

**THE CORPORATION
OF THE
TOWN OF NIAGARA-ON-THE-LAKE
BY-LAW NO. 5192A-21**

**A BY-LAW TO AMEND BY-LAW NO. 5192-19 FOR PRESCRIBING THE
STANDARDS FOR THE MAINTENANCE AND OCCUPANCY OF
PROPERTY WITHIN THE TOWN OF NIAGARA-ON-THE-LAKE**

WHEREAS the Council of The Corporation of The Town of Niagara-on-the-Lake passed By-law No. 5192-19 on November 11, 2019;

AND WHEREAS the Council of The Corporation of The Town of Niagara-on-the-Lake passed By-law No. 5334-21 on June 21, 2021;

AND WHEREAS The Town of Niagara-on-the-Lake considers it desirable to have one administrative penalty system for all non-parking related offences;

NOW THEREFORE the Council of the Town of Niagara-on-the-Lake hereby enacts the following:

1. That By-law No. 5192-19 be amended by adding Schedule "A" attached hereto;
2. That By-law No. 5192-19 be amended by adding the following to No. 6 PART VI, 6.06 PENALTY as follows:
 - (2) Any person who contravenes this By-law may be issued an administrative penalty in accordance with the AMPS By-law 5306-21 for Non-Parking Offences in accordance with Schedule "A," attached hereto and forming part of this By-law.
3. That this by-law come into force and effect immediately upon the passing thereof.

**READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS 30TH DAY OF
AUGUST 2021**

LORD MAYOR BETTY DISERO

ACTING TOWN CLERK COLLEEN HUTT

Item	Column 1 - Short Form Wording	Offence	Set Fine
Schedule "A" - Property Standards By-law No. 5192-19			
1	Having rubbish/debris/objects/conditions that may create a health/fire/accident hazard on a property	Part II 2.02 (1)	\$150
2	Having wrecked/dismantled/discarded/abandoned machinery/vehicle/trailers/boats on a property	Part II 2.02 (2)	\$150
3	Permitting long grass/brush/undergrowth or noxious weeds as defined by the weed control act on a property	Part II 2.02 (3)	\$150
4	Having dilapidated/collapsed/partially constructed structures which are not currently under construction on a property	Part II 2.02 (4)	\$150
5	Allowing injurious insects/termites/rodents/vermin/other pests on a property	Part II 2.02 (5)	\$150
6	Having dead/decayed/diseased/damaged trees/other natural growth on a property	Part II 2.02 (6)	\$150
7	Allowing surface conditions of a yard that are in contravention of Part II 2.03 of this By-law	Part II 2.03	\$150
8	Discharging sewage anywhere except a sewage system	Part II 2.04(1)(2)	\$250
9	Allowing roof drainage to discharge onto sidewalks/stairs/adjacent property	Part II 2.04(3)	\$150
10	Having an area for vehicular traffic and parking that surface isn't covered with a material outlined in Part II 2.05 of this by-law	Part II 2.05 (1)	\$150
11	Failing to maintain steps/walks/driveways/parking spaces and other similar areas	Part II 2.05 (2)	\$150
12	Failing to maintain accessory buildings/fences/other structures in structurally sound condition and in good repair	Part II 2.06(1)	\$150
13	Failing to maintain accessory buildings/fences/other structures from deterioration	Part II 2.06(2)	\$150
14	Using new/used/discarded tires to construct a fences/barrier of any nature or type	Part II 2.06(3)	\$150
15	Failing to provide and use the proper number of suitable receptacles to contain all garbage/refuse and ashes for a building/dwelling	Part II 2.07(1)(2)(3)	\$150
16	Keeping a compost heap that doesn't comply with Part II 2.08 of this By-law	Part II 2.08(1)	\$150
17	Altering a heritage property without permit	Part II(a) 2(a)1	\$500
18	Failing to maintain a heritage property and its components in a manner that will ensure their conservation	Part II(a) 2(a)1(i)	\$250
19	Failing to document prior to removal of any existing material on a heritage property	Part II(a) 2(a)1(v)	\$500
20	Failing to obtain a heritage permit prior to altering or clearing property on a heritage property	Part II(a) 2(a)2.	\$500
21	Failing to protect heritage attributes after a time period of 90 day after becoming vacant as outlined in Part II(a) 2(a)3 (iii)&(v) of this By-law	Part II(a) 2(a)3iii&v	\$250
22	Failing to maintain utilities to prevent damage to heritage attributes in vacant heritage buildings	Part II(a) 2(a)3 (ii)	\$250
23	Failing to prevent moisture penetration and damage from the elements in vacant heritage buildings	Part II(a) 2(a)3 (iv)	\$250
24	Permitting windows/doors/openings to be secured by brick or masonry units held in place by mortar	Part II(a) 2(a)3(vi)	\$250
25	Failing to maintain a residential property in clean/sanitary/safe condition	Part III 3.01(1)	\$150
26	Failing to maintain every floor/wall/ceiling/ fixtures/all rooms of a residential property in clean/sanitary/safe condition	Part III 3.01(2)	\$150
27	Permitting the accumulation, storage of garbage/refuse/appliances/furniture in a means of egress	Part III 3.01(3)	\$150
28	Failing to keep dwelling free/secure from rodents/vermin/insects	Part III 3.02(1)&(2)	\$150
29	Failing to keep dwelling in structurally sound condition as required in the Ontario Building Code	Part III 3.03(1)	\$150
30	Failing to keep walls/roof/other exterior parts of a building free from loose/improperly secured objects or materials	Part III 3.03(2)	\$150
31	Failing to keep exterior walls free of unauthorized signs/slogans/graffiti and similar defacements	Part III 3.05 (2)	\$150
32	Failing to maintain foundation walls of dwelling to prevent the entrance of insects/rodents/excessive moisture	Part III 3.04(1)	\$150
33	Failing to maintain the exterior walls of a dwelling including all cladding/trim/soffit/fascia	Part III 3.05(1)	\$150
34	Failing to keep windows/doors/skylights/hatchways in good repair	Part III 3.06(1)	\$150
35	Failing to provided suitable/safety hardware on door/window	Part III 3.06 (2)(4)(5)	\$150

36	Failing to provide solid core doors on all entrances to dwelling/dwelling units	Part III 3.06 (3)	\$150
37	Failing to maintain roof in weather tight condition and free of unsecured objects	Part III 3.07(1)	\$150
38	Failing to keep eaves troughing/roof gutters in good repair	Part III 3.07(3)	\$150
39	Failing to keep wall/ceiling/floor in a dwelling in good repair	Part III 3.08(1)(2)(3)	\$150
40	Failing to keep stairs/porches/balconies/landings in good repair	Part III 3.09(1)	\$150
41	Failing to keep a guardrail in good repair	Part III 3.10 (1)	\$150
42	Failing to keep a kitchen space in a dwelling in accordance to Part III 3.11 of this By-law	Part III 3.11 (1)(i,ii,iv)	\$150
43	Failing to keep a toilet/bathroom facility in a dwelling in accordance to Part III 3.12 of this By-law	Part III 3.12 (1)(2)(3)	\$150
44	Failing to keep plumbing in a dwelling in accordance to Part III 3.13 of this By-law	Part III 3.13 (1)(2)(3)(4)(5)	\$150
45	Failing to keep electrical services in a dwelling in accordance to Part III 3.14 of this By-law	Part III 3.14 (1)(2)(3)(4)(5)	\$150
46	Failing to keep electrical services in a dwelling in accordance to Part III 3.15 of this By-law	Part III 3.15 (1)(2)(3)(4)(5)(6)(7)	\$150
47	Failing to provide proper egress in a dwelling	Part III 3.16 (1)(2)	\$150
48	Failing to provide sufficient natural light in a dwelling	Part III 3.17 (1)(2)	\$150
49	Failing to provide sufficient ventilation in a dwelling	Part III 3.18 (1)(2)	\$150
50	Failing to provide elevating devices in operational and good condition	Part III 3.19 (1)	\$150
51	Failing to maintain utilities in a residential building	Part III 3.20 (1)	\$150
52	Failing to provide occupancy standards in accordance to Part III 3.21 of this By-law	Part III 3.21 (1)(2)(3)	\$150
53	Failing to provide/maintain fire escapes/alarms/detectors in accordance to Part III 3.22 of this By-law	Part III 3.22 (1)	\$250
54	Failing to repair/maintain vacant lands and buildings using good workmanship/conforming to the Ontario Building Code	Part IV 4.01(1)	\$150
55	Failing to grade/fill/drain vacant land to prevent water ponding	Part IV 4.02(2)	\$150
56	Failing to keep vacant buildings free of garbage/rubbish/debris and fail to disconnect utilities	Part IV 4.03(1)	\$150
57	Failing to board up vacant buildings in accordance with Part IV 4.03 of this By-law	Part IV 4.03(2)	\$150
58	Failing to repair and maintain non-residential property using good workmanship/conforming to the Ontario Building Code	Part V 5.01(1)	\$150
59	Failing to maintain warehousing/material/equipment of an industrial or commercial operation in a neat and orderly fashion	Part V 5.02(2)	\$150
60	Failing to provide areas for vehicular traffic/parking areas on a non-residential property with a suitable surface covering	Part V 5.03(1)	\$150
61	Failing to maintain buildings/structures and their components in sound condition as required by the Ontario Building Code on non-residential properties	Part V 5.04(1)	\$150
62	Failing to maintain walls/roofs/exterior parts of a building on a non-residential property free of loose/improperly secured objects or materials	Part V 5.04(2)	\$150
63	Failing to maintain exterior walls/soffit/fascia/windows/doors of non-residential properties in good repair	Part V 5.05(1)	\$150
64	Failing to keep exterior walls of non-residential properties free of unauthorized signs/slogans/graffiti and similar defacements	Part V 5.05(2)	\$150
65	Failing to install/maintain guards in good repair on non-residential properties	Part V 5.06(1)	\$150
66	Failing to install/maintain sufficient windows/skylights/lighting fixtures on premises of industrial or commercial properties	Part V 5.07(1)	\$150