

The Corporation of the Town of LaSalle

By-law Number 2026-060

A By-law to Establish Property Standards for the Town of LaSalle

Whereas Subsection 15.1 (3) of the *Building Code Act, 1992*, S.O. 1992, c.23 (“Building Code Act”) provides that a By-law may be passed by the Council of a municipality prescribing the standards for the maintenance and occupancy of Property within the municipality provided the Official Plan for the municipality includes provisions relating to Property conditions;

And whereas Subsection 15.1 (3) of the *Building Code Act* provides that a By-law may be passed requiring Property that does not conform with the standards to be repaired and maintained with the standards or cleared of all Buildings, structures, debris or Refuse and left in graded and levelled condition;

And whereas Section 15.4.1 of the *Building Code Act* authorizes a municipality to establish a system of administrative penalties to assist the municipality in promoting compliance with a By-law under Section 15.1 or Order under subsection 15.2 (2) of the Building Code Act;

And whereas Subsection 391 (1) of the *Municipal Act, 2001*, S.O. 2001, c.25 (“Municipal Act”) authorizes a municipality to impose fees or charges for services and activities carried out under this By-law;

And whereas the offence and penalty provisions for contraventions are as set out in Section 36 of the *Building Code Act*, and the Administrative Monetary Penalty System By-law, and the Administrative Penalties provisions in Section 15.4.1 of the Building Code Act;

And whereas Section 15.4.1 of the *Building Code Act* authorizes a municipality to require a person to pay an administrative penalty if the municipality is satisfied that the person has failed to comply with a By-law of the municipality passed under Section 15.1 or an Order of an officer;

And whereas Subsection 15.6 (1) of the *Building Code Act* requires that a By-law passed under Subsection 15.1(3) of the *Building Code Act* shall provide for the establishment of a Property Standards Committee;

And whereas Subsection 391(1) of the *Municipal Act* provides that a municipality may impose fees and charges on persons for services or activities provided or done by or on behalf of it;

And whereas Section 434.1 of the *Municipal Act* considers it desirable to provide for a system of administrative penalties and fees as an additional means of encouraging compliance with this By-law; and

Now therefore the Council of the Corporation of the Town of LaSalle hereby enacts as follows:

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INTERPRETATION

1. Definitions

1.1. For the purpose of this By-law, the following terms shall have the corresponding meanings:

“Accessory Building” means a Building or structure that is incidental, subordinate and exclusively devoted to a main Building or structure and located on the same lot;

“Basement” means a storey or partial storey of a Building located below the first storey;

“Boulevard” means the portion of a highway in the Town of LaSalle that is situated between the edges of a roadway, or shoulder where one exists, and the adjoining Property line;

“Building” means any structure having a roof, supported by columns or walls and used for the shelter or accommodation of Persons, animals, goods, or materials;

“Committee” means the Property Standards Committee established under this By-law in accordance with the Building Code Act;

“Council” means the Council for the Town of LaSalle;

“Driveway” means a vehicle access provided between a street or lane and

- a) A garage, carport, or off-street parking space; or
- b) A parking area or a loading space, or between two parking areas, but does not include a parking aisle;

“Dwelling” means a Building occupied or capable of being occupied as a home, residence, or sleeping place by one or more Persons;

“Dwelling Unit” means living accommodation for a Person or Persons living together as a single household unit, in which both food preparation and sanitary facilities are provided for the exclusive use of the occupants of the unit;

“Good Repair” shall mean:

- a) in conformity with the Building Code Act and Ontario Building Code (“Building Code”) orders, and By-laws;
- b) structurally sound; not broken, rusted, rotten or in a Hazardous condition;
- c) not maintained in an Unsightly Condition;
- d) in proper working order;
- e) adequately protected by weather-resistant material, if applicable;

“Guard” means a protective barrier, with or without openings through it, that is 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;

“Hazard” means a source of potential fire, life-safety risk, damage, harm, or adverse health effects to Person or to Property;

“Means of Egress” means a continuous path of travel provided for the escape of Persons from any point in a Building or contained open space 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. Means of Egress include access to exits;

“Nuisance” means a use which, from its nature or operation creates a nuisance, or is liable to become a nuisance, offensive or dangerous by the creation of noise or vibration, or by reason of the emission of gas, fumes, dust or objectionable odour, or by reason of the unsightly storage of goods, wares, merchandise, salvage, Refuse matter, waste or other material;

“Occupant” means any Person or Persons over the age of 18 years residing at a Property;

“Officer” means a person appointed by the Town to enforce municipal By-laws, including but not limited to a By-law Enforcement Officer, Property Standards Officer, Building Inspector, or any other person appointed by Council for the enforcement of By-laws passed under Section 15.1 of the Building Code Act;

“Order” means a property standards Order issued by an Officer under Section 15.2 of the Building Code Act that includes the particulars of the Repairs to be made;

“Owner” means the registered owner, 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 such land and premises were let, or 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 of this By-law;

“Person” means individual, corporation, unincorporated association, or partnership;

“Property” means a Building, structure, or part thereof, and includes the lands and premises appurtenant to it, as well as all mobile homes, mobile Buildings, mobile structures, Accessory Buildings, outbuildings, fences, retaining walls, and other erections or constructions of any kind located on the land, including vacant land;

“Refuse” means any waste of any kind whatsoever, both domestic and industrial, without limiting the generality of the foregoing, including:

- a) Debris, junk, or effluent associated with a house, household, or any industry, trade, or business;
- b) vehicle parts or accessories;
- c) Furniture, appliances, machinery, barbeques or parts thereof;
- d) Without restricting the foregoing, any unused or unusable material that by reason of its state, condition or excessive accumulation appears cast aside, discarded or abandoned; or appears worthless, useless or of no value; or appears to be used up, expended or worn out in whole or in part;

“Repair” means the making of additions or alterations or the taking of any other action that may be required to ensure that the Property conforms to the standards established in this By-law to the satisfaction of the Officer;

“Sewage System” means an approved sanitary Sewage System or an approved private sewage disposal system that complies with the applicable By-law;

“Tenant” means a person who pays rent or is required to pay rent in return for a right to occupy a rental unit;

“Town” means the Corporation of the Town of LaSalle;

“Unsightly Condition” means an unorganized, generally unattractive condition that lacks general maintenance and upkeep, or an excessive or unreasonable accumulation of items or materials;

“Vacant Land” means a Property with no Buildings or immovable improvements erected;

“Walkway” means any passage or path designed for walking or providing access to a Building;

“Yard” means the horizontal distance between a lot line and an exterior Building wall.

- a) “Front Yard” means a yard extending across the full width of a lot between the front lot line and the nearest part of the Building or structure on the lot;
- b) “Rear Yard” means a yard extending across the full width of a lot between the rear lot line and the nearest part of the Building or structure on the lot.

ADMINISTRATION

2. Application

- 2.1.** This By-law prescribes standards for the maintenance and occupancy of Property within the Town of LaSalle.
- 2.2.** This By-law requires that every Building, structure, or part thereof of a Building or structure shall be structurally sound and maintained in that condition so that it has sufficient structural capacity to safely and effectively withstand all loads and the effects of loads and influences that may reasonably be expected, having regard to its expected use and service life.
- 2.3.** Any condition within a Building or structure, or on a Property, which may pose or constitute an undue or unreasonable Hazard or risk to any Person shall be abated or removed.
- 2.4.** This By-law requires Property that does not conform to the prescribed standards to be Repaired and maintained or cleared of all Buildings, structures, debris or Refuse and left in graded and levelled condition.
- 2.5.** No Person shall use or occupy, or permit the use or occupancy of any Building, structure or Property that does not conform to the standards prescribed in Sections 2.2 or 2.3 of this By-law.

3. Severability

- 3.1.** Should any provision, or any part of a provision, of this By-law be declared as invalid, illegal, inoperative, unenforceable, or void, by a court of competent jurisdiction, the remaining provisions of this By-law shall be severable and shall remain in full force and effect.

4. Conflict

- 4.1.** If there is a conflict between a provision in this By-law and a provision of any applicable legislation, the provision that establishes the highest standard to protect the health, safety, and welfare of the public shall apply.

ENFORCEMENT

5. General Provisions

- 5.1.** An Officer may, upon producing proper identification, enter upon any Property at any reasonable time without a warrant for the purpose of inspecting the Property to determine:
 - a) whether the Property conforms to the standards prescribed in this By-law; or
 - b) whether an Order made under this By-law has been complied with.

6. Order to Comply

6.1. An Officer who finds that a Property does not conform to any of the standards prescribed in a By-law passed under Section 15.1 of the Building Code Act may make an Order:

- a) stating the municipal address or the legal description of the Property;
- b) giving reasonable particulars of the Repairs to be made or stating that the site is to be cleared of all Buildings, structures, debris or Refuse and left in a graded and levelled condition;
- c) indicating the time for complying with the terms and conditions of the Order and giving notice that, if the Repair or clearance is not carried out within that time, the Town may carry out the Repair or clearance at the Owner's expense; and
- d) indicating the final date for giving notice of appeal from the Order.

6.2. An Order shall be served on the Owner of the Property and such other Persons affected by it, as the Officer determines, and a copy of the Order may be posted on the Property.

6.3. An Order required by this By-law to be served in accordance with Section 6.2 of this By-law may be served:

- a) in person;
- b) by email to the last known email address of the Person to whom service is required to be made; or
- c) by registered mail sent to the last known address of the Person to whom notice is to be given or to that Person's agent for service.

6.4. An Order served in accordance with Section 6.3 of this By-law is considered to be served:

- a) on the fifth day after the day of mailing if served by registered mail; or
- b) on the day of sending if served by email, unless the document is sent after 5:00 p.m., in which case service shall be deemed to have been made on the following day.

6.5. An Order may be registered in the proper land registry office and, upon such registration, any Person acquiring any interest in the land after the registration of the Order shall be deemed to have been served with the Order on the day on which the Order was served and, when the requirements of the Order have been satisfied, the Town 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.

6.6. For the purposes of an inspection, an Officer may:

- a) require the production for inspection of documents or things, including drawings or specifications, that may be relevant to the Property or any part thereof;
- b) inspect and remove documents or things relevant to the Property or part thereof for the purpose of making copies or extracts;
- c) require information from any Person concerning a matter related to a Property or part thereof;
- d) be accompanied by a Person who has special or expert knowledge in relation to a Property or part thereof;

- e) alone or in conjunction with a Person possessing special or expert knowledge, make examinations or take tests, samples or photographs necessary for the inspection; and
- f) direct the Owner of the Property to take and supply at the Owner's expense such tests and samples as are specified in the Order.

7. Emergency Order

- 7.1.** If upon inspection of a Property, the Officer is satisfied that there is non-conformity with the standards in this By-law to such extent as to pose an immediate danger to the health or safety of any Person, the Officer may make an Order containing particulars of the non-conformity and requiring remedial Repairs or clearing of all Buildings, structures or debris from the site and leaving the site in a graded and levelled condition, to be carried out immediately to terminate the danger.
- 7.2.** The Order shall be served on the Owner of the Property and such other Persons affected thereby as the Officer determines, and a copy shall be posted on the Property.
- 7.3.** After making an Order under Section 7.1 of this By-law, the Officer may, either before or after the Order is served, take any measure necessary to terminate the danger and, for this purpose, the Town may, through its employees and agents, at any time enter the Property in respect of which the Order was made without a warrant.
- 7.4.** Despite Subsection 31(2) of the Building Code Act, the Town or a Person acting on its behalf is not liable to compensate the Owner, Occupant or any other Person by reason of anything done by or on behalf of the municipality in the reasonable exercise of its powers under Section 7.3 of this By-law.
- 7.5.** If the Order was not served before measures were taken to terminate the danger, the Officer shall serve copies of the Order in accordance with Section 7.2 of this By-law as soon as practicable after the measures have been taken. Each copy of the Order shall have attached to it a statement by the Officer describing the measures taken by the Town and providing details of the amount expended in taking the measures.
- 7.6.** If the Order was served before the measures were taken, the Officer shall serve a copy of the statement mentioned in Section 7.5 of this By-law in accordance with Section 7.2 of this By-law as soon as practicable after the measures have been taken.
- 7.7.** As soon as practicable after the requirements of Sections 7.5 and 7.6 of this By-law have been complied with, the Officer shall apply to a judge of the Superior Court of Justice for a decision confirming the Order made under Section 7.1 of this By-law, and the judge shall hold a hearing for that purpose.

GENERAL REQUIREMENTS

8. Duties

- 8.1.** No Person shall use or occupy, or permit the use or occupancy, or consent to the use or occupancy of any Property or Building that does not conform to the standards prescribed in this By-law.
- 8.2.** No Owner shall fail to maintain their Property in conformity with the standards prescribed in this By-law.
- 8.3.** No Owner shall fail to comply with an Order issued by an Officer under this By-law.
- 8.4.** No Person shall hinder or obstruct, or attempt to hinder or obstruct, any Officer who is exercising a power or performing a duty under this By-law.

8.5. No Person shall fail to comply with a directive issued by an Officer under this By-law.

8.6. Where applicable, every Owner shall obtain a building permit before making repairs.

9. Manner of Making Repairs

9.1. All Repairs shall be made in a good and workmanlike manner, using only materials that are suitable for the purpose and free from defects. Without limiting the foregoing, this shall include:

- a) ensuring the component Repaired can perform its intended function;
- b) finishing the Repair in a manner that is reasonably compatible in design and colour with the adjoining finishing materials;
- c) maintaining an aesthetically pleasing appearance that is consistent with the surrounding environment;
- d) being carried out with a degree of efficiency and knowledge possessed by those with a skill set, competency, and standing in a particular trade and in accordance with recognized industry best practices; and
- e) where required by law, carried out by a duly qualified and/or licensed Person.

EXTERIOR MAINTENANCE STANDARDS - YARDS

10. General Maintenance and Storage

10.1. Every Yard shall be kept clean and free from:

- a) Hazardous or potentially Hazardous objects, materials, or conditions;
- b) holes, ruts, depressions, and excavations that are potential health or safety Hazards;
- c) rodent and/or insect infestation(s).

10.2. No land shall be used for the parking, storing, or placing of construction equipment, backhoes, skid steers, excavators, dump trucks, tractors, farm tractors, and utility tractors, except where explicitly permitted in accordance with the Town's Zoning By-law, or successor By-law.

11. Fences

11.1. Construction Fence

All construction fencing used on a Property shall be maintained in a structurally secure manner and neatly painted or otherwise treated.

12. Structures, Buildings and Accessory Buildings

12.1. Every structure, carport, Building, and Accessory Building, other than a Dwelling, shall:

- a) be free from Refuse and Hazards;
- b) be maintained in Good Repair;
- c) be constructed and maintained with suitable and uniform materials; and
- d) have exterior surfaces protected by exterior-grade paint or other weather-resistant material.

- 12.2.** Every dilapidated or collapsed structure, Building or Accessory Building shall be Repaired or demolished with a permit where required.
- 12.3.** Retaining walls shall be maintained in Good Repair, free from unsafe conditions, and capable of safely performing the function for which they were designed.
- 12.4.** Existing barriers and berms required for sound attenuation and safety shall be maintained in a safe, plumb, and structurally sound condition, unless otherwise designed.

13. Driveways and Walkways

- 13.1.** Every Driveway, laneway, and parking area shall be finished with asphalt, concrete, stone, or other compacted material that can sustain the weight of a vehicle without cracking, sinking, or deteriorating.
- 13.2.** Every step and hard surface intended for use as a Walkway, Driveway, parking area, laneway, or any similar area shall be:
 - a) finished to provide a hard and level surface;
 - b) free from potholes or unlevelled conditions that pose an actual or potential safety Hazard;
 - c) adequately graded and drained to prevent excessive ponding of water;
 - d) adequately illuminated to afford safe use; and
 - e) adequately maintained and free from Hazards to afford safe passage under normal use and weather conditions.

14. Sewage and Drainage

- 14.1.** When a sanitary sewer is installed on a street or road, all Sewage from the abutting Property may be discharged into the sanitary sewer or into a private Sewage disposal system on the subject Property and each such system shall be approved by and maintained in accordance with the Ontario Building Code, to the satisfaction of the Town.
- 14.2.** When a sanitary sewer has not been installed on a street or road, all Sewage from each abutting Property shall be discharged into private Sewage disposal systems on the subject Property, and each such system shall be approved by and maintained in accordance with the Ontario Building Code.
- 14.3.** No stormwater, roof drainage, sump discharge, or swimming pool discharge shall be connected to or drain into the sanitary sewer.
- 14.4.** No roof drainage shall be discharged, directed, or channeled onto Walkways, stairs, or adjacent lands.
- 14.5.** No stormwater, sump discharge, or swimming pool discharge shall be drained onto adjacent lands.
- 14.6.** Owners must ensure the effective operation and maintenance of their rear Yard drains and stormwater management systems as designed.
- 14.7.** Backwater valves installed on Building drains shall be maintained and serviced.

15. Right-of-Way Permit

- 15.1.** No Person shall alter a Boulevard by adding or maintaining any hard surface material, granular material or artificial turf, in whole or in part, to the surface without first obtaining a Right-of-Way permit from the Town's Engineering department.

15.2. No Person shall alter a driveway approach without first obtaining a Right-of-Way permit from the Town's Engineering department.

16. Refuse

16.1. Every multiple-occupancy residential Building having common access corridors to individual apartments that are equipped with a garbage or Refuse room shall be accessible to all Tenants in accordance with all applicable laws at the time of construction.

16.2. Every residential Building that contains a garbage chute system shall ensure that the doors to the garbage chute on each floor are not locked, are self-closing and that the chutes are connected to a garbage room at or near grade level.

16.3. In all other multiple-occupancy residential Buildings, sufficient rooms or areas shall be provided with containers and/or receptacles to safely contain all garbage, rubbish, waste and other Refuse and shall not be allowed to accumulate but shall be removed or made available for removal.

16.4. All exterior Refuse storage and collection areas, including containers and receptacles, shall be maintained in a safe, clean, sanitary, odour-free and tidy condition, screened from public view.

EXTERIOR MAINTENANCE STANDARDS – BUILDINGS

17. Roofs

17.1. Every roof and all components thereof shall be kept in Good Repair and maintained in a watertight condition.

17.2. All shingles that are missing, unsecured, damaged, worn, curling or cupping shall be replaced with products similar to the material and colour of existing materials.

17.3. Every chimney, smokestack, vent stack, or similar structure shall be plumb, maintained in Good Repair, and free from defects, including, but not limited to:

- a) loose and spalling bricks;
- b) defective mortar;
- c) loose and broken capping, stanchions, braces, or attachments; and
- d) fire or accident Hazards.

17.4. Every roof, made of metal, plastic, coroplast, or other similar material, shall have Guards installed thereupon, adequate for the purposes of controlling the falling or sliding of any accumulated ice or snow.

18. Exterior Walls

18.1. Every exterior wall and all components thereof, including but not limited to the eavestroughs, downpipes, soffits, fascias, coping, and flashing, shall be maintained in Good Repair.

18.2. Every exterior surface on a Building or appurtenance thereto shall be maintained in Good Repair and be protected by a weather coating material such as exterior grade paint or other protective treatment.

18.3. Every canopy, marquee, sign, awning, stairway, fire escape, standpipe, exhaust duct, air conditioner, and similar overhang extension shall be:

- a) maintained in Good Repair;
- b) securely and appropriately anchored and supported; and

- c) protected against decay and rust by the periodic application of weather coating material such as exterior grade paint or other protective treatment.

18.4. Every air conditioner that is installed and operated directly over a public sidewalk shall be equipped with proper devices for the prevention of condensation drainage upon the sidewalk.

19. Exterior Doors and Windows

19.1. Every window, exterior door, garage door, Basement hatchway, and all components thereof shall be maintained in Good Repair and free from defects, including, but not limited to:

- a) damaged or defective door and window frames, shutters, screens, sashes, casings, weather stripping, and glass;
- b) damaged or defective door and window hardware;
- c) damaged or missing window screens; and
- d) damaged or missing locking hardware on exterior doors and windows.

19.2. Every openable window within 2 metres (6.5 feet) of grade, exterior door and every entrance door to a Dwelling Unit shall be equipped with hardware to be capable of being locked or otherwise secured.

19.3. Every entrance door to a Dwelling Unit shall be a solid core door, excluding the glazed areas, and shall be equipped with hardware to be capable of being locked or otherwise secured.

20. Exterior Stairs, Porches, Decks and Balconies

20.1. Every exterior landing, stair, porch, balcony, deck, ramp, loading dock, fire escape, or similar exterior structure and all components thereof, including the coverings, treads, risers, Guards, and handrails, shall be:

- a) kept free from Refuse and Unsightly Conditions;
- b) free from actual or potential safety and accident Hazards;
- c) free from the ponding of water; and
- d) maintained in Good Repair to be free from broken, defective, warped, loose, deteriorated, rotted, and worn components.

21. Exterior Guards and Handrails

21.1. Every exterior Guard and handrail shall be installed where required in accordance with the Ontario Building Code to afford reasonable protection against injury to any Person in or on a Property.

21.2. A handrail shall be installed in conjunction with every set of stairs containing three (3) or more risers, and such handrail shall be adequately secured and maintained in Good Repair.

21.3. Guards shall be installed around the perimeter of the higher floor surface where there is a difference in elevation to adjacent surfaces of more than 0.6 metres (24 inches), and such Guards shall be adequately secured and maintained in Good Repair.

21.4. Guards around exterior balconies, porches and decks of Buildings of residential occupancy shall be constructed and maintained so as not to facilitate climbing.

22. Barrier-Free Access

22.1. All exterior barrier-free access facilities for Persons with disabilities, where installed or required by law or as a condition of development or

redevelopment, shall be maintained in Good Repair, operationally suitable, and available for use by Persons with disabilities.

INTERIOR MAINTENANCE AND OCCUPANCY STANDARDS

23. Occupancy Standards

23.1. No room or area shall be provided for sleeping purposes unless:

- a) it has been constructed with a building permit and reviewed for sleeping purposes; and
- b) there is a minimum floor area of 7 square metres (75 square feet).

23.2. No room shall be converted into a bedroom without first obtaining a building permit and shall be constructed in conformance with the Ontario Building Code requirements for a bedroom.

23.3. No Person shall permit a Person to occupy for sleeping purposes any space used as a lobby, hallway, closet, bathroom, laundry, stairway, kitchen, or any Accessory Building or shed, unless otherwise permitted.

23.4. All work to remedy a contravention under Section 23 of this By-law shall minimize any adverse impacts on any Tenants and shall comply with all federal or provincial legislation or regulations, including the Residential Tenancies Act, 2006, S.O. 2006, c.17.

24. Disconnection of Utilities

24.1. No Owner or Occupant or anyone acting on behalf of an Owner or Occupant shall disconnect or cause to be disconnected any service or utility providing light, heat, refrigeration, water or cooking facilities to a Tenant or lessee, except for such reasonable period of time as may be required for the purpose of Repairing, replacing or altering such service or utility.

24.2. A Person liable for rates for gas, water, steam, electric power, fuel oil or other service utility, who fails to pay such rates with the result that the gas, water, steam, electric power, fuel, oil or other service or utility is disconnected or shut off, removed or discontinued, shall be deemed to have caused or permitted such disconnection, shutting off, removal or discontinuance.

25. Means of Egress and Exits

25.1. Every floor area intended for occupancy shall be provided with a direct Means of Egress in accordance with the Ontario Building Code.

25.2. All Means of Egress and exits shall be maintained in Good Repair and free from objects, obstructions, or conditions that restrict the accessibility of such Means of Egress and exits.

25.3. Every Dwelling Unit shall have separate access to provide a safe, continuous and unobstructed exit from the interior of the Building to the exterior at the street or grade level.

26. Smoke and Fire Protection

26.1. Property Owners shall provide and maintain fire and safety features in every dwelling unit, and where required, sprinkler systems, in such a manner as to afford protective measures as required by applicable legislation.

26.2. Where required, the Property shall be maintained in a safe condition, which includes the maintenance of smoke control measures, exit lighting, firefighting elevators, standby power, emergency lighting, self-closing devices, and voice communication systems for firefighting purposes.

26.3. Where smoke alarms are connected to the Building's electrical supply, they shall be permanently installed on a standard outlet box and have no disconnect switch between the overcurrent device and the smoke alarms.

27. Duct Type Smoke Detector

- 27.1.** Where there is more than one Dwelling Unit within a Building that shares one forced-air furnace, a duct-type smoke detector shall be provided and kept in proper working order.

28. Fume/Gas Separations

- 28.1.** In a Building used in part for residential purposes and in part for non-residential purposes, wherein noxious fumes or gases are, or could be, present, all separations between the non-residential portion and the residential portion shall be of gas-tight construction and maintained in a good state of Repair to prevent the passage of noxious fumes or gases effectively. Such separation shall be constructed, maintained, and operated in accordance with all applicable legislative requirements.

29. Carbon Monoxide Protection

- 29.1.** Property Owners shall provide and maintain approved carbon monoxide detection equipment in every Dwelling Unit as required by applicable legislation.

30. Cleanliness and Mould

- 30.1.** Every Occupant shall maintain the Property and the land in a clean, sanitary and safe condition and shall dispose of Refuse regularly, in accordance with Town of LaSalle By-laws.
- 30.2.** Every Building shall be kept free from Refuse, or any condition which constitutes an actual or potential Hazard.
- 30.3.** Every Building shall be kept free from visible mould and/or mildew.
- 30.4.** Every Occupant of a residential Property shall control and maintain the humidity, moisture, and condensation level indoors.
- 30.5.** All interior floors, ceilings, and walls shall be kept free from dampness caused by the entrance of moisture through an exterior wall, window, roof, or Basement.
- 30.6.** All damage or defects within a Building, or part thereof, that may cause water damage or mould growth shall be Repaired.
- 30.7.** Where there is extensive visible mould, an Officer may Order that a Building, structure or part thereof, be examined by a professional engineer or industrial hygienist who is qualified to perform indoor environmental quality examinations in Ontario, and that a written report detailing the recommended remedial work be provided to the Officer.
- a) Where Repairs are required pursuant to a report prepared under Section 30.7 of this By-law, the Owner shall Repair, or cause to be Repaired, the Building in accordance with the report; and
 - b) Upon completion of the Repairs, the Owner shall provide the Officer with a verification report that the work described in the report has been completed wholly and in accordance with the generally accepted guidelines and protocols in the industry.

31. Pest Prevention

- 31.1.** Every Dwelling shall be kept free from infestations by rodents, vermin, and insects.
- 31.2.** Every Owner shall take the appropriate steps to remove an infestation using a licensed pest control agency and shall install preventative pest control measures in accordance with all relevant legislation.
- 31.3.** Every opening that may permit the entry of rodents, vermin or insects shall be appropriately screened or sealed.

31.4. All remnants of an infestation, including feces and carcasses, shall be removed and disposed of, and the area sufficiently cleaned thereafter.

32. Interior Stairs, Guards and Handrails

32.1. Every interior stair, landing, or similar interior structure and components thereof, including coverings, treads, risers, Guards, and handrails, shall be:

- a) maintained in Good Repair to be free from broken, defective, warped, loose, deteriorated, rotted, and worn components; and
- b) free from actual or potential Hazards.

32.2. Every interior Guard and handrail shall be installed in accordance with the Ontario Building Code to afford reasonable protection against injury to any Person in or damage to a Property.

33. Interior Doors, Countertops, Cupboards

33.1. Every interior door, closet door, cupboard door, countertop, cupboard, vanity, shelf, and their appurtenances shall be maintained in Good Repair.

34. Interior Walls and Ceilings

34.1. Every wall and ceiling shall be free from holes, cracks, loose coverings, or other defects.

34.2. Every Dwelling Unit that is separated vertically from another Dwelling Unit, or a non-residential occupancy, shall ensure that the dividing walls comply with the Ontario Building Code and Fire Code.

34.3. Every Dwelling Unit that is separated horizontally from another Dwelling Unit, or a non-residential occupancy, shall have a finished ceiling that separates these occupancies in accordance with the Ontario Building Code and Fire Code.

35. Interior Floors

35.1. Every floor shall be smooth and maintained to be free from all loose, warped, protruding, broken, or rotted boards that may create a Hazard or unsanitary condition.

35.2. Every floor covered with linoleum, tile, carpet, or other covering that is worn or torn to the extent that it retains dirt shall be Repaired or replaced.

35.3. Every Basement floor shall be free from cracks or breaks in the concrete that create a potentially Hazardous condition.

36. Plumbing and Water Supply

36.1. Every Dwelling Unit shall contain plumbing fixtures consisting of at least:

- a) a water closet;
- b) a kitchen sink;
- c) a washbasin; and
- d) a bathtub or shower.

36.2. Every Dwelling shall be provided with an adequate supply of potable hot and cold running water.

36.3. All hot water shall be supplied at a minimum temperature of 49 degrees C (120 degrees F).

36.4. Every kitchen sink, washbasin, bathtub, and shower fixture shall be maintained in Good Repair.

- 36.5.** No toilet, urinal, or bidet shall be located in a room that has not been approved for the use of a bathroom.
- 36.6.** All plumbing, drainpipes, water pipes, and plumbing fixtures in every Dwelling and every connecting line to the Sewage System shall be maintained in Good Repair and working Order in accordance with the relevant legislation. All water pipes and appurtenances thereto shall be protected from freezing.

37. Grease Interceptors

- 37.1.** Where food is cooked, processed or prepared for the public, all plumbing fixtures located in the wash-down area shall discharge through a grease interceptor which is maintained in accordance with the most current edition of CAN/CSA Standard "Maintenance of Grease Interceptors" listed in the Ontario Building Code.

38. Oil Interceptors

- 38.1.** Interceptors shall be professionally designed, installed and maintained in accordance with the manufacturer's design and maintenance guidelines or a recognized industry standard.

39. Bathrooms

- 39.1.** Every bathroom and facility shall be kept clean, sanitary, and in a safe condition.
- 39.2.** Every bathroom or toilet enclosure shall be fully enclosed and have a door capable of being locked from the inside and opened from the outside in an emergency.
- 39.3.** Every bathroom shall be finished with a water-repellent floor covering.
- 39.4.** Every wall and ceiling around a bathtub or shower shall be water-resistant.
- 39.5.** Every wall and ceiling of a bathroom shall be maintained in Good Repair, free from peeling, cracking, or missing paint.
- 39.6.** Every bathroom shall be provided with an opening or openings for natural ventilation outdoors.
- 39.7.** An opening for natural ventilation may be omitted from a bathroom where a mechanical ventilation system is provided and operates in good working Order, venting directly outdoors.

40. Kitchens and Laundry

- 40.1.** Every kitchen shall be provided with an approved, connected, and operating electrical or gas supply for cooking and refrigeration appliances.
- 40.2.** Every kitchen appliance which is supplied shall be maintained in Good Repair, and serviced by an approved, connected, and operating electrical or gas supply.
- 40.3.** Every laundry appliance which is supplied shall be maintained in Good Repair, and serviced by an approved, connected, and operating electrical or gas supply.
- 40.4.** Laundry drying equipment shall have a dedicated exhaust duct discharging directly outdoors and be maintained free from obstructions.

41. Heating Systems

- 41.1.** Every Dwelling shall be provided with a heating system capable of maintaining an ambient room temperature of not less than 20 degrees C (68 degrees F) at 1.5M (5 feet) above floor level and 1 metre (3 feet) from exterior walls in all habitable rooms and bathrooms.
- 41.2.** Every Dwelling shall, at all times, be provided with an adequate and continuous supply of fuel and electricity for the heating system provided.

- 41.3.** Every heating system shall be maintained in good working conditions and free from defects.
- 41.4.** Every fireplace and other fuel-burning appliance shall be connected to a chimney flue, smoke pipe, or gas vent and maintained in Good Repair to be free from leaks, defects, and obstructions.
- 41.5.** Every chimney, smoke pipe, flue, and vent shall be maintained free from any defects to prevent gases from leaking into the Building or Property.
- 41.6.** Every fuel-burning heating system shall be enclosed when combustible materials are stored in the Basement.
- 41.7.** Every fuel-burning central heating system in a Means of Egress shall be located in a separate room having walls, ceiling, and doors with a fire-resistance rating of not less than one (1) hour.
- 41.8.** No room heater shall be placed to cause a fire Hazard to walls, curtains, and furniture, or to impede the free movement of Persons within the room where the heater is located.
- 41.9.** Auxiliary heaters shall not be used as a primary source of heat.

42. Elevating Devices

- 42.1.** Every elevator, escalator, incline lift, and other elevating devices shall be certified to be in Good Repair and in compliance with the Technical Standards and Safety Act, 2000, S.O. 2000, c. 16, as amended, and any regulations made thereunder.
- 42.2.** Every elevating device and all mechanical and electrical equipment, including the lighting, fixtures, lamps, control buttons, floor indicators, ventilation fans, emergency communication systems, and any similar devices, shall be maintained in Good Repair.

43. Electrical Service

- 43.1.** Every Building wired for electricity shall be connected to an approved electrical supply system, in accordance with the Ontario Electrical Safety Code, under Ontario Regulation 164/99 ("OESC").
- 43.2.** All wiring, fixtures, switches, receptacles, and connections to them shall be maintained in safe, good working conditions in compliance with the OESC, so as not to overload the designed size of the service or cause a fire or electrical shock Hazard.
- 43.3.** No fuse or overload device shall exceed the capacity indicated on the fuse panel.
- 43.4.** Every habitable room in a Dwelling Unit shall have at least one duplex electrical outlet in Good Repair:
 - a) for the first 11.15 square metres (120 square feet) or less floor area; and
 - b) for each additional 9.3 square metres (100 square feet) or less of floor area.
- 43.5.** No Person shall cause or permit the use of an extension cord directly through a transom, doorway, wall, ceiling, floor, or beneath a floor covering.
- 43.6.** Every intercom and security system and all components thereof shall be maintained in Good Repair.
- 43.7.** Every Owner shall Repair, or cause to be Repaired, the electrical components in accordance with the OESC.

44. Interior Lighting

- 44.1.** Every room or area used or intended to be used for occupancy shall have artificial lighting as required by the Ontario Building Code.
- 44.2.** All artificial lighting and the connections thereto shall be maintained in Good Repair.
- 44.3.** Every habitable room in a Dwelling or Dwelling Unit, except a kitchen, shall contain a window or skylight that complies with the Ontario Building Code.
- 44.4.** Every window, skylight, and electrical lighting fixture shall be maintained to furnish illumination in all passageways and stairways provided for use in case of fire or another emergency as required by the Ontario Building Code.
- 44.5.** Every public hallway and stairway in a multiple residential Dwelling shall be illuminated at all times to provide safe passage.

45. Ventilation

- 45.1.** Every Building shall be ventilated in accordance with the requirements of the Ontario Building Code.
- 45.2.** All systems of mechanical ventilation or air conditioning shall be maintained in Good Repair.
- 45.3.** Every aperture, window, skylight, or louvre used for ventilation shall be maintained to be unobstructed and capable of being opened and closed.
- 45.4.** Where mechanical ventilation is used, the ventilating duct shall be installed at the exterior wall, no closer than 1.83 metres (6 feet) from a window located on an adjacent Building.

46. Foundations, Structural Integrity, and Engineer Reports

- 46.1.** All foundation walls, columns, beams, and other structural members of a Building shall be maintained in Good Repair, in a safe and structurally sound condition, and capable of effectively supporting the designed loads imposed on them.
- 46.2.** All Buildings, or any part thereof, shall be capable of sustaining their weight together with the loads that may be applied thereto by reason of their use and occupancy, natural causes such as snow, wind, and all other causes set out in the Ontario Building Code.
- 46.3.** Where it appears that the structural integrity or condition of a Building, structure, parking garage, or part thereof may be adversely affected by damage or deterioration, the Officer may Order that a structural engineering assessment and report be conducted and prepared by a professional engineer licensed in Ontario. The report shall include all structural deficiencies of concern; the contributory cause of the damage; the required Repairs and plan for remediation; and the recommended timelines for Repair. Upon receipt of the report, it shall be produced to the Officer forthwith:
 - a) Where Repairs are required, the Owner shall Repair, or cause to be Repaired, the Building, or part thereof, in accordance with the Repair methods and timelines described in the report.
 - b) Upon completion of the Repairs, a verification report shall be prepared to confirm that the work proposed in the report has been completed wholly and that the Building, structure, or part thereof is structurally adequate for its use. This report shall be provided to the Officer.

47. Indoor Parking Facilities

- 47.1.** Every parking facility shall be maintained in clean and safe conditions.

- 47.2.** Every parking garage shall be illuminated by natural means where available, and an adequate number of light fixtures shall be provided to provide enough light for the safe passage of vehicles and Persons using the parking garage.
- 47.3.** Every lighting fixture in parking facilities shall be protected from accidental or malicious damage by the provision of wire screens or other suitable means.
- 47.4.** All ventilation systems within parking garages shall be maintained in good working order at all times in accordance with the requirements of the Ontario Building Code.
- 47.5.** All Means of Egress, including doors, in parking garages shall be maintained in Good Repair and free from all obstructions.
- 47.6.** All exit signs shall be provided and maintained in Good Repair in accordance with the requirements of the Ontario Building Code and shall be unobstructed and readily visible.
- 47.7.** All floor drains in such garages shall be in good working order and free from obstructions.

VACANT LAND

48. General Provisions

- 48.1.** All Vacant Land shall conform to Section 10 of this By-law except where such conditions are explicitly permitted in accordance with the permitted land use in the Town's Zoning By-law, or any successor By-law.
- 48.2.** Where such outdoor storage is permitted and determined to be a Nuisance by the Officer, such goods, materials, equipment, vehicles, sea containers, truck boxes, storage bins, seasonal vehicles, boats, recreational vehicles, and similar items shall be effectively screened by a fence constructed in accordance with the Town's By-laws, relieving an Unsightly Condition.
- 48.3.** All Vacant Land shall be kept clean and free from objects or conditions that may create a potential Hazard.
- 48.4.** All Vacant Land shall be kept free from the storage of construction equipment and vehicles, trailers, or materials that are not actively engaged with the maintenance or development of the Property.

DAMAGED AND VACANT BUILDINGS

49. General Provisions

- 49.1.** Every vacant, unoccupied or damaged Building and Accessory Building shall be protected against the risk of fire, accident, or other peril by effectively securing the Building or Accessory Building to prevent the entrance of unauthorized Persons.
- 49.2.** Where a Building is damaged by fire, storm, or other causes, immediate steps shall be taken to prevent danger to Persons, or to remove any conditions which might endanger Persons on or near the Property.
- 49.3.** In addition to the minimum standards for the maintenance and occupancy of Property set out elsewhere in this By-law, the owner of a vacant Building shall:
 - a) ensure all utilities serving an occupied Building damaged by fire or storm are properly disconnected or otherwise secured, to prevent damage to the Building or adjoining Property;
 - b) ensure all utilities serving a vacant Building or structure that are not damaged by fire or storm are connected to public utilities to ensure

building HVAC and electrical systems are operational and in use to protect the Building from deterioration;

- c) ensure all fire protection and life safety systems serving a Vacant Building that are not damaged by fire or storm shall be maintained and operational per applicable standards; and
- d) ensure that the Property is kept free of rodents, vermin and other harmful pests and any conditions that would allow such pests to harbour in or about the Building.

49.4. Every Building that is damaged shall be properly supported, secured, and barricaded until the necessary Repair or demolition can be carried out.

49.5. Where entry to a Building cannot be sufficiently prevented by the locking of doors, windows, and other openings, entry shall be prevented as follows:

- a) All windows, doors, and other openings that provide a means of entry shall be covered with weather-resistant plywood sheathing or an equivalent material that shall be securely fastened and tight-fitting;
- b) Coverings shall have a thickness of not less than 1.59 centimetres (5/8 inches) and shall be secured with nails or screws which are not less than 7.62 centimetres (3 inches) in length, and which are spaced at intervals of not more than 5.08 centimetres (2 inches).

49.6. Where any Building is vacant, and in the opinion of an Officer it is not feasible to Repair the Building to the standards prescribed by this By-law without first demolishing the Building or a portion of it, the Owner shall demolish the Building or portion of it that it is not feasible to Repair within six (6) months of the Order.

49.7. Where a Building or structure is demolished:

- a) within thirty (30) calendar days after commencement of demolition, the site shall be cleared of all Refuse and other materials;
- b) unless new construction is to commence immediately on the same footings and/or foundation walls, the footings and foundations shall be removed, unless authorized and described on the demolition permit by the Chief Building Official;
- c) only clean, inert, native material or granular material shall be used as backfill;
- d) Building rubble, including but not limited to broken bricks and concrete, shall not be acceptable as backfill material;
- e) Building services such as gas, electrical and water lines, sewer lines, and other such services, shall be properly abandoned per the Town Engineer's best engineering practice standards to the Town's satisfaction; and
- f) the site shall be properly graded and otherwise restored to the satisfaction of the Officer to ensure that water will not pond on the site or drain onto adjoining Properties.

PENALTIES

50. Administrative Monetary Penalty System

50.1. A Person who contravenes any provision of this By-law may be issued an administrative penalty in accordance with the Town's Administrative Monetary Penalty System By-law, as amended from time to time.

- 50.2.** The Town's Administrative Monetary Penalty System By-law, as amended from time to time, applies to this By-law.
- 50.3.** In the event payment is not received, the fees and penalties will constitute a debt owing to the Corporation. The cost will be collected in accordance with Subsection 398(2) of the Municipal Act, by which the Corporation's treasurer, or delegate, may add unpaid fees, charges and/ or fines issued under this By-law to the tax roll and collect them in the same manner as Property taxes.

51. Offences

- 51.1.** Every Person who fails to comply with an Order, direction, or requirement made under the Building Code Act is guilty of an offence and, upon conviction, is liable to penalties as provided in the Building Code Act.

52. Property Standards Committee

- 52.1.** A committee shall be created to hear any appeals made under the Property Standards By-law.
- 52.2.** An Owner who appeals an Order shall pay the fee as outlined in the Town's User Fee Schedule, as passed and amended by Council, from time to time, at the time the appeal is filed.

53. Demolition or Repair by the Town

- 53.1.** Employees or agents of the Town may enter the Property at any reasonable time without a warrant to effect the Repairs or demolish a Building where an Order to do so made under this By-law has been confirmed and has not been complied with, or where an emergency Order has been issued and the danger has not been immediately terminated.

- 54.** That the short title of this By-law be the "Property Standards By-law".

- 55.** That this By-law shall come into force and take effect immediately upon final passing.

Read a first, second, and third time and finally passed this 22nd day of September, 2026.

1st Reading – September 22, 2026

2nd Reading – September 22, 2026

3rd Reading – September 22, 2026

Mayor

Clerk