

BY-LAW NO. 489 TOWN OF GEORGETOWN

A By-law to govern and regulate the erection and alteration of stores, factories, dwelling houses, stables, sheds, garages, etc.

The Council of the Municipal Corporation of the Town of Georgetown enacts as follows:

Permit Required

1. The erection or alteration or the removal or moving of any buildings or part of any buildings shall not be commenced in the Town of Georgetown until a permit for such erection or alteration or removal shall have been obtained from the Council of the Town of Georgetown, or from the Inspector of Buildings by the owner or the owner's agent and no such owner or agent shall proceed with the erection or alteration or removal of any building or part of any building until such permit has been obtained.

Application For Permit

2. The application for such permit shall be in writing and shall be accompanied by plans, drawings and specifications sufficient to enable the Council or the Inspector of Buildings to obtain full and complete information as to the extent and character of the work to be done. Provided that for alterations estimated to cost \$200.00 or less plans need not be submitted and a permit must be obtained without fee.

Building Inspector

3. The Council shall appoint an Inspector of Buildings whose duty it shall be to see that the provisions of this by-law are carried out and who is hereby empowered to stay the erection or alteration or removal of or addition to any building that is being erected or made in such a manner or in such place as is contrary to the provisions of this by-law.

Duties of Inspector

4. The Inspector shall have the right to visit, enter and inspect at all times any buildings in the course of erection or alteration or any building which he has reason to believe to be in a dangerous or defective condition having regard to construction or on account of damage by fire or accident.

Owner's Responsibility for Repairs

5. The Inspector may notify the owner or his agent in writing specifying wherein the construction, repair or alteration does not conform to the provisions of this by-law or of any unsafe condition not provided for. If the owner or agent neglects or refuses to proceed at once to remedy the conditions complained of or to correct any dangerous condition the owner or agent shall render himself liable to the penalty provided in this by-law and in addition the Inspector, on notice to the owner or agent, may employ workmen and proceed to remedy the condition complained of.

Inspector May Make Repairs

6. On the completion of the work by the Inspector and his assistants the Inspector shall render a bill of cost to the owner or agent of the property and shall refuse a permit until the above account is paid to the Town Treasurer. In the event that such costs are not paid within a period of thirty days after the account has been rendered they shall become a lien on the property and shall be collected in the same manner as municipal taxes.

Fees For Permit

7. The fees payable on the granting of a permit shall be as follows:

Where the estimated cost of the building or alteration to the building is between \$200.00 and \$1,000.00, \$5.00;

Where the estimated cost of the building or alteration to the building is more than \$1,000.00 and less than \$5,000.00, \$10.00;

Where the estimated cost of the building or alteration to the building exceeds \$5,000.00, \$15.00.

No Variation From Plans

8. If, during the progress of the work, it is desired to alter or vary in any material manner the terms of the application the written consent of the Inspector to such alteration must be first obtained. It shall be unlawful to alter or modify any drawing or specifications in any material manner after it has been certified by the Inspector or which has been filed as reference.

Cancellation of Permit

9. The Building Inspector may cancel any permit if the terms of the by-law are not being complied with and such cancellation to be subject to review by the Municipal Council.

Expiration of Permit

10. Every permit shall be granted in such a form that it shall expire within six months if operations have not been commenced but may be renewed by the Inspector upon written application by the contractor or owner.

Metallic Chimneys

11. Metallic chimneys or smoke pipes shall not be used inside any building in such a way as to pass through a combustible floor or a combustible roof unless such smoke pipe is enclosed in brick or tile walls or with an air space of at least three inches between the enclosing walls and the smoke pipe.

Smoke Pipe Passing Through Partition Wall

12. Where a smoke pipe of seven inches in diameter or less passes through a wood or plastered stud partition it shall be surrounded by a metal thimble made of two concentric rings of sheet metal at least four inches apart or any metal thimble which is approved by the Fire Underwriters' Association.

Removal of Dangerous Chimneys

13. All chimneys which are dangerous from any cause shall, at the request of the Building Inspector, be repaired or taken down.

Cleanouts

14. All chimneys shall have metal cleanout doors placed below the flue.

Removal of Signs

15. Any sign or advertising device whether or not it was erected under permit from the Building Inspector shall be removed after a reasonable length of time if so ordered by the Inspector acting upon instructions from the Town Council.

Location of Signs

16. Signs or advertising devices intended to be erected entirely on private property shall not be put in place until the proposed location has been approved of and a permit to erect such sign or advertising device is obtained from the Inspector.

Construction of Signs

17. All signs or advertising devices shall be substantially constructed and braced and if attached to or placed upon a building shall be thoroughly secured thereto. Fees to apply as in clause 2 and 7.

Securing of Signs

18. The manner of securing the signs shall be satisfactory to the Inspector and the wiring shall be approved by the local hydro inspector.

Unsafe Signs

19. If a sign is deemed unsafe or negligently by the Inspector he may at any time have the same removed at the owner's expense, acting upon instructions from the Town Council.

Awnings

20. No awning shall be supported on iron or other supports extending to the sidewalks in front of any building but the said awning shall be supported on iron or steel framework secured to the building and no awning shall be nearer the sidewalk than seven feet.

Snow Removal

21. The owner of all buildings shall be responsible for the removal of snow and ice that might endanger pedestrians and the Building Inspector is authorized to arrange for the removal of any piles of snow and ice which in his opinion may be dangerous to the public and any expense incurred in the removal of snow and ice or piles shall be payable by the owner or occupant of the building.

Excavations

22. All excavations for buildings shall be properly guarded and protected by the owner of building so as not to be dangerous to life or limb and shall be sheet piled when excavation necessary by the Inspector to prevent the adjoining earth from caving in by reason of its own weight or any load that may rest thereon.

Outhouses, etc.

23. No privy or outhouse or a similar structure shall be constructed in the Town of Georgetown until a permit is obtained from the Building Inspector.

Cesspools, Septic Tanks, etc.

24. As soon as sewerage facilities are provided, no cesspool, septic tank or dry well shall be constructed or dug, without permission of the Building Inspector.

Blasting

25. A permit must be obtained before any blasting or any other unusual building operations are commenced and the person applying for such permit shall furnish a bond satisfactory to the Mayor and the Town's Solicitor indemnifying the Town Corporation against any loss, cost or damage arising out of such operations.

Storing Material on Town Property

26. A permit must be obtained by every person requiring the use of the Town street or Town property for storing material temporarily during building operations, or for the closing or barricading of any portion of the said street or property. All applications for such permit must be accompanied by a cash deposit of \$10.00 to be paid to the Town Treasurer which amount will be returned to the applicant upon the certificate of the Building Inspector that such street or property has been left in a satisfactory condition. In the event of the applicant being delinquent in cleaning up the street or property covered by his permit and if the material still remains twenty-four hours after notice by the Road Superintendent to have it removed, the whole or such part of the said deposit to have the street properly cleaned and the balance of the deposit to be returned to the applicant. No refund shall be made unless the permit is returned to the office of the Town Treasurer.

No Deposit of Material on Roads

27. No person shall deposit any building material in or upon any thoroughfare within the limits of the Town except for the purpose of building or repairing and in every case such building material shall be placed so as not to obstruct the surface drainage of such thoroughfare nor to occupy more space than is necessary. Red lights in sufficient number shall be kept burning from dusk to daylight during every night while such material is allowed to remain in the material in any way forms a hazard to pedestrians or motorists.

Damage to Sidewalks

28. Any person damaging public streets or sidewalks by the use of caterpillar tractors, steam shovels, bulldozers or other machinery shall be liable to the penalties provided by this by-law.

Repair of Damaged Sidewalks

29. Any sidewalks broken by any contractor or the owner of any building under construction or by other persons shall be renewed or repaired by the Town Corporation at the expense of the person so damaging the sidewalk and the cost shall be paid to the Town Treasurer within thirty days after the rendering of the same. The cutting off of curbs or removing of sidewalks shall be done by the Corporation at the expense of the person requiring the removal or the cutting off of the curbs and the laying of concrete and paving to the same standards as above mentioned.

Public Garage

30. No person shall erect a public garage unless first having applied for and obtained permission from the Town Council. All public garages, hereinafter constructed must have a fire alarm system and roof of fire resistant construction.

Waste Material

31. No waste material, including but not limited to, shingles, rubble, or other material, shall be deposited on any public street or sidewalk or in any public place or on any building or structure. All such material shall be placed and kept in a container approved for removal of garbage and placed where it will be removed by the Garbage Collector of the Town of Georgetown.

Tearing Down Damaged Building

32. The Council may upon receiving a report recommending the same from the Fire Chief or the Building Inspector order that any building or part of any building which has suffered from fire or other cause and which is a menace to life or adjoining property be torn down and that the cost of the same be charged against the property and collected in the same manner as municipal taxes, unless such building be torn down by the owner within the time limit specified in an order from the Building Inspector.

Clearing Up Premises Destroyed By Fire

33. When any fire occurs within the Town the owners of the property immediately after having the insurance adjusted shall clean up the property in such a manner that it will be neither a fire menace nor a residential blot. If this work is not commenced within two weeks after the adjustment of insurance is completed the Council may order the work proceeded with and the Treasurer to collect the amount of the costs from the owner of the property. Such costs shall be a lien on the property and shall be collected in the same manner as municipal taxes.

Keeping of Animals or Fowl Prohibited

34. No person shall keep domestic fowl, cattle, goats, swine, rabbits, mink foxes or other animals (except horses or mules) within the municipality until they have complied with the following requirements:

1. They must satisfy the Building Inspector that the keeping of any such animal or animals will not interfere with the reasonable enjoyment of adjacent property.
2. They must satisfy the Building Inspector that the adequate accommodation is available for the comfort and care of such animals or animal.
3. The premises containing such animals or animal must at all times be kept in a condition

acceptable to the Medical Officer of Health.

Basement Levels

35. The level of the basement of all buildings hereafter constructed or erected in the Town of Georgetown shall not be lower than the level approved by the Building Inspector to insure an adequate drainage into the sewer system of the Corporation, without permission of the Building Inspector.

Cleaning Cesspools, etc.

36. All cesspools, water closets, earth closets, privies and privy vaults shall be cleaned and cleared and the contents disposed of as frequently as requested by the Medical Officer of Health, and in such manner and times as may be recommended by the Medical Officer of Health.

Keeping of Explosives

37. No dynamite, blasting, nitro glycerine or gun powder shall be stored or kept within the limits of the Corporation unless a special permit has been received from the Building Inspector and he has been satisfied that proper precautions have been taken for the storage and keeping of such explosives.

Fences

38. No fence shall be constructed along the street line in the Municipality wholly or partly of barbed wire or any other barbed material until the Building Inspector shall have been satisfied that this construction will not create any hazard of injury to persons or animals. No fences or hedges shall be constructed within thirty feet (30') of any street limit until a permit has been received from the Building Inspector.

Prohibition of Offensive Industries

39. The Council or their appointed Inspector shall have the power to refuse a permit to any person contemplating the construction or erection of a gas works, tannery, distillery or other manufactory or trade when in the opinion of Council may prove to be or may cause a nuisance.

Slaughter Houses

40. The Council or its appointed Inspector shall have the power to refuse a permit for the construction, continuance or erection of any slaughter house in the limits of the Corporation.

Dwellings

41. No dwelling shall be erected on a lot or parcel of less than five hundred square feet and no dwelling shall be erected having an area of less than 3,000.00 and as to the number of stories to be erected on a lot or parcel of less than \$500.00 and no dwelling shall be built in 1946. The comparative cost to be determined with the index published by the Construction Branch of the Dominion Bureau of Statistics.

42. No dwelling, including accessory buildings, shall occupy more than 33 percent of the area of a lot or parcel on which it is situated.

43. No dwelling shall be erected on a lot or parcel of land which has an average width measured at right angles to the side lines of less than fifty feet (50'), a depth measured at right angles to the street limits of less than eighty feet (80') and an area of less than four thousand square feet.

44. No part of any dwelling or accessory building shall be erected or placed at a distance less than twenty feet (20') from a street or road boundary nor less than five feet (5') from either side boundary of the lot.

45. The total area occupied by accessory building shall not exceed ten percent (10%) of the area of the lot or parcel and such buildings shall not exceed one story in height and when not attached to the dwelling shall be located in the rear of the dwelling.

46. Provided that where buildings are already erected and are less than twenty feet from the street line it may be permissible to erect a dwelling in line with those erected previously to the passing of this by-law if in the opinion of the Council or the Inspector of Buildings there are sufficient number of such buildings erected on any one street to make such premises desirable.

47. All dwellings constructed shall in general conform to the specifications approved by the National Housing Act for dwellings of similar accommodations.

FIRE AREA

The following area in the Town of Georgetown shall be designated a fire area: Main Street (both sides) from Church Street to Guelph St.; Mill or Young Streets (both sides) from Water Street to Edith Street; Water Street (both sides) from Guelph Street to Factory Street; Guelph Street (both sides) from Queen Street to Main Street; Wesleyan Street (both sides), Market Street (both sides), Church Street to Wesleyan Street; the northwest side of Church Street from Main Street to Market Street; Cross Street (both sides) and that area of the Town of Georgetown contained in the area bounded by the streets designated as the fire area.

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Voters' List Act

(REFERRED TO IN SECTION 59)

Notice of Sitings of Revising Officers in the Electoral District of Halton

TAKE NOTICE that sittings of the Revising Officers for the purpose of hearing complaints or appeals with regard to the Voters' Lists to be used at the election of a member of the Assembly pending for the Electoral District of Halton, will be held at the following times and places, to hear complaints as to the list of voters for all the polling subdivisions in each of the municipalities mentioned, namely:

1. TOWN OF OAKVILLE—On Monday the 10th day of May, 1948, at the Council Chamber, The Clerk to the Revising Officer will be C. H. BYERS, Oakville, Ontario, and the last day for filing appeals will be the 6th of May, 1948.
 2. TOWNSHIP OF TRAFALGAR—On Tuesday, the 11th day of May, 1948, at the Township Hall, and at the Orange Hall, Bronte, The Clerk to the Revising Officer will be SHELDON FEATHERSTONE, Trafalgar, Ontario, and the last day for filing appeals will be the 7th of May, 1948.
 3. TOWNSHIP OF NASSAGAWEYA—On Wednesday, the 12th day of May, 1948 at the Township Hall, The Clerk to the Revising Officer will be L. W. McMILLAN, R. R. No. 2, Rockwood, Ontario, and the last day for filing appeals will be the 11th day of May, 1948.
 4. TOWNSHIP OF NELSON—On Thursday, the 13th day of May, 1948, at the Township Hall, The Clerk to the Revising Officer will be JOHN A. PETTIT, R. R. No. 1, Freeman, Ontario, and the last day for filing appeals will be the 10th of May, 1948.
 5. TOWN OF BURLINGTON—On Friday, the 14th day of May, 1948, at the Council Chamber, The Clerk to the Revising Officer will be M. M. BUSH, Burlington, Ontario, and the last day for filing appeals will be the 11th of May, 1948.
- JUDGE MUNRO will be the Revising Officer at each of the five municipalities above-mentioned.
6. TOWN OF MILTON — On Monday, the 10th day of May, 1948, at the Council Chamber, The Clerk to the Revising Officer will be A. D. SPROAT, Milton, Ontario, and the last day for filing appeals will be the 6th of May, 1948.
 7. VILLAGE OF ACTON and that part of the TOWNSHIP OF ESQUEWING KNOWN AS BEARDMORE CRESCENT—On Tuesday the 11th day of May, 1948, at Town Hall, Acton, The Clerk to the Revising Officer, for Acton, will be J. McEachie, Acton, Ontario, and for Beardmore Crescent will be J. M. BENNETT, Georgetown, Ontario. The last day for filing appeals will be the 7th of May, 1948.
 8. TOWNSHIP OF ESQUEWING (except Beardmore Crescent)—On Wednesday, the 12th day of May, 1948, at the Township Hall, Esquewing, and at the Town Hall in Glen Williams, The Clerk to the Revising Officer will be J. M. BENNETT, Georgetown, and the last day for filing appeals will be the 8th of May, 1948.
 9. TOWN OF GEORGETOWN—On Thursday the 13th day of May, 1948, at the Council Chamber, The Clerk to the Revising Officer will be CHARLES A. WILSON, Georgetown, Ontario, and the last day for filing appeals will be the 10th of May, 1948.
- W. I. Die's, Esq., will be the Revising Officer for each of the last mentioned four municipalities.

Each sitting will commence at ten o'clock in the forenoon and will continue until the appeals have been disposed of. (At Bronte and Glen Williams, sittings will commence at three o'clock in the afternoon, or as soon thereafter as possible). If necessary, night sittings will be held at each of the above-named places, between the hours of seven-thirty and nine-thirty o'clock P.M. All times mentioned will be Daylight Saving Time.

AND FURTHER TAKE NOTICE that the Voters' Lists to be so revised are Parts I and III of the Voters' Lists prepared for the above-mentioned nine municipalities in the said County of Halton, as revised by the County Judge or certified by the Clerk of the Peace in the year 1947.

AND FURTHER TAKE NOTICE that any voter who desires to complain that his or her name or the name of any person entitled to be entered on the said list has been omitted from the same, or that the names of any persons who are not entitled to be voters have been entered thereon, may, on or before the dates respectively above set out, apply, complain, or appeal to have his or her name or the name of any other person entered on, or removed from the list.

AND FURTHER TAKE NOTICE that such appeals must be by notice in writing in the prescribed form, signed by the complainant in duplicate, and given to the Clerk of the Revising Officer or left for him at his address as stated above.

W. N. MUNRO,

Chairman of the Election Board for the County of Halton.
Dated at Milton, Ontario, this 28th day of April, 1948.



The Election Act

(Referred to in Section 3 (5))

APPOINTMENT OF CLERK TO THE ELECTION BOARD

TO ALL WHOM IT MAY CONCERN:

This is to give notice that Miss Margaret Maxted, of the Town of Milton, in the County of Halton, was by resolution of the Election Board of the County of Halton, on the 28th day of April, 1948, appointed as Clerk of the said Board.

W. N. MUNRO,

Chairman of the Election Board.
Dated this 28th day of April, 1948.