

BY-LAW NO. 181-04

OF THE

CORPORATION OF THE CITY OF CAMBRIDGE

Being a by-law of the Corporation of the City of Cambridge for prescribing standards for the maintenance and occupancy of property within the City of Cambridge and to repeal by-law 38-04.

WHEREAS there is in effect in the City of Cambridge an Official Plan that includes provisions relating to the maintenance and occupancy of property;

AND WHEREAS The Council of the Corporation of the City of Cambridge deems it necessary for prescribing standards for the maintenance and occupancy of property within the City of Cambridge and for prohibiting the occupancy or use of such property that does not conform with the standards to be repaired and maintained to conform to the standards or for the site to be cleared of all buildings, structures, debris or refuse and left in a graded and leveled condition pursuant to Section 15.1 of the Building Code Act, S.O. 1992, c.23., as amended;

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE CITY OF CAMBRIDGE ENACTS AS FOLLOWS:

1. Definitions

That in this by-law:

- a) *accessory building* means a detached or attached building which is subordinate to the main use of a building on the lot and which is not used or intended to be used for human habitation;
- b) *balustrade* means a row of balusters or spindles surmounted by a railing;
- c) *basement* means a storey or storeys of a building located below the first storey;
- d) *bathroom* means a room containing a bathtub, shower or shower stall, with a water closet and basin;
- e) *boarders or roomers* means persons who rent living accommodation, without separate cooking facilities, for a term of not less than one week, within a dwelling unit (see s. 15.1(4); of the Building Code Act, S.O.1992, c.23, as amended)
- f) *boarding house* means a dwelling in which the proprietor supplies for a fee sleeping accommodation with board for at least three persons and not more than ten persons exclusive of the proprietor and servants of the establishment but does not include a domiciliary hostel;
- g) *brush* means several portions of limbs or branches from trees or shrubs;
- h) *Building Code* means the Code made by regulation pursuant to the Building Code Act, S.O., 1992, c.23;
- i) *Building Code Act* means Building Code Act, S.O. 1992, c. 23, as amended;

- j) *building line, established* means a line drawn parallel to the front lot line of a lot at a distance therefrom equal to the shortest distance between the front wall of the existing building on the lot and the front lot line;
- k) *building line, regulatory* means a line drawn parallel to the front lot line of a lot at a distance therefrom equal to the minimum front yard required by the City of Cambridge Zoning By-law for the zone in which the lot is located;
- l) *City* means the Corporation of the City of Cambridge;
- m) *Committee* means the Property Standards Committee established under this by-law;
- n) *dwelling* means a building or structure or part of a building or structure occupied or capable of being occupied in whole or in part for the purpose of human habitation and includes the land and premises appurtenant thereto and all accessory buildings thereon or therein;
- o) *dwelling unit* means a suite operated as a housekeeping unit, used or intended to be used as a domicile by one or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities;
- p) *fire-resistance rating* means the time in hours or fraction thereof that a material or assembly of materials will withstand the passage of flame and the transmission of heat when expose to fire under specified conditions of test and performance criteria, or as determined by extension or interpretation of information derived therefrom as prescribed in the Building Code;
- q) *first storey* means the storey with its floor closest to grade and having its ceiling more than 1.8 m above grade;
- r) *garbage* means the animal and vegetable waste resulting from the handling, preparation, cooking and consumption of food or drink;
- s) *good repair* means that a building, structure or appurtenances thereto, including mechanical equipment, shall be installed and maintained in such condition so as to be:
 - (i) free from accident or fire hazard;
 - (ii) structurally sound;
 - (iii) in good working order; and
 - (iv) not unsightly by reason of deterioration, damage or defacement;
- t) *guard* means a protective barrier around openings in floors or at the open sides of stairs, landings, balconies, mezzanines, galleries, raise walkways or other locations to prevent accidental falls from one level to another and such barrier may or may not have openings through it;
- u) *habitable room* means any room in a dwelling unit used or intended to be used for living, sleeping, cooking or eating purposes;
- v) *Medical Officer of Health* means the Medical Officer of Health for the Regional Municipality of Waterloo;

- (w) *multiple dwelling* means a building containing two or more dwelling units, other than a semi-detached dwelling;
- (x) *non-habitable room* means any room in a dwelling or dwelling unit other than a habitable room and includes any bathroom, toilet room, laundry, pantry, lobby, communicating corridor, stairway, closet, unfinished basement, boiler room or other space for service and maintenance of the dwelling or for public use, or for access, or for vertical travel between storeys;
- (y) *occupant* means any person or persons in possession of the property;
- (z) *Officer* means a Property Standards Officer appointed by the Council of the City to administer and enforce this by-law;
- aa) *owner* includes
- (i) the person for the time being managing or receiving the rent of the land or premises in connection with which the word is used, whether on the person's own account or as agent or trustee of any other person or who would receive the rent if the land and premises were let; and
 - (ii) a lessee or occupant of the property who, under the terms of a lease, is required to repair and maintain the property in accordance with the standards for the maintenance and occupancy of property;
- bb) *property* means a building or structure or part of a building or structure and includes the lands and premises appurtenant thereto and all mobile homes, mobile buildings, mobile structures, outbuildings, fences and erections thereon whether heretofore or hereafter erected and includes vacant property;
- cc) *repair* includes the provisions of facilities, the making of additions or alterations or the taking of any other action that may be required to ensure that a property conforms with the standards established in this by-law;
- dd) *rooming house* means a dwelling in which the proprietor supplies for a fee sleeping accommodation without board for at least three persons and not more than ten persons exclusive of the proprietor and servants of the establishment but does not include a domiciliary hostel;
- ee) *rubbish* means any combustible or non-combustible discarded or waste materials and items, except garbage or brush;
- ff) *sewage system* means a sewage system as defined in Part 1 of the Building Code;
- gg) *standards* means the standards of physical conditions and occupancy set out in this by-law;
- hh) *yard* means any open, uncovered space appurtenant to a building or structure.

2. Maintenance Standards

2.1 Yards

1. Yards shall be kept free of rubbish, garbage, brush and other debris, as well as nests of bees, wasps, hornets, termites, rodents, vermin or other pests and shall not contain objects or be in a condition that causes a health, fire or accident hazard.
2. Yards shall be kept clear and free of dilapidated or collapsed structures that are health, fire or accident hazards.
3. Yards shall be graded and maintained so as to prevent the excessive or recurrent ponding of storm water thereon or upon the adjacent premises, or the drainage of such water into a basement and shall be protected with suitable ground cover to prevent erosion of the soil.
4. The storm water run-off from all downspouts or impervious surfaces shall be contained within the limits of the property from which it originated and thus discharge to the abutting municipal storm drainage facility. When the natural grade of the land prohibits an immediate discharge from the premises to a storm drainage facility, the run-off shall be directed to its natural course in such a way as to avoid damage to adjacent properties.

2.2 Sewage and Drainage

1. Every plumbing fixture in every building shall discharge water, liquids or sewage into drainage piping which shall be connected to a municipal service or sewage system approved by the City of Cambridge.
2. Storm water from roofs, driveways or other surfaces will not be drained to the sanitary sewage system.

2.3 Walks, Driveways, Parking and Loading Areas

1. For non-residential property, all walks, driveways, parking and loading areas shall be surfaced with gravel, bitumen, concrete, brick or similar material.
2. For residential property, there shall be a walk surfaced with gravel, bitumen, concrete, brick or a similar material leading from every dwelling unit to the curb or to the sidewalk, whichever is reached first.

2.4 Structural Report

1. The owner shall be responsible for submitting an inspection report prepared, stamped and signed by an engineer qualified in the pertinent field and licensed in the Province of Ontario. Such report shall be submitted for all buildings and structures when the structural capacity of any part of such building or structure is in doubt in the opinion of the Property Standards Officer.
2. Every building and every structural member of a building shall be maintained in a structurally sound condition so as to be capable of sustaining safely its own weight and any additional weight that may be put on it through normal use. Materials which have been damaged or show evidence of rot or deterioration shall be removed and replaced with sound material.
3. All foundation walls, basement and crawl space floors shall be maintained in good repair and in structurally sound condition.

4. Exterior Walls

- (a) All exterior walls and their components shall be adequate to support the loads imposed upon them and shall be maintained so as to prevent their deterioration due to weather and insects.
- (b) All exterior walls shall have a cladding or covering that is free of holes, cracks or excessively worn surfaces to prevent the entry of moisture into the structure and provide adequate durability.
- (c) Without restricting the generality of subsection 2.4.4(b) above, the maintenance of such walls and coverings includes painting, restoring or repairing of the walls, doors, glazing, copings, flashings and other component parts thereof.

5. Roofs, Canopies, Marquees, Awnings and their Drainage

- (a) All canopies, marquees and awnings shall be properly anchored so as to be kept in safe and sound condition and shall be protected from decay and rust by a periodic application of weather-coating material.
- (b) All roof construction components shall provide adequate support for all loads and form a suitable base for the roof covering. The roof, including the fascia board, soffit, cornice and flashing, shall be maintained in a water-tight condition so as to prevent leakage of water into the building and where necessary shall be maintained by the repair of the roof and flashing or by applying waterproof coatings or coverage.
- (c) Every eavestrough or roof gutter shall be in good repair. Eavestroughing and downspouts shall not be directed so as to drain water onto adjacent properties.

6. Stairs, Porches, Fire Escapes, Stairways

- (a) Every inside or outside stair and every porch or landing appurtenant to it shall be maintained so as to be free of holes and other defects which constitute accident hazards and all treads or risers that are broken or loose and all supporting structural members that are rotted or deteriorated shall be repaired or replaced.
- (b) In every building, every stairwell or open stairway with three or more risers shall be equipped with handrails or balustrades maintained in good repair so as to provide adequate protection against accident or injury and where the stair exceeds 1100 mm in width, a handrail shall be installed on both sides.
- (c) All handrails and balustrades, stairways, fire escapes, balconies, landings and porches and similar appurtenances shall be maintained in good repair, shall be properly anchored so as to be kept in a safe and secured condition, shall be structurally sound for the loads imposed through their normal use and, if metal, shall be protected from rust or similar decay by a periodic application of paint.
- (d) A handrail and balustrades shall be installed on the open side of a stairwell and stairway where there is a difference in elevation to adjacent surfaces of more than 600 mm.
- (e) Landings, porches, decks, balconies, mezzanines, galleries, raised walkways and roofs used as a deck shall be protected by a guard on each side which is not protected by a wall and where there is a difference in elevation to adjacent surfaces of more than 600 mm.

- (f) The installation and construction of new guards, handrails and balustrades shall comply with the Building Code, Regulation 403/97, as amended.

7. Doors and Windows

- (a) All exterior openings in buildings shall be fitted with doors or windows.
- (b) Windows, exterior doors and basement or cellar hatchways shall be maintained in good repair so as to prevent the entrance of wind, snow or rain into the building and to minimize heat loss through infiltration.
- (c) Rotted or damaged doors, door frames, window frames, sashes and casings, weather-stripping, broken glass and missing or defective door and window hardware shall be repaired or replaced.
- (d) At least one entrance door in every dwelling unit shall have hardware so as to be capable of being locked from inside and outside the dwelling unit.
- (e) All windows capable of being opened and all exterior doors shall have hardware so as to be capable of being locked or otherwise secured from inside the building.

8. Pest Prevention

- (a) Buildings shall be kept free of rodents, vermin and insects at all times. All windows capable of being opened shall be fitted with screens of rust proof material.
- (b) Basement windows used or required for ventilation shall be screened. Floor drains shall be covered with a grill which will effectively exclude rodents.

9. Egress and Exits

- (a) Every dwelling unit shall have a sufficient number of exits or egress doors so that it shall not be necessary to travel up or down more than one storey to reach a level served by an exit or egress door to a public corridor or exterior passageway.
- (b)
 - (i) Where dwelling units open into a dead end corridor, the dead end corridor is permitted where the travel distance from the most remote point of the dead end portion to a point where it is possible to go in opposite directions to each of two separate exits does not exceed 6 m and there are no more than four suites leading into the dead-end corridor and all doorways in dead-end corridors shall have self-closing devices installed; and.
 - (ii) Where there are more than four suites leading into the dead end corridor and the travel distance exceeds 6 m, all suites shall have enhanced early warning devices installed.

10. Walls and Ceilings

- (a) Where occupancies are separated vertically, the dividing walls shall provide continuous protection through all storeys and such walls shall conform to the fire-resistance regulations contained in the Building Code, as amended.
- (b) Where the occupancies are separated horizontally, there shall be a finished ceiling separating these occupancies and such ceilings shall conform to the fire resistance regulations contained in the Building Code, as amended.

- (c) The integrity of all fire separations shall be maintained at all times so that they will effectively perform their intended functions in event of fire.
- (d) The interior of floors, ceilings and walls shall be kept free from dampness arising from the entrance of moisture through the exterior wall or roof assembly.
- (e) The interior of floors, ceilings and walls shall be maintained in good repair, free of holes, loose, broken, torn, damaged or missing materials in a safe condition.

11. Floor

- (a) Every floor in a building shall be kept free from rubbish, garbage or conditions which constitute a fire, accident or health hazard.
- (b) Flammable materials which create a fire hazard shall not be stored anywhere in a building unless in a manner satisfactory to the Fire Department.
- (c) Every floor shall be kept free from excessive dampness arising from the entrance of moisture through a basement or crawl space floor.

12. Garages, Carports

Noxious gases shall not be permitted to enter a dwelling unit from garages or carports.

13. Insulation

Where reconstruction is occurring, the thermal insulation requirements of the Building Code, as amended, will be observed. (Guidelines from Section 9.25, the Building Code, as amended.)

14. Access

An access opening of at least 550 mm by 750 mm shall be provided to all attics, crawl spaces and other enclosed spaces in every dwelling unit. Enclosed attic, roof and crawl spaces shall be vented to the exterior.

15. Retaining Walls

- (a) All retaining walls greater than 1.0 m in height and as applied under the Building Code, screen walls and ornamental walls shall be constructed of durable material and shall be maintained in a structurally sound condition so as not to become unsafe or an accident hazard.
- (b) New retaining walls shall comply with Part 2, Section 2.1.2, Designated Structures, of the Building Code, as amended.

2.5 Restoration Procedure

Following a fire, the owner of a property/building shall be responsible for securing the building immediately against entry by any person.

2.6 Plumbing

1. Every building shall be provided with an adequate supply of potable running water from a source approved by the Medical Officer of Health.
2. Every sink, washbasin, bathtub or shower required by this by-law shall have an adequate supply of hot and cold running water. All hot water shall be supplied at a minimum of 43° Celsius and maximum 49° Celsius.
3. Adequate running water shall be supplied to every toilet.
4. All plumbing, drain pipes, water pipes and plumbing fixtures in every building and every connecting line to the sewage system shall be maintained in good working order and free from leaks and defects and all water pipes and appurtenances thereto shall be protected from freezing.
5. Every dwelling unit except as provided in Subsection 2.6.6 and 2.6.7 hereof shall contain the following plumbing fixtures:
 - (a) a toilet;
 - (b) a sink or washbasin;
 - (c) a bathtub or shower.
6. The occupants of not more than two dwelling units may share a toilet and bathtub or shower, provided
 - (a) not more than a total of eight persons occupy both dwelling units;
 - (b) access to the fixtures can be gained without going through rooms of another dwelling unit or outside the dwelling.
7. In a rooming house, there shall be one toilet, sink and bathtub or shower for each eight persons or less. The facilities shall be located on the same storey or on the next higher or lower storey.
8. All bathrooms and toilet rooms shall be located within the building and accessible from within and shall be fully enclosed and have a door capable of being locked from the inside to provide privacy for the occupant.
9. Where practicable, a washbasin shall be located in the same room as the toilet.
10. All kitchen areas shall have a sink with hot and cold running water, storage facilities and counter top work area.
11. Walls around tubs and showers shall be of water repellent material. All bases for such walls shall be of waterproof material such as greenboard or waterproof assembly.

2.7 Heating Systems

1. Heating facilities shall be provided which shall be capable of maintaining a temperature above freezing in an unfinished basement. Crawl spaces need not be heated.
2. Every residential complex shall have heating equipment capable of maintaining a temperature of 20° Celsius (68 degrees Fahrenheit) at the outside design temperature of -18 degrees Celsius.

3. No rental unit shall be equipped with portable heating equipment as the primary source of heat.
4. Only heating equipment approved for use by a recognized standards testing authority shall be provided in a room used or intended for use for sleeping purposes.
5. Fuel supplied to a rental residential unit or residential complex shall be supplied continuously in adequate quantities.
6. Utilities supplied to a residential complex or rented residential unit shall be supplied continuously.
7. Solid fuel burning appliances shall conform to the standards as set out in the Building Code.
8. The supply of fuel and utilities may be interrupted for such reasonable period of time as may be required for the purpose of repair or replacement.
9. Heating systems, including stoves, heating appliances, fireplaces intended for use, chimneys, fans, pumps and filtration equipment, shall be maintained in a good state of repair and in a safely operable condition.
10. A space that contains heating equipment that burns fuel shall have a neutral or mechanical means of supplying the air required for combustion.
11. If heating equipment burns solid or liquid fuel, a storage place or receptacle for the fuel shall be provided in a safe place and maintained in a safe condition.
12. Fuel-burning equipment shall be vented to a duct by means of rigid connections leading to a chimney or a vent or flue.
13. Every chimney, smoke pipe and flue shall be maintained so as to prevent gas from leaking into the building.
14. All flues shall be kept clear of obstructions. All open joints shall be sealed and all broken and loose masonry shall be repaired.
15. Fireplaces and similar construction used or capable of being used for burning fuels in open fires shall be connected to approved chimneys and shall be installed so as not to create a fire hazard to nearby or adjacent combustible materials and structural members.
16. It is the responsibility of the owner that all mechanical systems, including heating, plumbing and electrical, be installed, operational and maintained:
 - (a) in good repair;
 - (b) in good working order; and
 - (c) free from unsafe conditions.

2.8 Electrical Service

1. Electrical installations, including the service capacity of the installation and the number and distribution of circuits shall conform to Ontario Electrical Safety Code applicable at the time.

2. Every building shall be wired for electricity and lighting equipment shall be installed throughout to provide illumination.
3. Fuses or overload devices shall not exceed limits set by the Ontario Electrical Safety Code applicable at the time.
4. An electrical light fixture shall be installed in every bathroom, toilet room, laundry room, furnace room, kitchen, hall and stairway which is not otherwise lighted.
5. A supply of electrical power shall be provided to all habitable space in a residential complex.
6. The wiring and receptacles necessary to provide electrical power shall be maintained free of conditions dangerous to persons or property.
7. Every kitchen shall have outlets suitable for a refrigerator and a cooking appliance.

2.9 Light and Ventilation

1. Windows shall be provided in a dwelling unit in accordance with the Building Code, as amended.
2. (a) Where windows are not used as a means of egress and where they do not conflict with ventilation requirements, the minimum glass areas as shown in Table 9.7.1.2 of the Building Code may be reduced by 50%; and
(b) an existing room converted to an interior room created by an addition shall not require a window, provided there is an opening in a dividing wall occupying not less than 30% of the separating plane to an adjoining room where the adjoining room has a minimum of 5% window area of the combined floor areas and provided the required ventilation for the combined room is maintained.
3. An opening for natural ventilation may be omitted from a bathroom or toilet room where a system of automatic mechanical ventilation has been provided such as an electrical fan with a duct leading to outside the building.
4. Every unheated crawl space not accessible from the basement shall be adequately vented to the outside air by means of screened windows which can be opened or by louvers with screened openings, the area of which shall not be less than one percent of the floor area for basements and 645 cm² for every 48 m² of crawl space area.

2.10 Occupancy Standards for Dwellings or Dwelling Units

1. No person shall use or permit the use of a non-habitable room in a dwelling for a habitable room purpose.
2. The maximum number of occupants in a dwelling unit shall be based upon two persons per bedroom.
3. For the purpose of computing the maximum number of occupants in Subsection 2.10.2 above, any child under twelve years of age shall be deemed one-half person.

4. No room in any dwelling shall be used for sleeping purposes unless there is a minimum room width of 1.95 m and a minimum floor area of 7 m². At least one half of the required minimum floor area shall have a ceiling height of 2.15 m and no floor area with a ceiling height of less than 1.3 m shall be counted.
5. No person shall use, permit the use of, rent or offer for rent any dwelling that does not conform to the standards set out in this by-law

2.11 Responsibilities of Occupant

The owner shall be responsible for all items in this by-law except that the occupant of a dwelling or dwelling unit shall:

1. Limit occupancy of that part of the premises which he occupies or controls to the maximum number of people permitted by this by-law.
2. Maintain that part of the premises which he occupies or controls free from rubbish, garbage and conditions which constitute a fire, accident or health hazard.
3. Maintain safe, continuous, unobstructed exit from the interior of the building to an open space with access to a public thoroughfare at street or grade level.
4. All garbage containers will be placed behind the established building line(s) and kept in a neat and tidy condition.
5. Maintain that part of the premises which he occupies or controls free of rodents, vermin and insects at all times.

2.12 Unsafe Conditions

1. At the request of the occupant, the owner shall install safety devices on windows with movable sash and on balcony doors to prevent risk of accident to persons. Such safety devices shall be installed in a manner to prevent persons from opening a door or window to beyond 100 mm.
2. At the request of the occupant, the owner shall:
 - (a) provide a guard at least 1100 mm in height and in conformance with Subsections 2.12.2(b) and (c), at each raised floor, mezzanine balcony, gallery, window well, passageway and other location where there is a difference in elevation greater than 0.61 m between any of the above and an adjacent floor or grade;
 - (b) ensure the size of the opening through every required guard serving a room or space to which the public has access or serving an exterior balcony shall be such a size as to prevent the passage of a spherical object having a diameter of 100 mm;
 - (c) ensure guards shall be designed so that no member attached or opening located between the floor and 920 mm above the floor will facilitate climbing.

3. Administration and Enforcement

3.1 Application of By-law

Where a provision of this by-law conflicts with the provision of another by-law or Act in force in the City, the provisions that establish the higher standards to protect the health, safety and welfare of the general public shall prevail.

3.2 Compliance Difficulty - Alternative Approach

Following discussions with the inspector concerning why compliance with requirements in this by-law is impracticable due to structural or construction difficulties, the owner may obtain the services of a Professional Engineer, Architect or, in a specific case, the services of a Fire Protection Engineer, to review the situation and present a "compliance alternative" to the requirements in the by-law. The "compliance alternative" shall not reduce the performance level of the building after construction to less than the performance level of the building prior to construction. The "compliance alternative" proposed shall also be acceptable to the Chief Building Official.

3.3 Property Standards Officers

For the purpose of the administration and enforcement of this by-law, the City may, from time to time, appoint Property Standards Officers.

3.4 Powers of Property Standards Officers

In accordance with Section 15.8(1) of the Building Code Act, S.O., 1992, c.23 as amended, the Property Standards Officers may take such steps as deemed necessary to request information, tests, samples and examinations from the owner of a property, so as to confirm the safety of matters related to the property.

3.5 Property Standards Committee

1. There shall be and there is hereby established a Property Standards Committee of three persons to be appointed to coincide with the term of Council of the City.
2. The Council of the municipality, when a vacancy occurs in the membership of the Committee, shall forthwith fill the vacancy.
3. The members of the Committee shall elect a chair from among themselves and, when the chair is absent through illness or otherwise, the Committee may appoint another member as acting chair. The members shall provide for a secretary for the Committee; and any member of the Committee may administer oaths.
4. The members of the Committee shall be paid such compensation as Council may provide.
5. The secretary shall keep on file the records of all official business of the Committee, including records of all applications and minutes of all decisions respecting those applications and Section 253 of the Municipal Act, 2001, S.O., 2001, applies with necessary modifications to the minutes and records.
6. A majority of the members constitutes a quorum for transacting the Committee's business and the Committee may adopt its own rules of procedure and the Committee shall give notice or direct that notice be given of the hearing of an appeal to such persons as the Committee considers advisable.

3.6 Certificate of Compliance

After inspecting a property, an Officer may, or on the request of the owner, shall issue to the owner a certificate of compliance if, in his opinion, the property is in compliance with the standards of this by-law. The fees payable for such certificate of compliance where it is issued at the request of the owner are set out in Schedule A attached to this by-law.

3.7 Invalid Provisions

If any provision of this by-law is for any reason found to be invalid by a court of competent jurisdiction, the provision found to be invalid shall be severed from the by-law and the remaining provisions shall remain in effect.

3.8 Short Title

This By-law may be cited as the Property Standards By-law.

3.9 By-law Repeal

THAT City of Cambridge By-law No. 38-04 be repealed.

READ A FIRST, SECOND AND THIRD TIME

ENACTED AND PASSED, THIS 20TH DAY OF SEPTEMBER, A.D., 2004

"Doug Craig"
MAYOR

"David Calder"
CLERK

