

THE CITY OF VAUGHAN

BY-LAW

PROPERTY STANDARDS

(Consolidated Version – Enacted as By-law [231-2011](#))

Last consolidated on July 22, 2025. City of Vaughan by-laws are provided online for convenient public reference. By-laws are consolidated on an ongoing basis, but recent amendments may not be reflected in the latest consolidated version. Check the [Amendment History](#) to get a complete listing of all pertinent regulations. For further information contact the Office of the Director and Chief Licensing Officer.

A By-law to prescribe the Standards for maintenance and occupancy for all Properties within the City of Vaughan.

WHEREAS Section 15.1 (3) of the *Building Code Act*, 1992, S.O. 1992, c.23 for the Province of Ontario, authorizes the Council of a municipality to pass a By-law for prescribing Standards for maintenance and occupancy of Property.

AND WHEREAS the Council of the Corporation of the City of Vaughan deems it expedient to pass a By-law for prescribing Standards for the maintenance and occupancy of Property within the City of Vaughan and for prohibiting the occupancy or use of such Property that does not conform to the Standards and for requiring Property below the Standards prescribed in the By-law to be repaired and maintained to comply with the Standards or for the site to be cleared of all buildings, structures, debris or refuse and left in a graded leveled condition.

AND WHEREAS the Corporation of the City of Vaughan has an official plan enacted pursuant to the *Planning Act* R.S.O 1990, c.P.13, which includes policies and provisions

relating to the maintenance and occupancy of Property within the City of Vaughan.

NOW THEREFORE, the Council of the Corporation of the City of Vaughan hereby enacts
as follows:

Table of Contents

SECTION 1 SCOPE	4
SECTION 2 SHORT TITLE	4
SECTION 3 DEFINITIONS AND INTERPRETATION	4
SECTION 4.....	10
4.1 Property Standards Committee.....	10
4.2 Administration and Enforcement	11
4.3 Inspections	11
4.4 Orders	12
4.5 Service	13
4.6 Demolition or Repair by the City.....	13
4.7 Interpretation	14
4.8 Standards of Occupancy.....	14
SECTION 5 STANDARDS FOR ALL PROPERTIES.....	15
5.1 Maintenance of Yards.....	15
5.2 Driveways and Parking Lots	16
5.3 Plantings	16
5.4 Flags.....	16
5.5 Signs	17
5.6 Antennae.....	17
5.7 Exterior Lighting.....	17
5.8 Swimming Pools.....	17
5.9 Fences.....	18
5.10 Garbage and Refuse.....	18
5.11 Catch Basins.....	19
5.12 Sewage Discharge and Drainage.....	19
5.13 Balconies, Porches and Decks	19
5.14 Exterior Walls.....	19
5.15 Doors.....	20
5.16 Garage Doors.....	20

5.17	Roofs.....	20
5.18	Stairs, Handrails and Guards	21
5.19	Fire Escapes	21
5.20	Electrical Systems	21
5.21	Heating, Ventilating and Air Conditioning.....	22
5.22	Plumbing.....	22
5.23	Mould	22
5.24	Windows	22
5.25	Structural Adequacy.....	22
5.26	Demolition.....	23
SECTION 6 ADDITIONAL STANDARDS FOR DWELLING UNITS		23
6.1	Duties of Owners and Occupants	23
6.2	Occupancy Standards	24
6.3	Facilities	24
6.4	Doors.....	24
6.5	Windows	24
6.6	Floors	25
6.7	Interior Walls and Ceilings	25
6.8	Water	25
6.9	Heating.....	25
6.10	Carbon Monoxide Detectors	26
6.11	[Deleted].....	26
SECTION 7 ADDITIONAL STANDARDS FOR MULTI-RESIDENTIAL PROPERTIES		26
7.1	Duties of Owners	26
7.2	Ancillary Rooms	26
7.3	Elevators	27
7.4	Common Area Floors, Stairs, and Landings	27
7.5	Storage Rooms	27
7.6	Shared Entrances	27
7.7	Communication Systems.....	28
7.8	Garages Doors.....	28
7.9	Parking Garages	28
7.10	Garbage	29
7.11	Mail	29
7.12	Snow Removal.....	29

7.13	Contact Signs	30
SECTION 8 ADDITIONAL STANDARDS FOR NON-RESIDENTIAL PROPERTIES		30
8.1	Duties of Owners	30
8.2	Storage Areas	31
8.3	Interior Walls, Ceilings and Floors	31
8.4	Driveways and Parking Lots	31
8.5	Exterior Lighting	32
8.6	Heating	32
8.7	Means of Egress	32
SECTION 9 ADDITIONAL STANDARDS FOR PART IV AND PART V HERITAGE PROPERTIES		32
9.1	Minimum Standards	32
9.2	Repair of Heritage Attributes	33
9.3	Replacement of Heritage Attributes	33
9.4	Clearing and Leveling of Heritage Properties	34
9.5	Vacant and Damaged Designated Heritage Properties	34
9.6	Conflict	35
SECTION 10 ADDITIONAL STANDARDS FOR VACANT PROPERTIES		35
SECTION 11 ADDITIONAL STANDARDS FOR BUILDINGS OR STRUCTURES DAMAGED BY FIRE OR OTHER NATURAL CAUSES		36
SECTION 12 TRANSITIONAL PROVISIONS		37
12.1	Transitional Provisions	37
SECTION 13 PENALTIES		37
13.1	Penalties	37

SECTION 1 SCOPE

- (1) This By-law applies to all *Properties* in the City of Vaughan.

SECTION 2 SHORT TITLE

- (1) This By-law may be referred to as the “Property Standards By-law”.

SECTION 3 - DEFINITIONS AND INTERPRETATION [Amended by section 1.a. of [By-law 028-2025](#) on February 25, 2025]

- (1) In this By-law, unless the context otherwise requires, words imparting the singular number shall include the plural, and words imparting the masculine

gender shall include the feminine and further, the converse of the foregoing also applies where the context requires.

(2) Wherever a word is used in this By-law with its first letter capitalized and the whole word italicized, the term is being used as it is defined in 3.0(4) of this By-law. Where any word appears in ordinary case, the commonly applied English language meaning is intended.

(3) Any reference to a statute, regulation, by-law or other legislation shall include such statute, regulation, by-law or legislation as amended, re-enacted, replaced, or superseded.

(4) In this By-law:

“Administrative Penalties By-law” refers to the *City’s Administrative Penalties By-law 240-2024*;

“Balcony” means an external balustrade platform, and includes both upper and lower surfaces of the platform;

“Basement” means a *Storey* or more than one *Storey* of a building located below the *First Storey*;

“Building Code Act” refers to *Building Code Act, 1992*, S.O. 1992, c. 23;

“Cellar” means that space of a building that is partly or entirely below *Grade*, which has half or more of its height, measured from floor to ceiling above that average exterior finished *Grade*;

“Chief Building Official” means the Chief Building Official as appointed under By-law by the *City*;

“City” means the Corporation of the City of Vaughan;

“Clerk” means the Clerk for the City of Vaughan, as required under section 228(1)

of the *Municipal Act, 2001*, S.O. 2001, c. 25;

“Committee” means a Property Standards Committee established under this By-Law in accordance with section 15.6 of the *Building Code Act*;

“Construction Bin” means any dumpster, commercial roll-off bin or other similar receptacle used for the accumulation and storage of construction waste, demolition waste, or other similar materials;

“Dwelling Unit” means a self-contained room or series of rooms located in a building or structure used as a residential premises;

“Exit” means that part of a *Means of Egress*, including doorways, that leads from the *Floor Area* it serves to a separate building, an open public thoroughfare or an exterior open space protected from fire exposure from the building and having access to an open public thoroughfare;

“Fence” means a structure except a structural part of a building used wholly or partially to screen from view to enclose or divide a *Yard* or other land, to mark or substantially mark the boundary between adjoining land and includes swimming pool enclosures, privacy screens, retaining walls, noise attenuation walls, any hedge or grouping of shrubs, or other combination of fencing components which form a continuous barrier for the same purpose;

“First Storey” means the *Storey* with its floor closest to *Grade* and having its ceiling more than 1.8 metres (6 feet) above *Grade*;

“Floor Area” means the space on any *Storey* of a building between exterior walls and required firewalls including the space occupied by interior walls and partitions, but not including *Exits* and vertical service spaces that pierce the *Storey*;

“Floor Covering” means any surface used to cover the basic floor or sub flooring construction, including carpet, vinyl, tile, laminate and hardwood;

“Grade” means the average level of proposed or finished ground adjoining a building at grade level;

“Graffiti” means one or more letters, symbols or marks, howsoever made that disfigures or deface a *Property* or object, but does not include a *Sign* pursuant to the *City Sign* By-laws or a mural which has been authorized by the *City*;

“Ground Cover” means organic or non-organic material that covers the ground, and includes concrete, flagstone, gravel, asphalt, grass or other form of landscaping;

“Guard” means a protective barrier around openings in floors or at the open sides of stairs, landings, balconies, mezzanines, galleries, raised walkways or other locations to prevent accidental falls from one level to another;

“Habitable Room” means any room in a *Dwelling Unit* used or capable of being used for living, sleeping, cooking or eating purposes;

“Heritage Attributes” means the attributes or features of *Property*, buildings or structures that contribute to the *Property’s* cultural heritage value or interest that are defined or described or that can be reasonably inferred:

- (a) in a By-law designating a *Property* passed under Section 29 of the *Ontario Heritage Act* and identified as *Heritage Attributes*, values, reason for designation, or otherwise;
- (b) in a Minister’s Order made under Section 34.5 of the *Ontario Heritage Act* and identified as *Heritage Attributes*, reason for designation or otherwise;
- (c) in a By-law designating a heritage conservation district passed under Section 41 of the *Ontario Heritage Act* and identified as *Heritage*

Attributes, values, reason for designation or otherwise;

- (d) in the supporting documentation required for a By-law designating a heritage conservation district, including but not limited to a heritage conservation district plan, assessment or inventory, and identified as *Heritage Attributes*, reasons for designation or otherwise;

“Means of Egress” includes *Exits* and access to *Exits* and means a continuous path of travel provided for the escape of *Persons* from any point in a building or in a contained open space to a separate building, an open public thoroughfare or an exterior open space that is protected from fire exposure from the building and that has access to an open public thoroughfare;

“Mixed-Use Property” means a building or structure which can be lawfully used in part for both a *Dwelling Unit* and in part for non- residential purposes;

“Multi-Residential Property” means a building or structure or part of a building or structure that is used or designed for use for more than two *Dwelling Units* and includes any *Yard* appurtenant thereto and all mobile homes, mobile buildings, mobile structures, outbuildings, *Fences* and erections heretofore and hereafter erected;

“Municipal By-law Enforcement Officer” means a *Person* appointed as a Municipal By-law Enforcement Officer, pursuant to section 15 of the *Police Services Act*, R.S.O. 1990, c. P.15 or section 55 of the *Community Safety and Policing Act, 2019*, S.O. 2019, c. 1, Sched. 1, to enforce the provisions of this By-law;

“Non-Habitable Room” means any room in a *Dwelling Unit* other than a *Habitable Room* and includes bathroom, toilet room, laundry, pantry, lobby, corridor, stairway, closet, boiler room, or other space for service and maintenance of the *Dwelling Unit*

for public use, for access to and vertical travel between stories, and a *Basement* or part thereof which does not comply with the *Standards* of fitness for occupancy set out in this By-law;

“Non-Residential Property” means a building or structure or part of a building or structure not containing a legal *Dwelling Unit*, and includes the *Yard* appurtenant thereto and all mobile buildings, mobile structures, outbuildings, *Fences* and erections heretofore and hereafter erected;

“Occupant” means any *Person* or *Persons* over the age of eighteen years in possession of the *Property*;

“Ontario Building Code” means *Ontario Regulation 332/12: Building Code*;

“Ontario Heritage Act” means *Ontario Heritage Act, R.S.O. 1990, c.O.18*;

“O. Reg. 332/12” refers to *O. Reg. 332/12: Building Code*, as amended, or its successor regulation under the Building Code Act, 1992, S.O. 1992, c.23 as amended or its successor legislation; [Amended by section 2. of [By-law 005-2025](#) on January 28, 2025]

“Order” means an order made under this By-law;

“Owner” includes 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 his own account or as agent or trustee of any other *Person*, or who would so receive the rent if such premises were let, and shall also includes a lessee or *Occupant* of the *Property* who, under the terms of lease, is required to repair and maintain the *Property* in accordance with the *Standards* for the maintenance and occupancy of *Property*;

“Part IV Heritage Property” means real *Property*, including all buildings and

structures thereon, that has been designated by the *City* under Section 29 of the *Ontario Heritage Act* or by the Minister under section 34.5 of the *Ontario Heritage Act*;

“Part V Heritage Property” means real *Property*, including all buildings and structures thereon, located within a heritage conservation district designated by the *City* under section 41 of the *Ontario Heritage Act*;

“Person” includes an individual, firm, corporations, association, partnership, trust, unincorporated organization or the heirs, executors, or the administrators or other legal representatives of such a *Person*;

“Property” means a building or structure or part of a building or structure and includes the *Yard* appurtenant thereto and all mobile structures, outbuildings, *Fences* and erections thereon, whether heretofore or hereafter erected;

“Residential Property” means a building or structure or part of a building or structure, that is used or designed for use as a *Dwelling Unit* and includes any *Yard* appurtenant thereto and all outbuildings, *Fences* and erections thereon, whether heretofore or hereafter erected;

“Sewage System” means a sanitary sewer system or a private sewage disposal system approved by the *Chief Building Official*;

“Sign” means any surface upon which there is printed, projected or attached any announcement, declaration, or insignia used for direction, information, identification, advertisement, business promotion or promotion of products, activity or services, and includes a structure, whether in a fixed location or designed to be portable or capable of being relocated, or part thereof specifically designed for the foregoing uses. Furthermore, this includes flags, banners, advertising devices or any object

intended for advertisement purposes;

“Sign” [Deleted by [By-law 137-2025](#) on June 24, 2025]

“Stagnant Water” means water that remains in a structure, rut, or ground depression, for a period of more than four consecutive days that is not flowing in a stream or current;

“Standards” means the standards of physical condition and occupancy stated for *Property* in this By-law;

“Storey” means the portion of a building which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it;

“Supplied Facility” means any appliance, fixture or piece of equipment supplied in accordance with the provisions of a lease or rental agreement;

“Swimming Pool” means any above ground, in ground or inflatable structure that contains water and includes hot tubs and spas, ponds and any other water features capable of holding water to a depth of more than 75 centimetres;

“Vacant Property” means a building or structure that is not occupied and includes its surrounding *Yard* and all mobile structures, outbuildings, *Fences* and erections located on it;

“Vacant Lot” means a *Property* that does not have a building or structure;

“Vehicle” means anything that is powered, drawn, propelled or driven by any means other than muscular power, such as a motor vehicle, trailer, boat,

motorized snow vehicle or other mechanical power-driven equipment intended for conveyance;

“Yard” means the land, other than publicly owned land, around or appurtenant to the whole or any part of a building or structure, and includes a *Vacant Lot*;

“Zoning By-law” refers to *City Zoning By-law 001-2021*.

SECTION 4

4.1 Property Standards Committee

- (1) A Property Standards *Committee* is hereby established consisting of five *Persons*.
- (2) The Property Standards *Committee* shall hear appeals pursuant to section 15.3 of the *Building Code Act*. [Amended by section 1.b. of [By-law 028-2025](#) on February 25, 2025]
- (3) The term of appointment of the Property Standards *Committee* shall be for the term of Council.
- (4) Property Standards *Committee* members shall be:
 - a) Either a resident of the *City* or the *Owner* of tenant of land in the *City*;
 - b) a Canadian Citizen;
 - c) Eighteen years of age; and
 - d) Qualified to vote in a municipal election.
- (5) A Property Standards *Committee* member will immediately cease to be a member where before the expiry of his or her term:
 - a) resigns;
 - b) is unable for any reason to perform the duties of the *Committee* for a period of ninety days or more;
 - c) ceases to be:

- i) either a resident of the *City* or the *Owner* or tenant of land in the *City*; or
- ii) a Canadian Citizen;
- d) becomes disqualified by statute or otherwise prohibited by law from voting in an election for Council; or
- e) dies;

the member will immediately cease to be a member of the *Committee* and Council shall forthwith appoint in his or her place another eligible *Person* for the unexpired portion of the term.

- (6) The *Clerk* 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.
- (7) Property Standard *Committee* Appeal Hearings are governed by the *Statutory Powers and Procedures Act*, R.S.O. 1990, c.S.22. [Amended by section 1.b. of [By-law 028-2025](#) on February 25, 2025]

4.2 Administration and Enforcement

- (1) The *City* may appoint Municipal By-law Enforcement Officers and such other staff to carry out the administration and enforcement of this By-law. [Amended by section 1.g. of [By-law 028-2025](#) on February 25, 2025]
- (2) Any Building, Housing, Plumbing, Heating or Public Health Inspector or Fire Prevention Officer of the *City* is hereby authorized and directed to act as an assistant to the Municipal By-law Enforcement Officer from time to time.
[Amended by section 1.g. of [By-law 028-2025](#) on February 25, 2025]

4.3 Inspections

- (1) A Municipal By-law Enforcement Officer and any *Person* acting under the

Municipal By-law Enforcement Officer's instructions may, without a warrant, enter and inspect a *Property* to determine:

- a) whether the *Property* conforms to the Standards prescribed in this By-law;
- b) whether an *Order* made under this By-law has been complied with; and
- c) whether an *Order* made under section 15.7 of the *Building Code Act* has been complied with. [Amended by sections 1.f. and 1.g. of [By-law 028-2025](#) on February 25, 2025]

(2) Where the inspection is conducted by the Municipal By-law Enforcement Officer or any *Person* acting under the Municipal By-law Enforcement Officer's instructions, the *Person* conducting the inspection may:

- a) require the production for inspection of documents or things relevant to the inspection;
- b) inspect and remove documents or things relevant to the inspection for the purpose of making copies or extracts;
- c) require information from any *Person* concerning a matter related to the inspection including their name, address, phone number and identification;
- d) alone or in conjunction with a *Person* possessing special or expert knowledge, make examinations or take tests, samples or photographs necessary for the purposes of the inspection; and
- e) order the *Owner* of the *Property* to take and supply at the *Owner's* expense such tests and samples as are specified. [Amended by section 1.g. of [By-law 028-2025](#) on February 25, 2025]

4.4 Orders

(1) A Municipal By-law Enforcement Officer who finds that a *Property* does not comply

with the Standards prescribed in this By-law may make an *Order* and the *Order* shall contain:

- a) the municipal address and/or the legal description of the *Property*;
- b) the particulars of the contravention;
- c) the particulars of the repairs to be made;
- d) the time period for complying with the terms and conditions of the *Order*;
- e) the final date for giving notice of appeal from the *Order*; and
- f) notice that, if the repair or clearance is not carried out within the time period specified on the *Order*, the City may carry out the repair or clearance at the *Owner's* expense. [Amended by section 1.g. of [By-law 028-2025](#) on February 25, 2025]

- (2) An *Order* may be registered in the proper Land Registry Office and, upon such registration, any *Person* acquiring any interest in the land subsequent to the registration of the *Order* shall be deemed to have been served with the *Order* on the date on which the *Order* was originally served and, when the requirements of the *Order* are found to have been satisfied, the *Clerk* shall forthwith register in the proper Land Registry Office a certificate that such requirements have been satisfied, which shall operate as a discharge of the *Order*.

4.5 Service

- (1) An *Order* shall be served personally or by registered mail sent to the last known address of the *Person* to whom notice is to be given or that *Person's* agent for service.
- (2) An *Order* served by Registered Mail shall be deemed to have been served on the 5th day after the date of mailing.

- (3) A copy of the *Order* may be posted on the *Property*.

4.6 Demolition or Repair by the City

- (1) If the *Owner* of a *Property* fails to demolish or repair the *Property* in accordance with the requirements of an *Order*, as confirmed or modified, the City, in additions to other remedies, shall:
- a) have the right to demolish or repair the *Property* accordingly and for those purposes, may enter in and upon the *Property*, from time to time;
 - b) not be liable to compensate such *Owner* or other *Person* by reason of anything done by or on behalf of the City under the provisions of this By-law; and
 - c) be entitled to recover the expense incurred in so doing either by action or in like manner as municipal taxes.
- (2) The City shall not demolish or repair any *Property* in accordance with the provisions of the By-law without first obtaining direction to do so from the Council of the *City*.
- (3) Despite Subsection (2), the Director of Enforcement Services or the *Chief Building Official* may order the repair or maintenance of a *Property* within the *City* provided the total cost of repair or maintenance does not exceed \$10,000.

4.7 Interpretation

- (1) Where a provision of this By-law conflicts with a provision of any other By-law of the *City*, the provision that establishes the higher standard to protect the health, safety and welfare of the general public prevails.
- (2) If a section of this By-law is rendered null and void, it does not affect the active By-law.
- (3) The invalidity of any section, paragraph, portion of a paragraph, clause or portion of a

clause of this By-law is not intended to and shall not affect the validity of any other provision of this By-law.

4.8 Standards of Occupancy

- (1) No *Person* shall use or occupy or permit the use or occupancy of any *Property* that does not conform to the Standards set out in this By-law.
- (2) The *Owner* of any *Property* which does not conform to the Standards shall repair and maintain such *Property* to conform to the Standards prescribed by this By-law, or shall clear the site of all buildings, structures, debris or refuse and leave it in a graded and leveled condition.
- (3) All repairs and maintenance of *Property* required by the Standards prescribed by this By-law shall be carried out in a manner accepted as good workmanship in the trades concerned and with materials suitable and sufficient for the purpose.
- (4) No *Person* shall remove from any premises any Sign, notice or placard placed thereon pursuant to Section 15.3 of the *Building Code Act* or this By-law. [Amended by section 1.f. of [By-law 028-2025](#) on February 25, 2025]
- (5) Where a certificate of compliance is requested by the *Owner*, it shall be issued by the Municipal By-law Enforcement Officer but only where accompanied by a non-refundable fee payment and provided for under the applicable Fees and Charges By-law. [Amended by sections 1.b. and 1.g. of [By-law 028-2025](#) on February 25, 2025]

SECTION 5 STANDARDS FOR ALL PROPERTIES

5.1 Maintenance of Yards

- (1) Every *Yard* shall be kept clean and free from:
 - a) Rubbish, garbage, brush, waste, litter, trade waste and other debris;
 - b) Rodents, vermin, insect pests and other pests and from any condition which

- may encourage the infestation or harbouring of such pests;
- c) [Deleted by section 1. of [By-law 127-2022](#) on June 28, 2022.]
 - d) Noxious weeds as defined in the *Weeds Control Act*, R.S.O. 1990, c. W.5;
[Amended by section 1.b. of [By-law 028-2025](#) on February 25, 2025]
 - e) Damaged or dead *Ground Cover*;
 - f) *Vehicles*, boats and trailers that are wrecked, dismantled, partially dismantled, abandoned, unused, inoperative or not affixed with registration, licence markings and/or numbers in compliance with current federal and/or provincial requirements; [Amended by section 1.i. of [By-law 028-2025](#) on February 25, 2025]
 - g) *Vehicles*, except on a driveway that is constructed and surfaced in compliance with the *City Zoning By-law*; [Amended by sections 1.b. and 1.h. of [By-law 028-2025](#) on February 25, 2025]
 - h) Domestic storage such as firewood, building materials, garden equipment and materials, unless such is stored neatly, but not in the front, interior or exterior side *Yards*;
 - i) Holes, excavations or any unprotected wells that create a hazard;
 - j) Machinery or any parts thereof;
 - k) Domestic animal excrement;
 - l) Damaged or dilapidated landscape or garden features such as awnings, marquees, canopies, garden furniture, pergolas, trellis, lattice, statues and benches;
 - m) *Constructions Bins*, unless they are actively being used in connection with the construction or demolition of a building or structure; and

- n) Any unsafe or unsightly condition out of character with the surrounding environment.

(2) *Ground Cover* shall be maintained so as to not create an unsightly appearance.

5.2 Driveways and Parking Lots

(1) All driveways or parking lots shall be:

- a) maintained in good repair;
- b) kept free dirt, surface dust, refuse and other debris or materials;
- c) free from deep holes and ruts;
- d) free from excessive ponding of water; and
- e) free from oil or other *Vehicle* fluid stains.

(2) Driveways and parking lots shall be repaired with materials so as to maintain a uniform appearance.

5.3 Plantings

(1) Hedges, shrubs, plantings or trees shall be maintained in a manner that does not:

- a) obstruct the safety of the public;
- b) affect the safety of vehicular or pedestrian traffic;
- c) partially or wholly conceal or interfere with the use of any hydrant or water valve;
and
- d) overhang upon any pavement, sidewalk or travelled portion of any street or highway.

5.4 Flags

(1) Flags shall be kept free from any damaged parts.

(2) Flag poles shall be secured into the ground or secured into any structure.

5.5 Signs

- (1) Signs which are damaged, broken, defaced or which are excessively weathered or faded or upon which the finish is worn, peeled or cracked shall, with their fastenings or supporting members, be removed or shall be refinished and put in a good state of repair.
- (2) The intensity and directionality of illuminated Signs shall be in accordance with the plans submitted to the *City*.

5.6 Antennae

- (1) Crane ways, lightning arrestors, television and radio antennae and structures of similar character shall be maintained in good repair and free of fire and hazards and properly anchored and plumb, unless specifically designed to be other than vertical.

5.7 Exterior Lighting

- (1) Exterior lighting fixtures shall be directed in a manner so as to prevent the light source from shining directly onto abutting *Properties*.
- (2) Exterior lighting fixtures and the connections thereto shall be kept in a safe working condition.

5.8 Swimming Pools

- (1) *Swimming Pools* and any accessory parts shall be maintained in good repair.
- (2) *Swimming Pools* shall be kept free from *Stagnant Water* and any other safety or health hazard.
- (3) *Swimming Pools*, and any accessory or parts thereof which are not operated shall be removed, or fitted with suitable cover so as to prevent visual blight, the entrance of elements, or the infestation of pests and insects.

5.9 Fences

- (1) *Fences* shall be maintained:

- a) in a structurally sound condition;
 - b) in good repair, free from cracks, and missing, broken, or warped components;
 - c) free from hazards, including protruding nails, screws and staples;
 - d) free from posters, Signs, notices, advertising materials, words, slogans, pictures, drawings, or other defacements;
 - e) in a plumb condition, unless specifically designed to be other than vertical;
 - f) so that it is of uniform appearance; and
 - g) so that it does not create an unsightly appearance;
- (2) *Fences* shall not be used as a support for any structure, object or thing that could exert a lateral force against or upon the *Fence*.
- (3) *Fences* shall be capable of performing safely the function for which they were constructed.
- (4) *Fences* shall kept free from deterioration by the application of paint or other suitable protective materials of uniform colour, or constructed of a material that is resistant to such deterioration;

5.10 Garbage and Refuse

- (1) Garbage, compost and refuse shall be stored in receptacles in accordance with the *City's Waste Management By-law*. [Amended by section 1.b. of [By-law 028-2025](#) on February 25, 2025]
- (2) Outdoor storage of garbage, compost and refuse, including receptacles, shall
- a) be maintained in a litter-free and odour-free condition, and in a manner that will not attract pests or create a health or safety hazard;
 - b) be screened from a public highway, street, walkway, park or Residential *Property* so as not to be visible from such locations; and

- c) not be stored in the front *Yard* or on any *Balcony*.

5.11 Catch Basins

- (1) Catch basins and storm drains shall be maintained free from defects, including broken members and blocked covers.

5.12 Sewage Discharge and Drainage

- (1) Sewage shall be discharged into *Sewage System*.
- (2) No roof drainage shall be discharged or channeled onto walkways, stairs, entrance ways, adjacent *Property*, any impervious road allowance, directly or indirectly into the *Sewage System*, or in such a manner that it will penetrate or damage a building or structure.
- (3) Sump or *Swimming Pool* discharge, and water artificially brought on the land, shall be drained from the *Yard* so as to prevent ponding or the entrance of water into a *Basement*, *Cellar* or onto adjacent *Property*.

5.13 Balconies, Porches and Decks

- (1) Balconies, porches and decks shall be maintained:
 - a) in good repair and free from unsafe conditions;
 - b) free from rubbish, debris and the accumulation of materials;
 - c) properly and securely anchored; and
 - d) protected against deterioration and decay by the periodic application of a weather resistant material such as paint.
- (2) Any accessory attachments to balconies, porches or decks, including screens and awnings, shall be maintained in good working condition

5.14 Exterior Walls

- (1) Exterior walls shall be maintained in good repair, free from broken masonry units,

defective or deteriorated wood, broken or loose stucco, or defective or deteriorating siding or trim.

- (2) The protective and decorative materials of all exterior walls, including paint, shall be maintained in good repair so as to prevent deterioration that affects the appearance of the building.
- (3) Openings in exterior walls not protected by a door or window shall be screened with wire mesh, metal grill or otherwise suitably protected to prevent the entry of vermin, rodents, insects, or other pests.

5.15 Doors

- (1) Doors, including their frames, glass panels, door handles, locking mechanisms, and other hardware shall be kept in good repair.
- (2) Doors shall be properly fitted in their frames.

5.16 Garage Doors

- (1) Garage doors shall be:
 - a) kept in good repair and structurally sound;
 - b) kept free from holes and cracks;
 - c) able to open and close without impediment;
 - d) able to open manually if there is an interruption in power or if there is a mechanical failure;
 - e) kept free from cracked or peeling paint or any other damaged exterior finishing;
and
 - f) kept free of any *Graffiti*.

5.17 Roofs

- (1) Roofs shall be maintained:

- a) in a structurally sound condition;
 - b) in a water-tight condition;
 - c) free from loose or unsecured objects or materials;
 - d) free from hazards, including dangerous accumulations of snow and/or ice;
 - e) free from conditions causing or contributing to leaks;
 - f) free from conditions that are detrimental to the appearance of the building; and
 - g) free from any garbage or debris.
- (2) Eaves troughs, leaders, roof drains and downspouts shall be secured and maintained in a serviceable condition.
- (3) Soffit and fascia components shall be secured and maintained in good repair and properly painted or otherwise treated.
- (4) Every chimney, smoke pipe, flue and gas vent, and other similar structures shall be:
- a) clear of obstructions;
 - b) free from open joints;
 - c) free from broken and loose masonry;
 - d) in good repair and plumb;
 - e) loose or missing bricks and mortar; and
 - f) loose or broken chimney caps.

5.18 Stairs, Handrails and Guards

- (1) Handrails and *Guards* shall be provided in accordance with the *Ontario Building Code*.
- (2) All stairs, ramps, porches and landings, all treads and risers, all *Guards* and handrails, and all supporting structural members thereof, shall be maintained in good repair free from defects and accident hazards and capable of supporting all loads to

which they might be subjected.

5.19 Fire Escapes

- (1) Fire escapes shall be constructed in a good workmanlike manner and securely fixed to the building.

5.20 Electrical Systems

- (1) All buildings shall be connected to an electrical supply system and shall be wired to receive electricity.
- (2) All electrical fixtures, switches, receptacles and connections thereto shall be maintained in safe and complete condition, and in a good working order.

5.21 Heating, Ventilating and Air Conditioning

- (1) All heating, ventilation and mechanical systems of a building shall be provided, maintained and operated free from safety hazards and kept in good repair.

5.22 Plumbing

- (1) All plumbing, drainpipes, water pipes, plumbing fixtures and every connecting line to the *Sewage System* shall:
 - a) be maintained in good working order and repair free from leaks or defects;
 - b) be protected from freezing;
 - c) be kept in a clean and sanitary condition.

5.23 Mould

- (1) Buildings and structures shall be kept clear and free from mould or any condition that may cause mould or other types of decay.

5.24 Windows

- (1) Windows shall be:
 - a) kept free from broken glass or screens;

- b) kept free from any other damaged or broken supporting members;
 - c) securely fitted into its frame; and
 - d) able to open and close without impediment.
- (2) Caulking around the interior and exterior of a window shall be maintained in good condition.
- (3) Window decorative features shall be maintained in good condition and free from any missing members and peeling paint or surface cover.

5.25 Structural Adequacy

- (1) Every part of a *Property* shall be maintained in good repair and in a structurally sound condition so as:
- a) to be capable of sustaining safely its own weight and any load to which normally it might be subjected;
 - b) to be capable of safely accommodating all normal structural movements without damage, decay or deterioration;
 - c) to be capable of adequately performing its intended function; and
 - d) to prevent the entry of moisture that would contribute to damage, fungus growth, decay or deterioration.

5.26 Demolition

- (1) *Properties* shall be cleared of all rubbish, debris, refuse, masonry, lumber and other materials, and left in a graded and leveled condition, where buildings or structures are demolished.
- (2) Where a part of a building or structure has been demolished, the exterior walls of the remaining part of the building or structure shall comply with the requirements of this By-law and the walls shall be parged or otherwise treated to prevent the entry of

water into the building and to present a neat and uniform appearance, free from the outlines of partitions, stairs, doors and from areas of multi-coloured paint or wallpaper.

- (3) Where a building or other structure is being demolished, every precaution shall be taken to protect adjoining *Properties* and members of the public. Such precautions shall include the erection of *Fences*, barricades, covered ways for pedestrians and other means of protection necessary for the purpose.

SECTION 6 ADDITIONAL STANDARDS FOR DWELLING UNITS

6.1 Duties of Owners and Occupants

- (1) In addition to the *Standards* for the maintenance and occupancy of *Property* as set out in this By-law, the *Owner* of a *Residential Property* shall also comply with *Standards for Dwelling Units* in this Section.
- (2) Every *Occupant* of a *Dwelling Unit*, or in that part of the *Dwelling Unit* that he or she occupies or controls shall:
 - a) limit the number of *Occupants* thereof to the maximum number permitted by this By-law;
 - b) keep all *Exits* unobstructed; and
 - c) cooperate with the landlord in complying with the requirements of this By-law.

6.2 Occupancy Standards

- (1) The maximum number of *Occupants* in a *Dwelling Unit* shall not exceed one *Person* for each nine square metres of *Habitable Room Floor Area*.
- (2) A *Non-Habitable Room* shall not be used as a *Habitable Room*.
- (3) No room shall be used for sleeping purposes unless there is a minimum *Floor Area* of 6 square metres.

- (4) Rooms used for sleeping purposes by two or more *Persons* shall have a minimum *Floor Area* of at least 4 square meters for each *Person* using the room.

6.3 Facilities

- (1) Every *Supplied Facility* shall be so constructed and maintained so that it will function safely and effectively, and in a good working order.
- (2) *Dwelling Units* shall be provided with at least a toilet, a wash basin, a kitchen sink, and a bathtub or shower.
- (3) A bathroom shall be located and equipped to provide privacy.

6.4 Doors

- (1) Doors leading to the exterior of the *Dwelling Unit* shall be capable of being locked or otherwise secured from inside the *Dwelling Unit*.

6.5 Windows

- (1) Windows designed to be opened shall be fitted with screens so as to prevent the entrance of vermin, rodents, insects, and other pests.

6.6 Floors

- (1) Floors and *Floor Coverings* shall be maintained free from rubbish and debris.
- (2) Floors and *Floor Coverings* shall be maintained reasonably smooth and level and free from warped or decayed boards, holes, large cracks, depressions, protrusions, deterioration or other defects.
- (3) Deteriorated or damaged *Floor Coverings* shall be repaired or replaced with materials so that the flooring presents a uniform and neat appearance.

6.7 Interior Walls and Ceilings

- (1) Interior Walls and Ceilings shall be maintained in good repair free from holes, cracks, broken plaster, loose or broken masonry;

- (2) Repairs made to Interior Walls and Ceilings shall be finished to match the existing Walls and Ceilings.

6.8 Water

- (1) *Dwelling Units* shall be provided with an adequate supply of potable and running water from a source approved by the Medical Officer of Health of the Regional Municipality of York.
- (2) The maximum temperature of hot water supplied to plumbing fixtures in a *Dwelling Unit* is 49 °C or as otherwise permitted by O. Reg. 332/12, for items including dishwashers and washing machines. [Amended by section 2. of [By-law 005-2025](#) on January 28, 2025]

6.9 Heating

- (1) *Dwelling Units* shall be provided with a heating system capable of maintaining a room temperature of 21 Degrees Celsius at 1.5 metres (5 feet) above the floor level in all *Habitable Rooms*.
- (2) Heating Systems shall be maintained in a safe and good working condition.
- (3) Fireplaces and other fuel burning appliances shall be connected to a smoke pipe, chimney flue or gas vent and shall be maintained in good repair.

6.10 Carbon Monoxide Detectors

- (1) Carbon monoxide detectors shall be installed adjacent to each sleeping area in a *Dwelling Unit*.
- (2) Carbon monoxide detectors shall be kept in good working order at all times.

6.11 Disconnecting Utilities

[Deleted by section 3. of [By-law 005-2025](#) on January 28, 2025]

SECTION 7 ADDITIONAL STANDARDS FOR MULTI-RESIDENTIAL PROPERTIES

7.1 Duties of Owners

- (1) In addition to the *Standards* for the maintenance and occupancy of *Property* as set out in this By-law, the *Owner of Multi-Residential Properties* shall also comply with the *Standards for Multi-Residential Properties* in this Section.

7.2 Ancillary Rooms

- (1) All provided laundry, recreation and other ancillary rooms, and the facilities, amenities and associated equipment for the rooms, shall be kept clean and maintained in a safe condition and in good repair.
- (2) All sinks provided in ancillary rooms shall be connected to hot and cold water and properly connected to the drainage system.
- (3) All laundry rooms shall have a trapped floor drain connected to the drainage system and capable of adequately draining the floor.
- (4) Recreational amenities, facilities rooms, play areas and play surfaces, indoor and outdoor *Swimming Pools* and equipment shall be maintained in good repair, clean and be available for use at reasonable hours.

7.3 Elevators

- (1) Elevators shall be certified to be in good working order and compliance with the *Elevating Devices Act*. A certificate of safety and Maximum *Occupant* Load shall be posted in all elevators. [Amended by section 1.b. of [By-law 028-2025](#) on February 25, 2025]
- (2) Elevators shall be maintained in a clean condition, free from litter, garbage or debris, stains, *Graffiti*, and advertisements.
- (3) All elevator parts and appendages, including light fixtures, lamps, elevator buttons, floor indicators and ventilation fans shall be kept in good repair and operational.

7.4 Common Area Floors, Stairs, and Landings

- (1) Every common area floor, stair, landing and every appurtenance, surface and finish attached to or laid upon it shall be maintained so as to properly perform its intended function.
- (2) Common area stair hand rails shall be maintained free from damage and obstructions.

7.5 Storage Rooms

- (1) Walls, ceilings, floors and doors of a storage room shall be kept clean and free from holes, cracks.
- (2) Storage room doors and their locking devices shall be maintained in good working order.
- (3) Walls, ceilings, floors and doors of a storage room shall be kept clean and free from *Graffiti*.
- (4) Adequate lighting shall be provided in every storage room and kept in good working order.

7.6 Shared Entrances

- (1) Every door used as an entrance to or *Exit* from a multi-residential building shall be kept closed and locked and equipped with self-closing and self-locking mechanisms, and the door shall not be secured in an open position except in an emergency situation.
- (2) All doors used as an entrance to or *Exit* from a multi-residential building, including the self-closing and self-locking mechanisms, shall be kept in good working order.

7.7 Communication Systems

- (1) Each *Dwelling Unit* in a *Multi-Residential Property* shall be connected by a two-way

voice communication system and security locking release mechanisms to the principle entrance of the buildings.

- (2) Communication systems at the principal entrance of a multi-residential buildings and all security locking devices and release mechanisms connected to the systems shall be maintained in good repair and in operative condition.
- (3) The communication system shall not identify a tenant by unit number.

7.8 Garages Doors

- (1) Garage doors equipped with an automatic closing mechanism shall be equipped with an operational sensory device to detect any *Person*, *Vehicle*, animal or object when crossing its path.
- (2) All swipe card or key access devices to a garage door shall be kept in good working order.

7.9 Parking Garages

- (1) Every wall, floor, ceiling and columns of every parking garage shall be maintained from holes, breaks or cracks and impervious to water.
- (2) Every wall, floor, ceiling and column shall be free from any *Graffiti*.
- (3) Every parking garage shall be kept clean and free from garbage, litter, debris and rubbish.
- (4) No machinery, boats, *Vehicles*, trailers or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition shall be kept or allowed to remain in a parking garage.
- (5) Every parking garage shall be adequately lighted.
- (6) *Exit Signs* shall lighted, placed at appropriate locations, and kept in good working order.

- (7) All pedestrian *Exit* doors and associated hardware shall be maintained in good working order and provided with proper security measures to prevent unwanted access.

7.10 Garbage

- (1) *Multi-Residential Properties* shall have a garbage storage facility or sufficient number of suitable receptacles that are readily accessible to all *Occupants* so as to contain all garbage, debris and trade waste.
- (2) Every garbage chute, garbage storage facility, or receptacle shall be washed and disinfected as often as it is necessary to maintain a clean and odour free condition.

7.11 Mail

- (1) Mail rooms shall be kept clean and free from any discarded papers, litter, rubbish and debris.
- (2) Mail slots providing access to a *Dwelling Unit* shall be designed or located so as to prevent access from the slot to unlock the door knob or other locking devices.

7.12 Snow Removal

- (1) All ramps and access routes leading to parking garages shall be kept free from ice and snow.
- (2) All walkways and access routes to and from buildings shall be kept free from ice and snow and hazards at all times.
- (3) All exterior parking areas, including laneways shall be kept free from accumulations of snow and ice at all times.

- (4) Mechanical de-icing equipment for ramps and access routes, where provided, shall be maintained in good working order.

7.13 Contact Signs

- (1) A *Sign* shall be posted and maintained in a prominent place in the front lobby or entrance of the building.
- (2) The *Sign* shall indicate, the current name, address and telephone number of the *Owner*, manager, or other *Person* responsible for the *Property* and the name and telephone number of the authorized *Person* to contact in the case of an emergency on a twenty-four (24) hour basis.
- (3) The *Sign* shall indicate the name and number of any Condominium Corporation and the *Property* Management Company responsible for the *Property*.
- (4) The telephone numbers listed on the *Sign* shall be numbers that do not result in a charge back fee on the telephone bill for the telephone service used to call the listed telephone number.
- (5) If there is a change in the information displayed on the *Sign*, the *Sign* shall be revised to reflect the change within one week of the change.

SECTION 8 ADDITIONAL STANDARDS FOR NON-RESIDENTIAL PROPERTIES

8.1 Duties of Owners

- (1) In addition to the *Standards* for the maintenance and occupancy of *Property* as set out in this By-law, the *Owner* of *Non-Residential Property* shall also comply with the *Standards* for *Non-Residential Property* in this Section.
- (2) *Non-Residential Property* shall be maintained:
 - a) in a clean, sanitary and safe condition;

- b) free from such litter, refuse and debris including such litter and refuse as may be left by customers or other members of the general public and shall provide containers for the disposal of such litter and refuse;
- c) free from objects or conditions which are health, fire and accident hazards; and
- d) free from rodents, vermin, and injurious insects.

8.2 Storage Areas

- (1) Where outside storage of goods, materials, machinery or equipment and *Vehicles* is permitted on a *Non-Residential Property*, the storage area shall be graded and maintained with gravel, or surfaced and maintained with concrete, asphalt, crushed stone or other hard surface and dustless materials.
- (2) Notwithstanding section 8.2(1) all outside storage areas which abut any residentially zoned *Property* shall be surfaced and maintained with asphalt, concrete or interlocking stone.

8.3 Interior Walls, Ceilings and Floors

- (1) Interior walls, floors and ceilings of a building or structure on a *Non-Residential Property* shall be maintained:
 - a) free from hazards;
 - b) in good repair and free from holes, large cracks, broken plaster, and loose or broken masonry; and
 - c) in a clean and sanitary condition which is reasonable considering the use or operation.
- (2) Repairs made to the interior walls, floors and ceilings of *Non-Residential Properties* shall be finished to match the existing walls, floors and ceilings.

8.4 Driveways and Parking Lots

- (1) All driveways and parking lots shall be:
 - a) surfaced and maintained with asphalt, concrete or interlocking stone;
 - b) provided with suitable marking such as painted lines to indicate parking spaces and shall be maintained so as to be clearly visible;
 - c) provided with secured curb stops or other restraining devices to prevent *Vehicles* from damaging *Fences*, lamp *Standards*, poles and other structures on the parking lot or adjoining *Property* and from encroaching onto adjoining *Property*.
All curb stops or restraining devices shall be kept in good repair; and
 - d) kept clear and free from snow and ice.

8.5 Exterior Lighting

- (1) All light *Standards* and fixtures situated on *Non-Residential Property* shall be working at all times that the business is in operation between sunset to sunrise.

8.6 Heating

- (1) Buildings on *Non-Residential Properties* shall be provided with a heating system capable of maintaining a minimum temperature of 18 Degrees Celsius at 1.5 metres (5 feet) above the floor level when the premises are occupied.
- (2) Heating Systems shall be maintained in a safe and good working condition.

8.7 Means of Egress

- (1) All *Means of Egress* within a non-residential building shall be:
 - a) maintained free from all obstructions or impediments;
 - b) adequately lighted at all times; and
 - c) provided with clean, clear, unobstructed and readily visible *Exit Signs* for every required *Exit*, and such *Exit Signs* shall be lighted.

- (2) In a *Mixed-Use Property*, no *Means of Egress* from the non-residential portion of the building shall pass through any part of any *Dwelling Unit* unless the *Occupant* thereof is also the *Occupant* of the non- residential portion.

SECTION 9 ADDITIONAL STANDARDS FOR PART IV AND PART V HERITAGE PROPERTIES

9.1 Minimum Standards

- (1) In addition to the minimum *Standards* for the maintenance and occupancy of *Property* as set out in this By-law, the *Owners* of *Part IV Heritage Property* or a *Part V Heritage Property* shall:
- a) comply with the *Standards* for *Part IV* and *Part V Heritage Properties* in this section;
 - b) maintain, preserve and protect the *Heritage Attributes* so as to maintain the heritage character, visual and structural integrity of the building or structure; and
 - c) maintain the *Property* in a manner that will ensure the protection and preservation of the *Heritage Attributes*.

9.2 Repair of Heritage Attributes

- (1) Despite any other provision of this By-law, where a *Heritage Attribute* of a *Part IV Heritage Property* or a *Part V Heritage Property* can be repaired the *Heritage Attribute* shall not be replaced and shall be repaired:
- a) in a manner that minimizes damage to the heritage values and attributes;
 - b) in a manner that maintains the design, colour, texture, grain or other distinctive features of the *Heritage Attributes*; and
 - c) Using the same types of materials as the original and in keeping with the

design, colour, texture, grain and any other distinctive features of the original.

- (2) Where the same types of materials as the original are no longer available, using alternative materials that replicate the design, colour, texture, grain or other distinctive features and appearance of the original materials

9.3 Replacement of Heritage Attributes

- (1) Despite any other provision of this By-law, where a *Heritage Attribute* of a *Part IV Heritage Property* or a *Part V Heritage Property* cannot be repaired, the *Heritage Attribute* shall be replaced:
 - a) using the same types of materials as the original;
 - b) where the same types of material as the original are no longer available, using alternative materials that replicate the design, colour, texture, grain or other distinctive features and appearance of the original material;
 - c) in such a manner as to replicate the design, colour, texture, grain and other distinctive features and appearance of the *Heritage Attribute*; and
 - d) in a manner that minimizes damage to the *Heritage Attributes* of the *Property*.

9.4 Clearing and Leveling of Heritage Properties

- (1) Despite any other provision of this By-law or the *Building Code Act*, no building or structure of a *Part IV Heritage Property* or a *Part V Heritage Property* may be altered or cleared, including but not limited to removed, demolished or relocated except in accordance with the *Ontario Heritage Act*. [Amended by section 1.b.and 1.f. of [By-law 028-2025](#) on February 25, 2025]

9.5 Vacant and Damaged Designated Heritage Properties

- (1) Where a *Part IV Heritage Property* or a *Part V Heritage Property* remains vacant for a period of 90 days or more, the *Owner* shall ensure that appropriate utilities serving the

building are connected as required in order to provide, maintain and monitor proper heating and ventilation to prevent damage to the *Heritage Attributes* caused by environmental conditions.

- (2) The *Owner* of the vacant *Part IV Heritage Property* or a *Part V Heritage Property* shall protect the building and *Property* against the risk of fire, storm, neglect, intentional damage or damage by other causes by effectively preventing the entrance to it all of all animals and unauthorized *Persons* and by closing and securing openings to the building with boarding:
 - a) that completely covers the opening and is properly fitted in a watertight manner within the side jambs, the head jamb and the exterior bottom sill of the door or window opening so the exterior trim and cladding remains uncovered and undamaged by the boarding;
 - b) that is fastened securely in a manner that minimizes damage to the *Heritage Attributes* and the historic fabric and is reversible; and
 - c) in a manner that minimizes visual impact.
- (3) Despite any of the provisions above, no window, door or other opening on a *Part IV Heritage Property* or *Part V Heritage Property* shall be secured by brick or masonry units held in place by mortar unless required.
- (4) Where utilities are available for safety and security of the building, an exterior lighting fixture shall be installed and maintained in the front porch, veranda or an area adjacent to the front entrance of the building or structure and must be left on a timer.
- (5) The *Owner* of vacant *Part IV Heritage Property* or *Part V Heritage Property* shall post *Signs* prohibiting trespassing onto the *Property* and prohibiting removal of materials.

9.6 Conflict

- (1) If there is a conflict between this section and any other provision in this By-law or any other *City* By-law, the provision that establishes the highest standard for the protection of *Heritage Attributes* shall prevail.

SECTION 10 ADDITIONAL STANDARDS FOR VACANT PROPERTIES

- (1) In addition to the *Standards* for all *Properties* as set out in this By-law, the *Owner* shall also comply with the *Standards* in this Section. [Amended by section 1. of [By-law 245-2022](#) on November 29, 2022]
- (2) A *Vacant Property* shall be secured by fencing, wheel stops, bollards or similar devices to prevent unauthorized entry.
- (3) Where the exterior doors, windows, trim or other openings of vacant buildings, partially vacant buildings or abandoned buildings or structures are broken, improperly fitted or otherwise in disrepair, the *City* may order the *Property Owner* to board the building or structure as an interior security repair measure so as to prevent the entrance of elements, unauthorized *Persons* or the infestation of pests.
- (4) The boarding as ordered shall comply with the following requirements:
 - a) all boards used in the boarding shall be installed from the exterior and properly fitted to the size of the opening of the building or structure within the frames in a watertight manner
 - b) doors, windows and other openings at the *Basement*, ground floor levels and upper levels of the building or structure shall be securely boarded up with a solid piece of plywood or metal plate
 - c) all plywood used for boarding must be secured with nails or screws.
- (5) Where a building remains vacant for a period of more than sixty (60) days, the

Owner, shall ensure that all utilities serving the building are properly disconnected or otherwise secured to prevent accidental or malicious damage to the building or adjacent *Properties*.

- (6) Sub section (5) does not apply where such utilities are necessary for the safety or security of the building.

SECTION 11 ADDITIONAL STANDARDS FOR BUILDINGS OR STRUCTURES

DAMAGED BY FIRE OR OTHER NATURAL CAUSES

- (1) A building or structure damaged by fire, storm or by other natural causes shall be demolished or repaired.
- (2) Where a building or structure is damaged by fire, storm or by other natural causes, immediate steps shall be taken to prevent or remove a condition which might endanger *Persons* on or near the *Property*.
- (3) The building or structure which is damaged by fire, storm or by other natural causes shall be properly supported and barricaded until the necessary demolition or repair can be carried out.
- (4) All *Properties* damaged by fire, storm or other natural causes shall be secured to prevent entry onto such *Properties*.
- (5) Defacements by smoke or by other similar causes on the exterior walls and surfaces of the buildings or structures or of the remaining parts of the building or structures, shall be removed and the defaced areas refinished in a workmanlike manner.

SECTION 12 TRANSITIONAL PROVISIONS

12.1 Transitional Provisions

- (1) This By-law comes into force on the day of its passing.
- (2) After the date of passing of this By-law, By-law 409-99, applies only to *Properties* in

respect of which a notice or *Order* has been given under By-law Number 409-99, prior to the date of passing of this By-law, and then only to such *Properties* until such time as the work required by such Notice or *Order* has been completed or any enforcement proceedings in respect of such Notice or *Order*, including demolition or repair by the Municipality, have been concluded.

(Note: By-law 409-99, is available in the City Clerk's Office)

- (3) Except for the purpose set out in Subsection (2), hereof, By-law 409-99, is hereby repealed.

SECTION 13 PENALTIES

13.1 Penalties

- (1) Every *Owner* who fails to comply with an *Order* that is final and binding is guilty of an offence and on conviction is liable to a fine pursuant to the *Building Code Act*.

[Amended by sections 1.b. and 1.f. of [By-law 028-2025](#) on February 25, 2025]

SECTION 14 ADMINISTRATIVE PENALTIES

- (1) Instead of laying a charge under the *Building Code Act*, and subject to due process under the *Provincial Offences Act*, R.S.O. 1990, Chapter P.33, for a breach of any provisions of this By-law or for failure to comply with an *Order* under this By-law, a Municipal By-law Enforcement Officer may issue an administrative penalty to the contravener. [Amended by sections 1.f. and 1.g. of [By-law 028-2025](#) on February 25, 2025]
- (2) If a *Person* is required to pay an administrative penalty under section 14(1), no charge shall be laid against that same *Person* for the same contravention.
- (3) The amounts of the administrative penalties for breaching this By-law are as

follows:

For obstructing access under section 4.3(1)	\$ 750.00
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For failing to comply with an <i>Order</i> under this By-law	\$ 500.00
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- (4) A *Person* who is issued an administrative penalty shall be subject to the procedures provided for in the *Administrative Penalties By-law*. [Amended by section 1.b. of [By-law 028-2025](#) on February 25, 2025]
- (5) An administrative penalty imposed on a *Person* that becomes a debt to the *City* under the *Administrative Penalties By-law*, may be added to the municipal tax roll and collected in the same manner as municipal taxes. [Added by section 1. of [By-law 124-2022](#) on June 28, 2022.] [Amended by section 1. of [By-law 028-2025](#) on February 25, 2025]

SECTION 15 DESIGNATION

- (1) This is a designated by-law as per Schedule 1 of the *Administrative Penalties By-law*. [Amended by section 1.j. of [By-law 028-2025](#) on February 25, 2025]

Enacted by City of Vaughan Council this 13th day of December, 2011.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

Authorized by [Item No. 37 of Report No. 54](#)
of the Committee of the Whole
Adopted by Vaughan City Council on
December 13, 2011

AMENDMENT HISTORY

PROPERTY STANDARDS BY-LAW

DATE (YYYY/MM/DD)	BY-LAW	AUTHORITY	CONSOLIDATED
2022/ 06 / 28	124-2022	Item No. 35 of Report No. 30, Committee of the Whole	✓
2022/ 06 / 28	127-2022	Item No. 36 of Report No. 30, Committee of the Whole	✓
2022 / 11 / 29	245-2022	Item No. 12 of Report No. 38, Committee of the Whole	✓
2025 / 01 / 28	005-2025	Item No. 14 of Report No. 1, Committee of the Whole	✓
2025 / 02 / 25	028-2025	Item No. 13 of Report No. 1, Committee of the Whole	✓
2025 / 06 / 24	137-2025	Item No. 14 of Report No. 23, Committee of the Whole	✓