

By-law 2003-0079

THE CORPORATION OF THE TOWN OF HALTON HILLS

BY-LAW NO. 2003-0079

A By-law to regulate the Fortification of Land and Protective Elements applied to Land and to prohibit Excessive Fortification of Land and Excessive Protective Elements being applied to Land in relation to the use of Land within the Town of Halton Hills

WHEREAS Section 133(1) of the Municipal Act, 2001 specifies that a municipality is responsible for the enforcement of the Building Code Act, 1992 may enact a Fortification by-law:

AND WHEREAS Council of the Town of Halton Hills deems it necessary, both for the health, safety, and welfare of the inhabitants of the municipality, and for the health, safety and welfare of Law Enforcement Officers and emergency services Personnel engaged in the lawful execution of their duties, to enact a by-law to regulate the Fortification of Land and Protective Elements applied to Land and to prohibit the Excessive Fortification of Land and Excessive Protective Elements being applied to Land in relation to the use of Land within the Town of Halton Hills pursuant to section 133 of the Municipal Act, 2001, S.O. 2001, c.25 as amended;

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:

SHORT TITLE THE FORTIFICATION OF LAND BY-LAW

DEFINITIONS AND INTERPRETATION

1. In this By-law,

- (1) "Apply" means the erection, installation, extension or material alteration or repair of or application to Land and includes to Construct and "Application" has the corresponding meaning;
- (2) "Chief Building Official" means the officer or his or her designate, appointed by Council as the Chief Building Official pursuant to Section 3 of the Building Code Act, 1992, S.O. 1992, c. 23, as amended;
- (3) "Construct" means to do anything in the erection, installation, extension or material alteration or repair of a building and includes the installation of a building unit fabricated or moved from elsewhere and "Construction" has the corresponding meaning;
- (4) "Council" means the Council of The Corporation of the Halton Hills;
- (5) "Excessive Fortification" means the Construction of devices, barriers, or materials in a manner designed to hinder, obstruct or prohibit access to and from Land and includes but is in no manner limited to:
 - (i) The application of steel plates, steel bars,

bullet-resistant/proof shutters or heavy gauge wire mesh to window and other openings on any and all levels of any structure or building on Land with the sole exclusion of basement windows or openings;

- (ii) The application of concrete block, brick, or other masonry or similar product to partially or completely obstruct or seal any doorway, window, or other exterior entrance or egress to Land;
- (iii) The application of steel sheeting or plates or other similar products to the interior or exterior walls of Land such as to reinforce walls or create a secondary wall such as to protect against firearms artillery, explosives, vehicle contact, shock, and any the like;
- (iv) The application of laminated glass or any other form of break resistant/proof or bullet resistant/proof material to windows or doors;
- (v) Armour plated or reinforced doors (exterior or interior) designed to resist against impact of firearms artillery, explosives, battering rams, shock or vehicle contact;
- (vi) The Construction of pillars, cones or barriers out of concrete, steel, or any other building material that are designed to obstruct, hinder, restrict, or deny access onto Land by conventional means of access or modes of transportation; and,
- (vii) The Construction of an observation tower designed to enable the visual observation of surrounding areas beyond the perimeter of the Land actually owned or leased/rented by the occupant whether the tower is occupied by an individual or a surveillance camera or like equipment;

and "Excessively Fortify" has the corresponding meaning.

- (6) "Excessive Protective Elements" means devices, objects, material components, or any contrivance designed to control, hinder, restrict, or deny access to or from Land and includes but is not limited to:
- (i) Perimeter warning devices such as "laser eyes" or other types of advanced warning systems be they electronic or otherwise designed to forewarn of the encroachment onto the perimeter of Land from adjoining Land or roadways but excluding similar applications to forewarn of entry into a structure located on Land.
 - (ii) Electrified fencing or any similar perimeter barrier including hidden traps, electrified doors or windows, Land mines or other explosive devices or any weapon or thing that may become a weapon when triggered or activated on encroachment to Land whether designed to, or by application in such manner is, likely to cause death or serious injury.
 - (iii) The installation of visual surveillance equipment, including video cameras, 'night vision' systems, or electronic listening devices capable

of permitting either stationary or scanned viewing or listening, by an operator or viewer or listener of that equipment, beyond the perimeter of the Land actually owned, leased or rented by the occupant.

- (7) "Fortification" means the Construction of devices, barriers, or materials in a manner designed to hinder, obstruct or prohibit access to or from Land and includes Excessive Fortification. "Fortify" has the corresponding meaning.
- (8) "Land" means Land, including buildings, mobile homes, mobile buildings, mobile structures, outbuildings, fences, erections, physical barriers and any other structure on the Land or on or in any structure on the Land;
- (9) "Law Enforcement Officer" includes;
- (i) a Police Officer as defined in Section 2 of the Police Services Act, R.S.O. 1990, c. P.15, as amended;
 - (ii) a Municipal Law Enforcement Officer appointed pursuant to subsection 15(1) of the Police Services Act, R.S.O. 1990, c. P.15, as amended;
 - (iii) the Chief Building Official;
 - (iv) an Inspector appointed under subsection 3(2) of the Building Code Act, 1992, as amended,
 - (v) a Fire Inspector, the Fire Marshall, an assistant to the Fire Marshall, or the Chief Fire Official appointed under the Fire Protection and Prevention Act, 1997, S.O. 1997, c. 4, as amended;
 - (vi) a Property Standards Officer who has been assigned the responsibility of administering and enforcing by-laws under Section 15.1 of the Building Code Act, 1992, as amended.
- (10) "Protective Elements" means devices, objects, material components, or any contrivance designed to control, hinder, restrict or deny access to or from Land and includes Excessive Protective Elements;
- (11) "Person" includes a corporation and the heirs, executors, administrators or other legal representatives of a Person to whom the context can apply according to law;
- (12) "Town" means the Corporation of the Town of Halton Hills.

GENERAL PROHIBITIONS

2. No Person shall:

- (a) Excessively fortify or barricade any Land for the purpose of restricting, obstructing or hindering access to that Land;
- (b) Apply Excessive Protective Elements to Land such as to restrict, obstruct or hinder any Person, including Law

Enforcement Officers and emergency services Personnel, from access and/or exiting in a safe and timely manner, any Land;

- (c) In any manner hinder, obstruct, or attempt to hinder or obstruct, any Person exercising a power to perform a duty under this By-law.

EXEMPTIONS

3. Section 2 above does not Apply to:

- (i) Financial institutions as identified and listed in Schedules I, II, and III of the Bank Act, S.C. 1991, c. 46 as amended;
- (ii) Detention centres zoned for such use or otherwise permitted by law;
- (iii) Lands owned or occupied by the Ontario Provincial Police or the Halton Regional Police Service;
- (iv) Lands owned or occupied by the Federal Department of National Defence;
- (v) Lands owned or occupied by the Royal Canadian Mounted Police.

SCOPE AND LIMITATION OF BY-LAW

4. (1) Section 2 does not operate to prohibit;

- (i) The use or application of commercially marketed security devices designed and applied to provide reasonable protection from theft or other criminal activity against the Person or property of a Person; and
 - (ii) The reasonable use of Protective Elements such as a "laser eye" or other advanced warning devices on windows or doors of a dwelling house for the purpose of providing a warning to the occupants of that dwelling house or structure or to dispatch emergency services Personnel where an actual entry into a dwelling house has occurred.
- (2) Nothing in this By-law shall be interpreted as restricting a normal farm practice carried on as part of an agricultural operation pursuant to the Farming and Food Protection Act, S.O. 1998, c.1.

APPLICATION FOR PARTIAL OR COMPLETE EXEMPTION

5. Any Person wishing to obtain a partial or complete exemption from the provisions of this By-law must file with the Chief Building Official a written application for partial or complete exemption from any provision(s) of this By-Law containing the following information:

- (i) Date of application;
- (ii) Complete details of the location of the Land, including municipal address, legal description, the existing use of the Land and the intended use if any change in use is anticipated;
- (iii) a drawing or survey of the Land and structures located thereon;

- (iv) a detailed explanation of the exemption(s) requested and the reasons for requesting such an exemption(s). This should include details of proposed Excessive Fortification or Fortification or application of Excessive Protective Elements or Protective Elements being considered along with an explanation as to how the proposal relates to the exemption request; and
 - (v) Proof of ownership of the Land by the applicant, or proof of authorization by the applicant by the owner of the Land.
6. All applications will be reviewed by the office of the Chief Building Official who may make any further inquiries of any Person, agency, board, department, ministry or public body that he or she deems necessary and relevant to the review and investigation of the application and may require the provision of any additional information that shall be provided at the expense of the applicant, including, but not limited to;
- (i) Requiring further details or documentation from the applicant; and
 - (ii) Requiring the provision of any further or other documents considered by the Chief Building Official to be necessary or relevant to the investigation of the application.
7. (1) The Chief Building Official shall, once his or her investigation and review of the application is complete, prepare a report containing a recommendation to be considered by Council.
- (2) The report may recommend either a partial or complete exemption or denial of the application.
- (3) In the event the report recommends partial or complete approval, the approval may be time limited, or include such other conditions and restrictions as in the opinion of the Chief Building Official, are appropriate.
- (4) The reasons for any recommendation must be based upon the information provided pursuant to sections 5 and 6, the investigation and review undertaken pursuant to the section 6 and the principles set out in section 8 of this By-Law.

GROUNDS FOR EXEMPTION

8. Upon review of the documentation required or requested pursuant to sections 5 and 6, the Chief Building Official may recommend a complete or partial exemption if:
- (i) the applicant is a Person;
 - (ii) there is, in the opinion of the Chief Building Official, a reasonable connection among the necessity and rationale provided for the exemption, and the nature and extent of the exemption requested;
 - (iii) the nature and extent of the exemption requested does not exceed that which is reasonably necessary; and
 - (iv) Personnel and/or law enforcement officials is not unreasonably interfered with or limited considering the

need, necessity and rationale provided for the exemption.

9. Upon receipt of the report prescribed by Section 7 of this By-law, Council may:
- (i) approve the application for exemption in whole or in part, with such restrictions or conditions as Council deems appropriate; or,
 - (ii) deny the application.
10. The Council decision referred to in section 9 shall be forwarded immediately by the office of the Chief Building Official to the attention of the Chief of Police, Halton Regional Police Service, the Town's Chief Fire Official and the Regional Municipality of Halton's Director of Ambulance Services.

POWER OF ENTRY

11. A Law Enforcement Officer may, at any reasonable time, enter and inspect any Land to determine whether this By-law, or an order under this By-law, is being complied with.
12. No Person shall exercise a power of entry under this By-law to enter a place, or a part of a place, that is being used as a dwelling unless:
- (i) The occupier of the dwelling unit, having first been informed of his or her right to refuse entry, consents to the entry.
 - (ii) If the occupier refuses to consent, a warrant issued pursuant to Section 158 of the Provincial Offences Act, R.S.O. 1990, c. P 33, as amended is obtained.

ORDERS

13. Where a Law Enforcement Officer is satisfied that a contravention of this By-law has occurred, the Officer may make an Order requiring work to be done to correct the contravention and the Order shall set out:
- (i) The name of the owner of the Land as disclosed by the municipality's assessment records;
 - (ii) The municipal address and the legal description of the Land;
 - (iii) Reasonable particulars of the contravention and the work to be done and the period within which there must be compliance with the Order; and
 - (iv) A notice stating that if the work is not done in compliance with the Order within the period it specifies, the Town may have the work done at the expense of the owner.
14. If the work required by an Order is not completed within the specified period, a Law Enforcement Officer may, at any reasonable time, enter upon the Land or may make arrangements for municipal employees or a contractor retained for that purpose, to enter upon the Land to do the work and the cost of such work shall be recoverable from the owner by the City in like manner as municipal taxes.

15. A notice prescribed by section 13 (iv) shall not be less than three (3) months if the Excessive Fortification or Excessive Protective Elements were present on the Land on the day this By-law is passed.

PENALTY AND ENFORCEMENT

16. Every Person who contravenes any provision of this By-law is guilty of an offence and upon conviction is liable to the penalties specified in accordance with the Provincial Offences Act, 1990 or any successor legislation.

SEVERABILITY

17. Should a court of competent jurisdiction declare a part or whole of any provision of the By-law to be invalid or of no force and effect, that provision or part is deemed severable from this By-law, and it is the intention of Council that the remainder of this By-law survive and be applied and enforced in accordance with its terms to the extent possible under law.

EXEMPTION LIMITED BY ACT OF LAW

18. Any exemption authorized by this By-law in any manner shall in no way be construed or interpreted as an exemption, limitation or excuse from a Person's requirement to abide by and comply with any other Federal, Provincial or Municipal Law.

ENACTMENT

19. This by-law shall come into force and effect on the date of enactment.

BY-LAW read and passed by the Council for the Town of Halton Hills this 23rd day of June, 2003.

Mayor - Kathy Gastle

Clerk - Karen Landry