

**Subject: Property Standards By-law Amendments**

**Department: Corporate Services**

**Division: Clerks**

**Report #: CPS-2021-059**

**Meeting Date: 2022-01-24**

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### **Recommendations**

**That report CPS-2021-059 regarding Property Standards By-law Amendments be received; and**

**That a Public Meeting be held on February 7, 2022 at 7:00 p.m. to obtain input from the public on the updated Property Standards By-law.**

### **Background and Analysis**

The Regulatory By-law Work Plan adopted by Council at its meeting held on December 6, 2021 includes a comprehensive review of the Town's Property Standards By-law in 2021/2022.

Town Council passed a property standards by-law in 2002. A property standards by-law establishes standards for the maintenance and occupancy of property.

As of July 1, 2018 the Ontario Ministry advised it would no longer be investigating and enforcing residential rental property maintenance matters under the Residential Tenancies Act. Through this change a municipality could either make amendments to its property standards by-law to incorporate residential rental property matters or appoint staff to enforce the Residential Tenancies Act. At that time, the Town's property standards by-law included residential rental property maintenance requirements. Staff have completed a review of the current by-law, the current enabling legislation and other recently adopted property standards by-laws of other municipalities. The proposed by-law incorporates legislative changes that have occurred since the passing of the current by-law, expands on the current standards in response to complaints made and provides clarity to those provisions where staff have noted challenges in the past.

Outlined below is a summary of the key changes:

- Several definitions have been added to provide clarity e.g. graffiti, heritage property
- Yards to be kept free of:
  - Animal excrement
  - Stagnant water
  - Firewood, except if stored in neat orderly piles
- By-law is not applicable to open space Town lands that are naturalized
- Hedges and bushes shall be kept trimmed and not exhibit an unsightly appearance
- Swimming pools shall be maintained in good repair
- Composters are restricted from being stored in front yard
- Storm water run-off, sump pump and swimming pool drainage shall be contained within the limits of the property from which it originates until drained to a swale or storm sewer
- Roofs shall be maintained free from dangerous accumulation of ice and snow
- Multi-residential buildings shall maintain security locking and release systems installed in a lobby entrance and controlled from the unit in operating condition
- Exterior lighting fixtures shall be maintained at an entrance to a dwelling
- Exterior lighting fixtures shall not be installed or maintained in a manner that shines directly into the window of an abutting dwelling
- Cooking and refrigeration appliances shall be maintained in good repair
- Portable heating equipment shall not be the primary source of heat in a rental dwelling
- Heritage attributes to be repaired in a manner that is in keeping with the heritage attributes and is subject to a heritage permit
- Collection of costs when Town proceeds to do the work
- Service of Order provisions that incorporate the broader ranges in the legislation to effect service

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## Strategic Alignment

### Orangeville Forward – Strategic Plan

Priority Area: Municipal Services & Strong Governance

Objective: Delivered with a focus on customer service and review and update governance policies

### Sustainable Neighbourhood Action Plan

Theme: Not applicable

Strategy: Not applicable

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**Notice Provisions**

Although the Town's Notice Policy does not require the holding of a public meeting, it is considered a best practice to obtain public input on a regulatory by-law prior to its enactment.

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**Financial Impact**

Not applicable as the Town currently has a property standards by-law and enforcement is conducted on a complaint basis.

Respectfully submitted

Reviewed by

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Town Clerk, Corporate Services

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By-law and Property Standards Officer

**Attachment(s):** Draft Property Standards By-law