

PROPERTY MAINTENANCE

Chapter 433 DEMOLITION RESIDENTIAL PROPERTY

CHAPTER INDEX

Article 1 INTERPRETATION

- 433.1.1 Dwelling unit - defined
- 433.1.2 Residential property - defined

Article 2 DEMOLITION

- 433.2.1 Permit required - area - Schedule 'A'
- 433.2.2 Demolition - result of public works - exempt

Article 3 ENFORCEMENT

- 433.3.1 Fine - for contravention

Article 1 INTERPRETATION

433.1.1 Dwelling unit - defined

“dwelling unit” means a separate set of habitable rooms designed for, or used by, an individual or group of individuals, which shall include at least one room and a kitchen and a bathroom, and which has a private entrance from outside, or a private entrance from a common hallway or stairway inside.

433.1.2 Residential property - defined

“residential property” means a building that contains one or more dwelling units. The term does not include subordinate or accessory buildings, the use of which is incidental to the use of the main building.

**Article 2
DEMOLITION**

433.2.1 Permit required - area - Schedule ‘A’

Subject to all provisions of section 33 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, from and after the date of passing of the enabling by-law, no person shall demolish or otherwise remove the whole or any part of any residential property within the boundaries of the Community Improvement Policy Area pursuant to the Official Plan of the City of Brantford, unless that person is the holder of a demolition permit issued for that residential property by the Council for The Corporation of the City of Brantford under section 33 of the *Planning Act*.

433.2.2 Demolition - result of public works - exempt

Despite Section 433.2.1, this Chapter shall not apply to the demolition of residential properties resulting from the implementation of public works approved by Council.

**Article 3
ENFORCEMENT**

433.3.1 Fine - for contravention

Every person who demolishes a residential property, as defined in Section 433.1.2, or any portion thereof, in contravention of Section 433.2.1, is guilty of an offence and, on conviction, is liable to a fine of not more than \$50,000 for each dwelling unit contained in the residential property demolished. By-law 26-91, 11 February, 1991.