

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 409-99

A By-law to provide standards for the maintenance and occupancy of property.

WHEREAS Section 15.1 of the Building Code Act for the Province of Ontario, authorizes the passing of a by-law for prescribing standards for the 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 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 or levelled condition;

AND WHEREAS the City of Vaughan has an official plan which includes provisions relating to property conditions;

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE CITY OF VAUGHAN HEREBY ENACTS AS FOLLOWS:

PART 1 SCOPE, DEFINITIONS, INTERPRETATION AND SHORT TITLE

SECTION 1.1 *SCOPE*

1.1. This By-law applies to all property in the City of Vaughan.

SECTION 1.2 *DEFINITIONS*

- 1.2.1 "Accessory Building" means a subordinate building or structure, on the same lot as the main building or a part of the main building devoted exclusively to a use naturally and normally incidental to, subordinate to and devoted exclusively to the main use of the premises.
- 1.2.2 "Apartment Building" shall mean a building containing more than four dwelling units, each unit having access from an internal corridor system.
- 1.2.3 "Approved" means as applied to a grade, material device or method of construction, approved by the Property Standards Officer under the provisions of this by-law; approved by the Building Administrator under the provisions of the Building Code, approved by the Fire Chief under the provisions of the Fire Code; or approved by other authority designated by law to give approval to the matter in question.
- 1.2.4 "Basement" means a storey or storeys of a building located below the first storey.
- 1.2.5 "Brush" means the severed portions of limbs or branches of trees and shrubs.

shall be adequately lighted at all times.

3.5.2 Lighting shall be considered adequate if there is sufficient light to provide an average level of illumination at ground or tread level at all exterior steps, walks, loading docks, ramp, parking spaces, driveways and similar areas of a yard.

3.5.3 In all yards standards supporting artificial lights and all exterior lighting and the connections thereto shall be kept in a safe condition, in good repair and in good working order.

SECTION 3.6 FENCES, RETAINING WALLS AND SIGNS

3.6.1 Every fence shall be kept:

- 1) in a structurally sound condition;
- 2) in good repair and free off accident hazards.
- 3) maintained in a structurally sound condition and plumb, unless specifically designed to be other than vertical;
- 4) maintained free from health, fire and accident hazards;
- 5) protected from deterioration by the application of paint or other suitable protective materials of uniform colour, or constructed of a material that is inherently resistive to such deterioration;
- 6) made with suitable materials and shall be designed and erected in a workmanlike manner and maintained so as not to create an unsightly appearance;
- 7) maintained free from posters, signs, notices, advertising material, words, slogans, pictures, drawings or other defacement;
- 8) capable of performing safely the function for which they were constructed.

3.6.2 RETAINING WALLS

- 4) Retaining walls shall be maintained in good repair and free from accident hazards.
- 2) Without restricting the generality of paragraph (1), the maintenance includes:
 - a) redesigning, repairing or replacing of all deteriorated, damaged, misaligned or missing portions of the wall, or railings or guards appurtenant thereto;
 - b) installing subsoil drains where required to maintain the stability of the wall;
 - c) grouting masonry cracks;
 - d) applying a coating of paint or equivalent preservative to all metal or wooden exposed components.

3.6.3 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 or as may additionally be required of the sign by-law of the municipality.