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 5334-21 for Non-Parking Offences in accordance with Schedule "A," attached hereto and forming part of this By-law.
- 3. That this by-law come info 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
Sche	dule "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 deteritation	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

137 Failing to maintain roof in weather tight condition and free of unsecured Part III \$3.07(1) \$\$ 138 Failing to keep eaves troughing/roof gutters in good repair 3.07(3) \$3.07(3) \$3.07(3) 139 Failing to keep aul/ceiling/floor in a dwelling in good repair 3.08(1)(2)(3) \$4 141 Failing to keep a guardrali in good repair 9.08(1) \$4 141 Failing to keep a kitchen space in a dwelling in accordance to Part III 3.11 of this By-law Part III 3.12 \$1 143 Failing to keep a toilet/bathroom facility in a dwelling in accordance to Part III 3.13 of this By-law (1)(2)(3)(4)(5) \$1 144 Failing to keep alcotic/bathroom facility in a dwelling in accordance to Part III 3.13 of this By-law (1)(2)(3)(4)(5) \$1 145 Failing to keep electrical services in a dwelling in accordance to Part III 3.14 Part III 3.15 \$1 146 Failing to keep electrical services in a dwelling 10.22(3)(4)(5) \$1 147 Failing to provide sufficient natural light in a dwelling 113.15 \$1 147 Failing to provide sufficient ventilation in a dwelling Part III 3.16 \$1 148 Failing to provide sufficient natural light in a dwelling Part I				
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56disconnect utilities4.03(1)5757Failing to board up vacant buildings in accordance with Part IV 4.03 of this By- lawPart IV 4.03(2)\$58Failing to repair and maintain non-residential property using good workmanship/conforming to the Ontario Building CodePart V 5.01(1)\$59Failing to maintain warehousing/material/equipment of an industrial or commercial operation in a neat and orderly fashionPart V 5.02(2)\$60Failing to provide areas for vehicular traffic/parking areas on a non-residential property with a suitable surface coveringPart V 5.03(1)\$61condition as required by the Ontario Building Code on non-residential propertiesPart V 5.04(1)\$62Failing to maintain walls/roofs/exterior parts of a building on a non-residential properties in good repairPart V 5.04(2)\$63Failing to maintain exterior walls/soffit/fascia/windows/doors of non-residential properties in good repairPart V 5.05(1)\$64Failing to keep exterior walls of non-residential properties free of unauthorized signs/slogans/grafiti and similar defacementsPart V 5.05(2)\$	55	Failing to grade/fill/drain vacant land to prevent water ponding		\$150
57Iaw4.03(2)\$58Failing to repair and maintain non-residential property using good workmanship/conforming to the Ontario Building CodePart V 5.01(1)\$59Failing to maintain warehousing/material/equipment of an industrial or commercial operation in a neat and orderly fashionPart V 5.02(2)\$60Failing to provide areas for vehicular traffic/parking areas on a non-residential property with a suitable surface coveringPart V 5.03(1)\$61condition as required by the Ontario Building Code on non-residential propertiesPart V 5.04(1)\$62Failing to maintain walls/roofs/exterior parts of a building on a non-residential property free of loose/improperly secured objects or materialsPart V 5.04(2)\$63Failing to maintain exterior walls/soffit/fascia/windows/doors of non-residential properties in good repairPart V 5.05(1)\$64Failing to keep exterior walls of non-residential signs/slogans/graffiti and similar defacementsPart V 5.05(2)\$	56			\$150
58workmanship/conforming to the Ontario Building CodePart V 5.01(1)\$59Failing to maintain warehousing/material/equipment of an industrial or commercial operation in a neat and orderly fashionPart V 5.02(2)\$60Failing to provide areas for vehicular traffic/parking areas on a non-residential property with a suitable surface coveringPart V 5.03(1)\$61condition as required by the Ontario Building Code on non-residential propertiesPart V 5.04(1)\$62Failing to maintain walls/roofs/exterior parts of a building on a non-residential property free of loose/improperly secured objects or materialsPart V 5.04(2)\$63Failing to maintain exterior walls/soffit/fascia/windows/doors of non-residential properties in good repairPart V 5.05(1)\$64Failing to keep exterior walls of non-residential signs/slogans/graffiti and similar defacementsPart V 5.05(2)\$	57			\$150
59commercial operation in a neat and orderly fashionPart V 5.02(2)60Failing to provide areas for vehicular traffic/parking areas on a non-residential property with a suitable surface coveringPart V 5.03(1)61Failing to maintain buildings/structures and their components in sound condition as required by the Ontario Building Code on non-residential propertiesPart V 5.04(1)62Failing to maintain walls/roofs/exterior parts of a building on a non-residential property free of loose/improperly secured objects or materialsPart V 5.04(2)63Failing to maintain exterior walls/soffit/fascia/windows/doors of non-residential properties in good repairPart V 5.05(1)64Failing to keep exterior walls of non-residential properties free of unauthorized signs/slogans/graffiti and similar defacementsPart V 5.05(2)	58		Part V 5.01(1)	\$150
60Failing to provide areas for vehicular traffic/parking areas on a non-residential property with a suitable surface coveringPart V 5.03(1)\$61Failing to maintain buildings/structures and their components in sound condition as required by the Ontario Building Code on non-residential propertiesPart V 5.04(1)\$62Failing to maintain walls/roofs/exterior parts of a building on a non-residential property free of loose/improperly secured objects or materialsPart V 5.04(2)\$63Failing to maintain exterior walls/soffit/fascia/windows/doors of non-residential properties in good repairPart V 5.05(1)\$64Failing to keep exterior walls of non-residential signs/slogans/graffiti and similar defacementsPart V 5.05(2)\$	59		Part V 5.02(2)	\$150
61condition as required by the Ontario Building Code on non-residential propertiesPart V 5.04(1)\$62Failing to maintain walls/roofs/exterior parts of a building on a non-residential property free of loose/improperly secured objects or materialsPart V 5.04(2)\$63Failing to maintain exterior walls/soffit/fascia/windows/doors of non-residential properties in good repairPart V 5.05(1)\$64Failing to keep exterior walls of non-residential signs/slogans/graffiti and similar defacementsPart V 5.05(2)\$	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
62 property free of loose/improperly secured objects or materials Part V 5.04(2) \$ 63 Failing to maintain exterior walls/soffit/fascia/windows/doors of non-residential properties in good repair Part V 5.05(1) \$ 64 Failing to keep exterior walls of non-residential signs/slogans/graffiti and similar defacements Part V 5.05(2) \$	61	condition as required by the Ontario Building Code on non-residential	Part V 5.04(1)	\$150
63 properties in good repair Part V 5.05(1) \$ 64 Failing to keep exterior walls of non-residential properties free of unauthorized signs/slogans/graffiti and similar defacements Part V 5.05(2) \$	62		Part V 5.04(2)	\$150
64 signs/slogans/graffiti and similar defacements Part V 5.05(2) \$	63		Part V 5.05(1)	\$150
65 Failing to install/maintain guards in good repair on non-residential properties Part V 5.06(1) \$	64		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
66Failing to install/maintain sufficient windows/skylights/lighting fixtures on premises of industrial or commercial propertiesPart V 5.07(1)	66		Part V 5.07(1)	\$150