to be invalid, and it is intended that all the remaining sections, subsections and paragraphs of this by-law shall remain in full force and effect until repealed, notwithstanding that one or more sections, subsections or paragraphs have been declared to be invalid.

Read a first, second and third time
and finally passed this
20th day of July, 1998



Mayor, Carol Segins



Clerk, Marjory Morden

