

THE CORPORATION OF THE TOWNSHIP OF NORTH DUNDAS

BY-LAW 28-02

A by-law of the Corporation of the Township of North Dundas requiring the owners of all buildings containing rental units or tenants to install separate water service line water connections to each rental unit or tenant such that the supply to each unit can be separately metered by the municipality.

WHEREAS, the municipality requires the ability to control the water supply to each individual rental unit or tenant within a structure containing more than one rental unit or tenant, including the ability to meter water supply to each rental unit or tenant and the ability to turn on and off the water supply to each rental unit or tenant;

AND WHEREAS, the *Municipal Act* R.S.O. 1990 C. M-45, S. 222(1) authorizes the municipality to pass by-laws requiring owners of buildings in the Municipality to connect to water works of the municipality and in default of such connection by the owner of the building, to make the connection and recover the cost;

AND WHEREAS, the *Public Utilities Act* R.S.O. 1990 C. P-52, S.6 authorizes the municipality to determine satisfactory installation of a service pipe;

AND WHEREAS, the *Public Utilities Act* R.S.O. 1990 C. P-52, S.28 authorizes the municipality to pass by-laws for the maintenance and management of the water works including by-laws to determine the rent or work charges for fittings, apparatus, meters or other things leased or furnished to consumers and providing for the collection of such rates, charges and rents;

AND WHEREAS, the *Public Utilities Act* R.S.O. 1990 C. P-52, S.50 authorizes the municipality to have free access to all parts of every building to which water is supplied for the purpose of inspecting or repairing, or altering or disconnecting any service pipe, within or without the building or for placing meters upon any service pipe connection within and without the building and further to fix the costs of such alterations or installation and further authorizes the municipality to enter the premises in or upon which water is supplied to cut off the supply of water where the municipality lawfully refuses to continue to supply it;

NOW THEREFORE, the council of the Corporation of the Township of North Dundas,

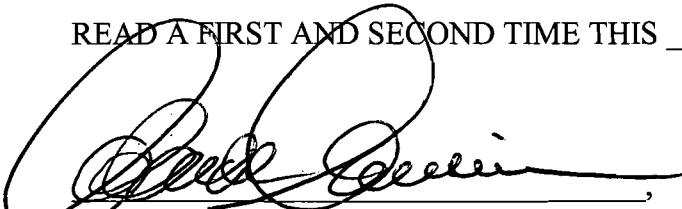
HEREBY ENACTS as follows;

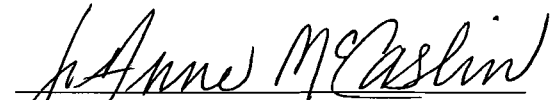
1. "Rental unit" has the meaning ascribed in S.1 of the *Tenant Protection Act*, S.O. 1997, c.24 excluding S.1 (b) and including premises occupied by a "tenant" within the meaning of the *Commercial Tenancies Act*, R.S.O. 1990, c. L-7 as amended.
2. "Owner of a building" means the party in whose name the property, in which the Rental Unit is located, appears on the municipal tax roll.
3. The Owner of a building shall provide separate water supply systems to each individual rental unit or tenant at the building terminus of the service pipe connecting the main to the building such that the supply of water/service pipe to each individual rental unit or tenant can be separately metered and turned off and on without affecting the other

rental units or tenants or occupiers of the building.


4. Where the Owner of a building fails to provide such works as set out under 2 above, the municipality may, on nine months notice as provided for in S.222(3) of the *Municipal Act*, enter in and upon the property of the Owner and complete the works at the expense of the Owner and collect such costs in accordance with S.222.
5. The Owner of a building may, instead of installing the works described above or permitting the municipality to do so, advise the municipality that the water and sewer account for the Rental Unit shall be recorded as an account in the Owner's name or as part of the Owner's account and subject to being added to the Owner's tax roll in the event of default in payment. An Owner wishing to exercise this option must do so by written notice to the municipality within 30 days of being advised by the municipality that separate connections are required.

READ A FIRST AND SECOND TIME THIS 9 DAY OF September 2002.


MAYOR


CLERK

READ A THIRD AND FINAL TIME AND PASSED ON THIS ...9... DAY OF SEPTEMBER 2002.


MAYOR


CLERK