

By-law Provision	Brampton	Burlington	Hamilton	Oakville	Ottawa	Markham	Mississauga	Toronto
<p>Relating to fencing / hoarding or quality of fencing / hoarding</p>	<p>The provision and maintenance of a surrounding fence in a yard must be appropriate to the nature of the adjacent uses to minimize the visual impact of nuisance to people at grade adjacent to property. (s. 9(c))</p> <p>All fences must be kept in good repair, free from hazards and, if required, protected by paint, preservative or other weather resistant material.</p> <p>All fences must be constructed to prevent all cartons, wrappers, paper, rubbish and debris from blowing onto adjoining property. (s. 11)</p> <p><i>Minimum Maintenance By-law 104-96 (Property Standards), s. 9(c) & s. 11</i></p>	<p>All fences must be erected and maintained to be structurally sound, free of safety hazards and be in a “good state of repair”. A “good state of repair” means the fence is completely built, securely anchored, standing in a vertical position, free from components in disrepair and peeling paint or stain. (subs. 4.4)</p> <p><i>By-Law Number 28-2009, s. 4.4</i></p>	<p>All fences are required to be made of material which resist deterioration by weather and have resistant coatings. Fences must also be free from loose or insufficiently secured materials, and not comprised of rotten or broken materials. (s. 8)</p> <p>Fences must be maintained “so as to properly perform its intended function”. (subs. 22(1))</p> <p>A property with a building containing 3 or more dwelling units, used as a dwelling or used for commercial, institutional or industrial purposes is required to install and maintain a visual barrier between their property and adjoining property if the property is used for parking, operation of equipment, storage of goods or an exterior bulk or roll-off container disposal system and if such uses can be seen from the finished ground level of the adjoining property. No visual barrier required if adjoining property is a commercial, institutional or industrial use (excluding home business), or within 3 m of a front property line. (subs. 22(2))</p> <p><i>Property Standards By-Law 10-221, ss. 8, 22(1) & 22</i></p>	<p>Unless granted an exemption, a person issued a building or demolition permit under the Building Code, for work other than internal building work, must erect and maintain a construction fence to enclose the construction or demolition site, including areas where equipment is operated or equipment / material is stored. (subs. 5.5.1)</p> <p>Hoarding (“construction fencing”) must be maintained in a structurally secure manner and neatly painted or otherwise treated. No posters, signs, notice and advertising material, words, pictures or drawings, graffiti or other defacements. General requirements for height, enclosures, visual barriers, gates, as well as maintenance, and be removed upon request, or no later than 30 days after construction or demolition work is completed. (subs. 5.5.2-5.5.9)</p> <p><i>Property Standards By-law 2017-007, s. 5.5.1-5.5.9</i></p>	<p>Fences around or on residential, non-residential property, and vacant building or land must be kept in good repair, free from accident hazards, protected by weather-resistant material, be stable, vertical, free of barbed wire, and not present an unsightly appearance. (subs. 10, 44, 74 & 84)</p> <p>A fence must be installed around the parking lot of drive-in eating establishments (except at private approaches), around outdoor storage, outdoor salvage yards, and where litter may blow onto adjoining property. (s. 44)</p> <p><i>Property Standards By-Law 2013-416, s. 10, 44, 74 & 84</i></p>	<p>Fences, barriers and retaining walls located on residential property shall be kept in good repair, free from hazards and properly protected so as not to present an unsightly appearance. No fence shall be erected in a location which may constitute a hazard to vehicular or pedestrian traffic. (Part I, s. 12)</p> <p>A fence located on non-residential property shall be installed around the parking area of drive-in eating establishments and where conditions exist where litter is blown onto adjoining property and constructed in a manner to prevent cartons, wrappers, paper, rubbish and debris from being blown on to adjoining property. All fences, barriers and retaining walls located on non-residential property shall be kept in good repair, free from hazards and properly protected so as not to present an unsightly appearance. Where a business requires outdoor storage for any purpose, the area shall be defined and enclosed with a fence which has a minimum height of 1.2 metres. (Part II, s. 29)</p> <p><i>Property Standards By-law 2017-26, Part I, s. 12 & Part II, s. 29</i></p>	<p>Fences must be structurally sound, not cause or create an unsightly appearance, and be in a condition free from safety hazards and in “good state of repair”. (s. 25)</p> <p>“Hoarding” is defined as a fence or similar structure used to enclose a property or part thereof which is or intended to be under development. (s. 2)</p> <p>Hoarding must be structurally secure, neatly painted or treated and free of unauthorized signs and posters, unless signs and posters are authorized by the City. (s. 29)</p> <p>Where there is a deep precipice, deep water or other dangerous place. Where the installation of such fencing is required, the area is required to be enclosed by a fence of a type and height satisfactory to the City to eliminate the hazardous situation. (Debris and Anti Littering By-law 0219-85 s. 7).</p> <p><i>Property Standards By-law 654-98, s. 2, 25 & 29 & Debris and Anti Littering By-law 219-85, s. 7</i></p>	<p>All fences, screens and other enclosures around or on a property must be maintained in a structurally sound condition and plumb, unless specifically designed to be other than vertical, with a uniform construction, in good repair and free from hazards. (s. 629-13)</p> <p>Properties that create a nuisance to others must be buffered with a visual screen or fence to minimize the visual impact of the nuisance by the provision and maintenance of: a barrier / deflectors to prevent lighting from shining directly into a dwelling; a barrier to prevent wind-blown waste from littering adjacent properties; a visual screen or fence, of uniform construction and appropriate to the nature of the adjacent use, to minimize the visual impact of nuisances to persons at grade on adjacent properties or a public highway; and barrier sufficient in size and strength to prevent dumping of debris or refuse in yards or vacant property. (s. 629-17)</p> <p><i>Toronto Municipal Code Chapter 629, Property Standards, s 629-13. Enclosures & s. 629-17, (Buffering)</i></p>

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<p>Relating to construction or demolition of abandoned/vacant or derelict properties</p>	<p>No specific provisions in regards to demolition/repair of abandoned/vacant or derelict buildings.</p> <p><i>Minimum Maintenance By-law 104-96 (Property Standards)</i></p>	<p>An Officer has authority to order the demolition of a building if it does not comply with the standards in the by-law. An officer may order a site to be “cleared of all buildings”, but does not expressly state “demolish”. (subs. 7.3.1)</p> <p><i>By-Law Number 28-2009, s. 7.3.1</i></p>	<p>The owner of any property that fails to conform to the standards of the by-law can be compelled by the City to repair or demolish said property. (subs. 3(2))</p> <p>If an officer is of the opinion that there has been no substantial progress on the construction or demolition of a building, structure or portion thereof for more than one year, that building, structure or portion thereof can be demolished or required to be completed within a reasonable time as specified, all in accordance with applicable laws. (subs. 5.1(1))</p> <p>A statement certified by the Chief Building Official (CBO) or an officer that a permit issued under the Building Code Act, 1992, was revoked under clause 8(10)(c) of that Act is proof, in the absence of evidence to the contrary, that there has been no substantial progress on the construction or demolition of the building, structure or portion thereof that was the subject of the permit for a period of more than one year. (subs. 5.1(2))</p>	<p>All buildings or structures, or parts thereof that are unfinished must be finished in an acceptable manner within a reasonable amount of time and in accordance with all relevant legislation and by-laws. (subs. 7.2.1)</p> <p>If a building or structure is being demolished, every reasonable precaution must be taken to protect adjoining property and members of the public, which may include erection of fences barricades, covered ways for pedestrians. (subs. 11.1.1)</p> <p>If a building, structure, fence is demolished, the site must be cleared of all undesirable material brush, recyclable material and unsightly storage and left in a graded and levelled condition within 30 days. (subs. 11.1.2)</p> <p><i>Property Standards By-law 2017-007, s. 7.2.1, 11.1.1 & 11.1.2</i></p>	<p>Officers have authority to serve both an informal “notice of violation” and a formal order stating that a property owner’s site should be cleared of all buildings. (s. 95)</p> <p><i>Property Standards By-Law 2013-416, s. 95</i></p>	<p>No specific provisions in regards to demolition/repair of abandoned/vacant or derelict buildings.</p> <p>Temporary storage of materials or refuse resulting solely from the construction, demolition or alteration of a building or part thereof may be placed on the property, provided that it is removed frequently and in its entirety from the property, does not pose a health or safety risk and is not stored in an unsightly manner. (subs. 9(4))</p> <p><i>Property Standards By-law 2017-26, Part I s. 9(4)</i></p>	<p>If the owner or occupant of a property fails to comply with a final and binding property standards order, the City may cause the property to be repaired or demolished in accordance with such order. (s. 5)</p> <p>Requires all buildings or structures, or parts thereof that are unfinished to be finished in an acceptable manner within a reasonable timeframe and in accordance with all applicable laws. (s. 14)</p> <p>“Reasonable timeframe” is defined as a short period of time deemed to be acceptable by the Property Standards Officer, not to exceed 1 year (s. 2)</p> <p>The owner of a building that is vacant or is damaged by accident, storm, fire, neglect or otherwise must comply with maintenance standards applicable to exterior doors, windows, trim or other openings, as well as exterior walls and other surfaces of a building. (subs. 14.1)</p> <p>Notwithstanding subsection 11(1), where the exterior doors, windows, trim or other openings of vacant buildings, partially vacant buildings, buildings</p>	<p>Imposes standards upon owners of vacant or unoccupied building. Namely, they must be protected against the risk of fire or other dangers, and effectively prevent the entrance of said building by unauthorized persons. (s. 629-24)</p> <p>No specific provisions relating to derelict buildings or demolition in this Chapter of the Code.</p> <p><i>Toronto Municipal Code, Chapter 629, Property Standards, s. 629-24 (Vacant Buildings and Property)</i></p>

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			<p>Vacant or damaged buildings can be demolished if it is not feasible to repair the building in the opinion of the CBO or an officer, and the owner must demolish the building or portion not repairable within one year. (subs. 6(8))</p> <p><i>Property Standards By-Law 10-221, s. 3(2), 5.1(1), 5.1(2) 6(8)</i></p>				<p>damaged by accidents, storm, fire, neglect or otherwise, or abandoned buildings or structures are broken, improperly fitted or otherwise in disrepair in the City may order the property owner to board the building or structure as a temporary repair measure so as to protect such building and adjoining properties against damage arising from the entry of unauthorized persons by closing and securing openings to the building, prevent the entrance of the elements, or the infestation of pests in compliance with this By-law (subs. 14.1(2))</p> <p>“Temporary” is defined as a period of time that is not to exceed a six month period. (s. 2)</p> <p>Standards applicable to boarded buildings on heritage properties. (s. 14.2)</p> <p><i>Property Standards By-law 654-98, s. 2, 5, 14, 14.1 & 14.2</i></p>	
Relating to water discharge and drainage	Storm water, sump or swimming pool discharge, and water artificially brought on the land, shall be drained from the yard so as to prevent recurrent ponding or the entrance of water into a basement, cellar, or onto adjacent lands. (subs. 8(3))	Downpipes need not be connected to a storm sewer when arranged to discharge water runoff and shall be at least 0.6 metres from the building or at a distance acceptable to the officer and conveyed in an acceptable flow path away from the property. (subs 3.5.3)	Where features, including but not limited to building design and placement, site access and servicing, waste storage, parking, loading, landscaping, grading, drainage and storm water management, have been required by the City as a condition of	Storm water run-off shall be drained from the grounds of a property, and any area below exterior grade, so as to prevent excessive ponding, erosion or the entrance of water into a building or structure. (subs. 5.9.1)	Roof drainage or storm water, swimming pool or sump pump water discharge shall, be drained from the lands so as to prevent recurrent ponding or entrance of water into a basement or cellar; and not be discharged on walkways, stairs, or	Roof drainage or surface water shall be drained from the lands so as to prevent recurrent ponding or entrance of water into a basement or cellar; and not be directly discharged on sidewalks, stairs, or neighbouring Property. (subs. 10.3)	Downpipes need not be connected to a storm sewer when arranged to discharge water run-off at least three feet from the building and contained and directed within the property so as to prevent the flooding of neighbouring lands (subs. 37(3))	All yards shall be graded and have suitable ground cover to prevent recurrent ponding of water, unstable soil conditions or erosion, and so as to direct the flow of surface water away from the walls of all buildings. (subs. 629-11.A.)

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	<p>Vacant land shall be graded, filled up, or otherwise drained so as to prevent ponding of storm water except on land used for agricultural purposes. (subs. 50(5))</p> <p><i>Minimum Maintenance By-law 104-96 (Property Standards), s. 8(3) & 50(5)</i></p>	<p>Eaves troughs, gutters, downpipes and storm sewer connections are not required when the roof is designed to prevent water runoff from causing deterioration to the building or creating a nuisance to persons on or adjacent to the property. (subs. 3.5.4)</p> <p><i>By-Law Number 28-2009, s. 3.5.3 & 3.5.4</i></p>	<p>development or redevelopment approval or, in the case of grading or drainage, by an approved grading plan, such features shall be repaired or maintained so as to ensure continuous compliance with the City development or redevelopment approval requirements or the approved grading plan. (subs. 18(1))</p> <p>Storm water, including storm water discharged from a roof, shall be drained so as to prevent recurrent standing water, erosion or other damage on the property or on an adjoining property. (subs. 21(1))</p> <p>Discharge from a sump pump or an air conditioner shall not be permitted to discharge on adjoining property, a sidewalk, road allowance or stairway. (subs. 21(2))</p> <p><i>Property Standards By-Law 10-221, s. 18(1), 21(1) & 21(2)</i></p>	<p>Sump pump discharge lines shall be designed, provided and maintained to prevent discharge water run-off from ponding on the town's road allowance. (subs. 5.9.3)</p> <p><i>Property Standards By-law 2017-007, s. 5.9.1 & 5.9.3</i></p>	<p>neighbouring property. (subs. 7.3.b)</p> <p>Where eavestroughs and downspouts are installed, the roof drainage shall be discharged onto the ground at least 1.2 m (4 ft) from the building when it is physically possible. (subs. 7.5)</p> <p>Catch basins shall be kept in good repair and free of debris and obstructions which would prevent them from functioning properly. (subs. 7.8)</p> <p><i>Property Standards By-Law 2013-416, s. 7.3.b, 7.5 & 7.8</i></p>	<p>Where eaves trough and downspouts are installed, the roof drainage shall be discharged onto the ground at least 1.2 metres from the building where physically possible. (subs. 10.5)</p> <p>Catch basins shall be kept in good repair and free of debris and obstructions which would prevent them from functioning properly. (subs. 10.7)</p> <p><i>Property Standards By-law 2017-26, Part I, s. 10.3, 10.5 & 10.7</i></p>	<p>All exterior property areas, including vacant land, shall be maintained in a clean and reasonable condition so as to prevent fire, accidents or health hazard, and more particularly: Any part of a yard that is low lying or has been excavated so that it accumulates water, shall be drained, filled and graded so that water drains to a storm sewer or ditch. Swimming pools, ornamental pools and agricultural ponds shall not be included in this requirement. (subs. 28(2))</p> <p><i>Property Standards By-law 654-98, s. 37(3) & 28(2)</i></p>	<p>All catch basins, storm drains, ditches and swales shall be maintained free from defects and obstructions. (subs. 629-11.B.)</p> <p>Any above-ground discharge from a downpipe or pipe shall be directed to discharge and be contained on the property in a manner that is not likely to cause damage to any adjoining property or create a hazardous condition on any stairway, walkway, street or boulevard. (subs. 629-20.C.2)</p> <p>All areas of a yard that are used for vehicular traffic or the parking or storage of a vehicle or that are surfaced with a material impervious to water shall be: Adequately graded and drained to prevent ponding of water and to direct the flow of water away from the walls of all buildings; (subs. 629-20.F.3)</p> <p><i>Toronto Municipal Code Chapter 629, Property Standards, s. 629-11.A., 629-11.B., 629-20.C.2 & 629-20.F.3,</i></p>