Corporation of the City of Cambridge

Council Meeting - Workshop

Agenda

Date:	**Tuesday, November 4, 2025, Immediately following the Statutory Public Meeting**
Location:	**Council Chambers**

Additional materials may be distributed at the workshop.

Note: This meeting is a Council Workshop and no delegations will be registered; only directions to staff will be permitted.

Pages

1. **Meeting Called to Order**
2. **Disclosures of Pecuniary Interest**
3. **Presentations**
   - 3.1 Property Standards and Lot Maintenance Workshop — 2 - 45
4. **Motion to Receive and File**
5. **Adjournment**

Property Standards & Lot Maintenance By-laws

By-law Review

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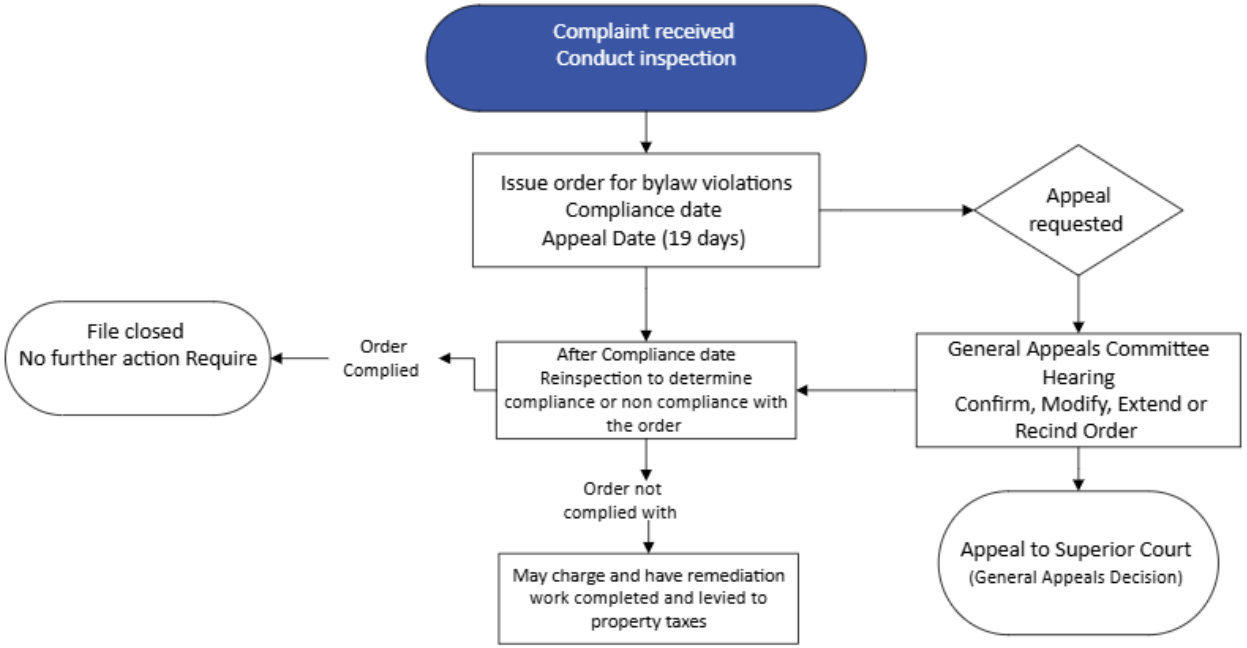
Property Standards By-law

- Ontario Building Code Act
- Minimum standards for property upkeep & repairs
- Buildings & components
- Current By-law 2004

Property Standards
Enforcement process



Property Standards By-law Updates

Items to update	Current By-law (181-04)	Proposed Property Standards By-law updates
Definitions	Basic definitions (e.g., accessory building, occupant, owner)	Expanded definitions including heritage terms and updated legal references
Yard Maintenance (fences, dead trees etc.)	Not detailed or specifically addressed	Adds specific items (i.e. fences and trees), emphasis on environmental impact and nuisance prevention
Structural Standards	Requires structural soundness and engineer reports if needed	Similar requirements, but adds post-repair certification by engineer
Pest Control	Requires buildings to be free of rodents, vermin, insects	Adds compliance with the Pesticides Act and sealing of openings
Windows & Doors	Must prevent wind, snow, rain; lockable hardware required	Adds safety devices for windows above first storey in multi-unit dwellings
Heating Requirements	Minimum 20°C at -18°C outside temp	Minimum 21°C indoor ambient temp; aligns with Technical Standards and Safety Act

Property Standards By-law New Provisions

Items to update	Current By-law (181-04)	Proposed Property Standards By-law new provisions
Heritage Properties	Not addressed	Extensive provisions for maintenance, repair, and alteration of designated heritage properties
Vacant Buildings	Not addressed	Adds detailed boarding standards, lighting, and utility requirements for all vacant building including heritage properties
Mould	Not addressed	Requires removal of mould and may require air quality reports and remediation confirmation.
Lighting	Not addressed	Adds lighting standards for public areas and non-residential buildings.
Barrier-Free Access	Not addressed	Requires maintenance of existing barrier-free access features, including power door operators and accessible hardware.
Voice Communication & Elevators	Not addressed	Adds standards for maintaining voice communication systems and elevating devices per safety regulations.
Administration & Enforcement	Not addressed	Adds Administrative Penalty By-law application, appeal process, and municipal power to repair/demolish

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Lot Maintenance By-law

- Municipal Act
- Exterior yard issues
- Current By-law 2013

Lot Maintenance By-law

updates/provisions

Provisions	By-law 189-13 (Current)	By-law -25 (Proposed)
New Authorities Cited	Standard Municipal Act powers	Adds authority for regulating parking on non-driveway surfaces, graffiti, derelict trailers, and administrative penalties
Definitions	No definitions for "Graffiti", "Standing Water", "Noxious Weed"	Adds definitions for "Graffiti", "Standing Water", "Noxious Weed", "Property", and "Administrative Penalty By-law"
General Standards	Focus on refuse and yard maintenance	Adds restrictions on construction equipment, parking on non-driveway surfaces, and domestic storage
Vegetation	Limits turf grass to 20 cm; excludes naturalized areas	Adds boulevard maintenance, noxious weed removal, and visibility/safety requirements
Dumping	Prohibits dumping without owner consent	Simplifies language to prohibit littering or dumping on any property
Water Accumulation	Defines standing water as >30 cm deep	Defines standing water as stagnant for >5 days; requires removal on officer's order
Excavations	Must be filled or enclosed	Same, with clearer exemptions and language
Garbage Containers	Must be watertight, clean, sealed	Adds zoning-specific screening and location requirements
Composting	Yard waste only in piles; no meat/fish unless in digester	Allows organic materials in piles; clarifies location and maintenance rules
Pest Control	Must remove nests and vermin	Same
Pools & Ponds	Must be clean and sanitary	Adds maintenance, repair, and removal of abandoned water features
Graffiti	Not addressed	New section prohibiting graffiti and requiring removal
Enforcement	Inspections, notices, cost recovery	Adds email service, administrative penalties, and designated provisions
Service of Notices	Mail, personal, or posting	Adds email (with confirmation) as valid service method

Stats

Property Standards
- 2024: 440
- 2025: 336 (01-09)

Lot Maintenance
- 2024: 1,315
- 2025: 1272 (01-09)

Property Standards & Lot Maintenance

By-law No. 25-XXX

of the

THE CORPORATION OF THE CITY OF CAMBRIDGE

Being a By-law of The Corporation of the City of Cambridge to prescribe the standards for maintenance and occupancy for all properties within the City of Cambridge and to repeal By-law No. 181-04 and No. 184-04.

WHEREAS Section 15.1 (3) of the *Building Code Act,* 1992, S.O. 1992, c.23, authorizes the Council of a municipality to pass a By-law for prescribing standards for maintenance and occupancy of property.

AND WHEREAS the Council of the Corporation of the City of Cambridge deems it desirable to pass a By-law for prescribing standards for the maintenance and occupancy of property within the City of Cambridge and for prohibiting the occupancy for 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 and leveled condition.

AND WHEREAS the Corporation of the City of Cambridge has an official plan enacted pursuant to the *Planning Act* R.S.O 1990, c.P.13 as amended, which includes policies and provisions relating to the maintenance and occupancy of property within the City of Cambridge.

NOW THEREFORE, the Council of the Corporation of the City of Cambridge hereby enacts as follows:

1.0 SCOPE

1.1 This By-law applies to all properties in the City of Cambridge.

2.0 SHORT TITLE

2.1 This By-law may be referred to as the “Property Standards By-law”

3.0 DEFINITIONS

“Accessory Building” means a detached building or structure, not used for human habitation, the use of which is incidental or subordinate to the lawful use of the property and which is located on the same lot;

“Administrative Penalty By-law” means the Administrative Penalty By-law of the City, as amended from time to time, or any successor thereof;

“Basement” meant that portion of a building that has at least one-half of its height from finished floor to finished ceiling below the average adjacent finished grade;

“Bathroom” means a room containing at least a toilet, bathtub or shower, or two rooms that contain in total at least one toilet and one bathtub or shower;

“Building” means any structure used or intended for supporting any use or occupancy;

“Building Code” means the *Building Code Act*, 1992, c.23, as amended, and includes the regulations made thereunder;

“Character-Defining Element” means the heritage attributes (principal features, characteristics, context and appearance) that contribute to the cultural heritage significance of a protected heritage property and which are identified in a designation by-law and/or within a heritage conservation district plan and guidelines;

“Chief Building Official” means the person Council has appointed as such pursuant to the Building Code;

“Committee” means a Property Standards Committee or General Appeals Committee established under this by-law;

“Corporation” means The Corporation of the City of Cambridge;

“Council” means the Council of the Corporation of the City of Cambridge;

“Dwelling” includes any building, part of a building, tent, trailer, mobile home or other covering or structure, the whole or any portion of which is used or capable of being used for the purpose of human habitation;

“Dwelling Unit” means a room or suite of rooms used or designed to be used by one or more individuals as an independent or self-contained domestic unit or housekeeping establishment capable of supporting general living conditions including cooking, eating, sleeping and sanitary facilities;

“Fire Code” manes the *Fire Protection and Prevention Act, 1997,* S.O. 1997, c.4, as amended, and includes the regulations made thereunder;

“Habitable Room” means any room in a dwelling unit used or designated to be used for living, sleeping, cooking or eating purposes;

“Hazardous Building or Structure” means a building or structure, whether or not structurally unsafe within the meaning of the Building Code, that has sustained damage of any kind to the whole or any part of the building or structure by reason of fire, storm, neglect or other cause and the damage has not been repaired;

“Heritage Attribute” means, in relation to real property, and to buildings on the real property, an attribute of the property, building or structure that contributes to its cultural heritage value of interest and that is defined or described:

(a) In a by-law designating a property approved under the *Ontario Heritage Act* and identified as a heritage attribute, reason for designation, or otherwise;
(b) In a Minister's Order made under the *Ontario Heritage Act* and identified as a heritage attribute or otherwise;
(c) In a by-law designating a heritage conservation district passed under the *Ontario Heritage Act* and identified as a heritage attribute or otherwise;
(d) In the supporting documentation required for a by-law designating a heritage conservation district, including but not limited to, a heritage conservation district plan, assessment or inventory, and identified as heritage attributes or otherwise.

"Lot" means a parcel of land, the boundaries of which are defined in the last registered instrument by which legal or equitable title to the said parcel was lawfully and effectively conveyed;

"Maintenance" means the preservation and keeping in repair of a property;

"Maintenance (Heritage)" means the preservation and keeping in repair of a Heritage property and considers routine, cyclical, non-destructive actions, necessary to slow the deterioration of a Heritage Property. Maintenance includes the following actions: periodic inspection; property cleanup; gardening and repair of landscape features; replacement of glass in broken windows; minor exterior repairs (including replacement of individual asphalt shingles where there is little or no change in colour or design); repointing areas of wall space under 1.5 sq. m.; and/or any work defined as maintenance within a designated by-law or in a heritage conservation district plan;

"Mobile Home" means any dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent residence for one or more persons, but does not include a travel trailer, tent trailer or trailer otherwise designed;

"Multiple Dwelling" means a building lawfully containing three or more dwelling units;

"Multiple Use Building" means a building lawfully containing both a dwelling unit and a non-residential use;

"Municipal Heritage Committee" means a Committee of Council formed under the provisions of the *Ontario Heritage Act;*

"Non-residential Property" means a building or structure not occupied or capable of being occupied in whole or in part for the purpose of human habitation and includes those lands and premises appurtenant thereto;

"Occupancy" means the use or intended use of a building or part thereof for the shelter or support of persons, animals, or chattels;

"Occupant" means any person or persons over the age of eighteen years in possession of a property;

“Officer” shall mean a Property Standards Officer or Municipal By-law Compliance Officer of the City and shall also include any other person appointed by the City for the purposes of enforcing this By-law;

“Owner” means a person who is the lawful owner of real property or land, or a lessee, tenant, mortgagee in possession of real property or land or the occupant of real property or land;

“Person” includes an individual, corporation, firm, association, trust, bureau or partnership;

“Property” means a building or structure, or part of a building or structure, and includes the lands and premises appurtenant thereto and all mobile structures, outbuildings, fences and retaining walls, and erections thereon, whether heretofore or hereafter erected and includes vacant property;

“Repair” means the provision of such facilities and the making of additions or alteration or the taking of such action as may be required so that the property shall conform to the standards established in this by-law;

“Sewage” means liquid or water borne waste of industrial, commercial or domestic origin, including human body waste, toilet or bathroom waste, shower, tub, culinary, sink or laundry waste, but does not include storm water;

“Standards” means the standards prescribed in this by-law;

“Storm Water” means water that is discharged from a surface as a result of rainfall, snowmelt or snowfall;

“Unsafe Condition” means a condition that poses or constitutes a fire hazard or a hazard or risk to life, limb or health of any person;

4.0 GENERAL STANDARDS

4.1 All repairs and maintenance of property shall be carried out with suitable and sufficient materials and in a manner accepted as good construction standards within the trades concerned and shall conform to the requirements of the Building Code and Fire Code.

4.2 Every owner of property shall:

(a) Maintain their property and every part thereof, in a clean, sanitary and safe condition;

(b) Maintain every floor, wall, ceiling and fixture, including hallways, entrances, laundry rooms, utility rooms, and other common areas in a clean, sanitary and safe condition;

(c) Not allow accumulation or storage of garbage, refuse, appliances or furniture in a means of egress.

Drainage & Sewage

4.3 Downspouts, sump pumps or any other device designed and intended to direct or discharge water or storm water shall be maintained so as to direct or discharge water away from the building and so as to prevent flooding, erosion, and other nuisance to neighbouring properties.

4.4 Properties shall be maintained so as to ensure sewage is discharged into a sewage system.

Parking Areas, Walks and Driveways

4.5 All areas used for vehicular traffic and parking shall have a surface covering of asphalt, concrete, or compacted stone or gravel and shall be kept in good repair.

4.6 Notwithstanding the foregoing, on non-residential properties that abut residential properties, all areas used for vehicular traffic and parking shall have a surface covering of asphalt or similar hard surface or shall be treated to prevent dust.

4.7 Steps, walks, driveways, ramps, parking spaces and other similar areas shall be maintained so as to afford safe passage under normal use and weather conditions.

Fences and Retaining Walls

4.8 A fence or wall, other than a retaining wall under section 4.9, on a property or separating adjoining properties shall be maintained:

(a) in good repair;

(b) in a safe and structurally sound condition;

(c) reasonably plumb, unless specifically designed to be other than vertical; and

(d) unless inherently resistant to decay, with a protective coating of paint or equivalent weather-resistant material.

4.9 All retaining walls as applied under the Building Code shall be maintained in good repair and in a safe and structurally sound condition.

4.10 Without restricting the generality of section 4.9, such maintenance includes:

(a) redesigning, repairing or replacing all deteriorated, damaged, misaligned or missing portions of the wall and any railings or guards appurtenant thereto;

(b) installing subsoil drains where required to maintain the stability of the wall;

(c) grouting masonry cracks; and

(d) applying to all exposed metal or wooden components, unless inherently resistant to decay, a protective coating of paint or equivalent weather resistant material.

Exterior Property Areas

4.11 Exterior property areas shall be maintained in a safe condition and so as to not detract from the neighbouring environment, including but not limited to the removal of:

(a) trees, bushes and hedges including any branches or limbs thereof which are dead, decayed, damaged or hazardous;

(b) dilapidated or collapsed buildings, structures, building appendages, and the filling in or protecting of any unprotected well; and

(c) objects or conditions that may cause a health, fire or accident hazard.

Signs

4.12 A sign and it supporting structure shall be maintained in good repair, without visible deterioration, and in a safe and structurally sound condition.

Site Development Requirements

4.13 All site requirements, as required as a condition of development or redevelopment of the site shall be provided and maintained so as to ensure continuous compliance with the original site requirements.

5.0 BUILDING STANDARDS

Structural Soundness

5.1 A building, structure, or any part thereof, shall be capable of sustaining its own weight together with the loads that may be applied thereto by reason of its use and occupancy, natural causes as set out in the Building Code.

5.2 Where, in the opinion of an Officer, there is doubt as to the structural condition of a building or structure or parts thereof, an Officer may issue an Order that such building or structure, or parts thereof, be examined by a professional engineer licensed to practice in the Province of Ontario, at the owner's sole expense, and that a written report, which may include drawings for any recommended remedial work, be provided to an Officer.

5.3 Upon completion of all work required by the engineer's report provided in accordance with section 5.2, an Officer may require that a further report by the professional engineer be provided certifying that all work has been completed and is in accordance with all applicable legislation.

Pest Prevention

5.4 Buildings shall be kept free from rodents, vermin and insects at all times. Methods used for exterminating such pests shall be in accordance with the provisions of the *Pesticides Act* as amended.

5.5 Openings, including windows, that might permit the entry of rodents, insects, vermin or other pests shall be appropriately screened or sealed.

Foundations

5.6 Foundation walls of a building shall be maintained so as to prevent the entrance of insects, rodents and excessive moisture. Required maintenance may include the shoring of the walls to prevent settling, installing sub soil drains, grouting masonry cracks, damp-proofing and waterproofing walls, joints and floors.

Exterior Surfaces

5.7 Exterior surfaces of a building and their components shall be maintained in good repair, free from cracked, broken or loose masonry units, stucco or other defective cladding or trim. Paint or some other suitable preservative coating shall be applied and maintained so as to prevent deterioration due to weather conditions, insects or other damage.

5.8 Walls, roofs and other exterior parts of a building shall be free from loose or improperly secured objects or materials.

Windows and Doors

5.9 Exterior windows, doors and hatchways shall be maintained in good repair so as to prevent the entrance of wind or rain into the building.

5.10 Interior doors of buildings and structures shall be maintained in good working order, good repair and in a safe condition.

5.11 Rotted, ill-fitting or damaged doors, door frames, window frames, sashes and casings shall be renewed or replaced. Defective window hardware, weather stripping and broken glass shall be replaced.

5.12 In a dwelling unit, all windows that are intended to be opened and all exterior doors shall have suitable hardware so as to allow locking or otherwise securing from inside the dwelling unit.

5.13 Every window in a dwelling unit located above the first storey of a multiple dwelling shall be equipped with an approved safety device that would prevent any part of the window from opening greater than would be permitted by the Building Code.

Roofs

5.14 A roof including but not limited to the fascia board, soffit, shingles, cornice and flashing shall be maintained in good repair, in a watertight condition, free from holes, cracks, loose or unsecured objects, and free from dangerous accumulation of ice or snow.

5.15 Where eavestrough, roof gutters and downspouts are provided they shall be kept in good repair, free from leaks and obstructions and shall be properly secured to the building.

Walls, Ceilings and Floors

5.16 Every wall, ceiling and floor in a building shall be maintained so as to provide a continuous surface free of holes, cracks, loose coverings or other defects.

5.17 Walls surrounding showers and bathtubs shall be impervious to water.

5.18 Every floor in a building shall be reasonably smooth and level and maintained so as to be free of loose, warped, protruding, broken, or rotted boards or other material that might cause an unsafe condition or allow the entrance of rodents and other vermin or insects.

5.19 Every floor in a bathroom, kitchen, and laundry room shall be maintained so as to be impervious to water.

Stairs, Porches and Balconies

5.20 Inside and outside stairs, porches, balconies, ramps and landings shall be maintained so as to be free of holes, cracks and other defects that may constitute an unsafe condition.

5.21 Treads or risers that are broken, warped or loose and any supporting structural members that are rotted or deteriorated shall be repaired or replaced.

5.22 Outside stairs, porches, balconies and landings shall be protected from deterioration by the use of paint or other suitable protective material.

Guards and Handrails

5.23 A guard, handrail or banister shall be installed so as to prevent accident or injury as required by the Building Code.

5.24 A handrail shall be installed and maintained in good repair in all stairwells.

5.25 A guard shall be installed and maintained in good repair on the open side of any stairway or ramp, as required by the Building Code.

5.26 Guards shall be installed and maintained in good repair around all landings, porches and balconies.

5.27 Guards, handrail or banister shall be constructed and maintained rigid in nature and to withstand the loads to which they are subject to, due to intense use.

5.28 Outside guards, handrails or banisters shall be protected from deterioration by the use of paint or other suitable protective material.

Kitchens

5.29 Every self-contained dwelling unit shall contain a kitchen area equipped with a sink, served with hot and cold water, storage facilities, counter top work area and space for a stove and refrigerator.

5.30 Every kitchen in a dwelling unit shall have provided an adequate and approved gas, electrical or other fuel supply for cooking purposes, installed to the standards provided by the *Technical Standards and Safety Act,* as amended, and the applicable regulations thereunder or other applicable legislation.

5.31 There shall be at least 76 cm (30 in.) clear space above any exposed cooking surface.

5.32 A splash back or countertop having an impervious surface shall be provided around a kitchen sink.

Bathroom and Toilet Facilities

5.33 Every dwelling unit shall contain a bathroom consisting of at least one fully operational toilet, lavatory and bathtub or suitable shower unit. Every lavatory and bathtub or shower shall have an adequate supply of hot and cold running water. Every toilet shall have suitable supply of running water.

5.34 Every required bathroom shall be accessible from within the dwelling unit and shall be fully enclosed and provided with a door capable of being locked so as to allow privacy for the person using the room.

5.35 Where bathroom facilities are shared by occupants of residential accommodation, other than self-contained dwelling units, an appropriate entrance shall be provided from a common passageway, hallway, corridor or other common space to the room or rooms containing the facilities.

Plumbing

5.36 Each lavatory, bathtub or shower and one kitchen sink shall be equipped with an adequate supply of hot and cold running water in a dwelling unit.

5.37 Hot water shall be supplied at a temperature of not less than 43 degrees Celsius (110 degrees Fahrenheit) in a dwelling unit.

5.38 Every dwelling unit shall be provided with an adequate supply of potable running water.

5.39 All plumbing, including drains, water supply pipes, toilets and other plumbing fixtures shall be maintained in good condition free from leaks, defects, cracks or stains, and all water pipes and appurtenances thereto shall be kept from freezing.

5.40 All plumbing fixtures shall be connected to the sewage system through water seal traps.

Electrical Service

5.41 Every dwelling and dwelling unit shall be wired for electricity and shall be connected to an approved electrical supply system.

5.42 The electrical wiring, fixture, switches, receptacles, and appliances located or used in buildings shall be installed and maintained in good working order so as to not cause fire or electrical shock hazards.

5.43 All electrical services shall conform to the regulations established by, and be installed to the standards provided by, the *Technical Standards and Safety Act,* as amended, and the applicable regulations thereunder or other applicable legislation.

5.44 Every bathroom, kitchen, laundry room, furnace room, basement and non-habitable room or storage area shall be provided with permanent light fixtures.

5.45 Lighting fixtures and appliances installed throughout a dwelling unit, including hallways, stairways, corridors, passageways, garages and basements, shall provide sufficient illumination so as to avoid an unsafe condition in normal use.

Heating, Heating Systems, Chimneys and Vents

5.46 Every dwelling and building containing a residential dwelling unit or units shall be provided with suitable heating systems capable of maintaining an indoor ambient temperature of 21 degrees Celsius (70 degrees Fahrenheit).

5.47 A residential heating system shall be maintained in good working condition so as to be capable of safely heating the individual dwelling unit to the required standard.

5.48 All fuel burning appliances, equipment and accessories in a dwelling shall be installed and maintained to the standards provided by the *Technical Standards and Safety Act,* as amended, and the applicable regulations thereunder or other applicable legislation.

5.49 Where a heating system or part thereof requires solid or liquid fuel to operate, a place or receptacle for such shall be provided and maintained in a safe condition and in a convenient location so as to not create an unsafe condition.

5.50 Every dwelling shall be so constructed or otherwise separated to prevent the passage of smoke, fumes, and gases from that part of the dwelling which is not used, designed or intended to be used for human habitation into other parts of the dwelling used for habitation. Such separations shall conform to the Building Code and Fire Code.

5.51 All fuel burning appliances, equipment, and accessories in a dwelling unit shall be properly vented to the outside air by means of a smoke-pipe, vent pipe, chimney flue or other approved method.

5.52 Every chimney, smoke-pipe, flue and vent shall be maintained in good repair so as to prevent smoke, fumes or gases from entering a dwelling unit. Maintenance shall include the removal of all obstructions, sealing open joints, and the repair of loose or broken masonry units.

5.53 Every chimney, smoke-pipe, flue and vent shall be maintained in good condition so as to prevent the heating of adjacent combustible material or structural members to unsafe temperatures.

Fire Escapes

5.54 Buildings using a fire escape as a secondary means of egress shall keep the escape in good condition, free from obstructions and easily reachable through an operable window or door.

Egress

5.55 Every dwelling and each dwelling unit contained therein shall have a safe, continuous and unobstructed passage from the interior of the dwelling and the dwelling unit to the outside at street or grade level.

Lighting

5.56 Every habitable room, except for a kitchen or bathroom shall have a window or windows, skylights or translucent panels that face directly to the outside with an unobstructed light transmitting area of not less than 10% of the floor area of such rooms where practicable. The glass area of a sash door may be considered as a portion of the required window.

5.57 All public hallways and stairs in multiple dwellings shall be illuminated at all times so as to provide safe passage.

5.58 All non-residential establishments shall install and maintain sufficient windows, skylights, or lighting fixtures necessary for the safety of all persons attending the premises or as may be required by the *Occupational Health and Safety Act*, as amended, for industrial and commercial properties.

5.59 Owners shall not create, cause or permit the intrusion of light onto adjacent property so as to cause a nuisance to the occupants of the adjacent property.

Ventilation

5.60 Every habitable room in a dwelling unit and every bathroom shall have openings for ventilation providing an unobstructed free flow of air as required by the Building Code.

5.61 All systems for mechanical ventilation shall be maintained in good working order.

5.62 All enclosed areas including basements, crawl spaces and attics or roof spaces shall be adequately ventilated.

Mould

5.63 Any accumulation of mould shall be cleaned and removed.

5.64 The Officer may order the owner to provide, at the owner's expense, a report prepared by a Certified Air Quality Assessment professional, detailing mould spore samples and related air quality. The report shall detail the extent of mould contamination and remediation of mould, and any other items as the Officer deems necessary.

5.65 The Officer may order the owner to provide, at the owner's expense, a follow-up report which confirms that air quality levels are consistent with a healthy environment after the required remediation takes place.

Voice Communication System

5.66 Exterior voice communication systems, where provided, shall be maintained in good repair and in working condition.

Elevating Devices

5.67 Elevators, dumb-waiters, hoists, escalators, incline lifts, and other elevating devices in a building or structure shall be kept in good working order, in a safe condition and in accordance with the *Technical Standards & Safety Act*, as amended and any regulations made thereunder.

Barrier Free Access

5.68 All interior barrier-free access facilities within a building or structure where installed or required by law or as a condition of development or redevelopment shall be maintained in a good state of repair, operationally suitable and available for use.

5.69 All accessible exterior door mechanisms, including power door operators, lever handles, push plates, and related hardware, shall be maintained in good working order and in a safe condition, ensuring continuous barrier-free access as required under the Ontario Building Code.

Disconnected Utilities

5.70 Owners of residential buildings or any person or persons acting on behalf of such owner shall not disconnect or cause or permit to be disconnected any service or utility supplying heat, electricity, gas, refrigeration or water to any residential unit

or building occupied by a tenant or lessee except for such reasonable period of time as may be necessary for the purpose of repairing, replacing or otherwise altering said service or utility.

6.0 VACANT BUILDINGS & DEMOLITION

6.1 In addition to the minimum standards for the maintenance of a property in the Municipality as set out in this by-law, the owner of a building or structure that is vacant or is damaged by accident, storm, fire, neglect or otherwise shall:

(a) Take immediate steps to prevent or remove a condition which might endanger persons in, on or near the property, building or structure;

(b) have all water, electrical and gas services turned off except for those services that are required for the security and maintenance of the property;

(c) barricade the building or structure until necessary demolition or repair can be carried out; and

(d) demolish or repair the building under a valid Building Permit issued by the City.

6.2 Where exterior doors, windows, trim or other openings of a vacant building, partially vacant building or abandoned building or structure that are broken, improperly fitted, or otherwise in disrepair the owner shall board the building to the satisfaction of the officer by covering all openings with boarding of at least 12.7mm (0.5 in.) weatherproof sheet plywood securely fastened to the building and painted a colour compatible with the surrounding walls.

6.3 A board or protective covering that is used on a building to secure a window, door or other opening shall be maintained in good condition and without visible deterioration.

Demolition

6.4 Where a building, accessory building or other structure is being demolished, every reasonable precaution shall be taken to protect adjoining property and members of the public, which may include the erection of fences, barricades, covered ways for pedestrians and all other means of protection necessary for the purpose.

6.5 Where a building, accessory building, fence, or other structure on a property is demolished, the site shall be cleared of all undesirable material, brush, recyclable material and unsightly storage and left in a graded and levelled condition within 30 days.

7.0 **HERITAGE PROPERTIES**

7.1 In addition to the minimum standards for the maintenance of a property in the Municipality as set out in this by-law, the owner or occupant of a protected heritage property shall:

(a) Maintain, preserve and protect the character-defining elements as identified with the property's designation by-law and/or identified within a heritage conservation district plan to maintain the heritage character, visual, and structural integrity of any and all buildings, structures, or constructions located on the real property.

(b) Maintain the property in a manner that will ensure the protection and preservation of the heritage values and attributes.

Repair of Character-Defining Elements

7.2 Despite any other provisions in this by-law, where a character-defining element of a designated heritage property can be repaired, the character-defining element shall not be replaced and shall be repaired as follows:

(a) In a manner that minimizes damage to the character-defining element;

(b) In a manner that maintains the design, colour, texture, grain, or other distinctive feature of the character-defining element;

(c) Using the same material as the original and in keeping with the design, colour, texture, grain, and any other distinctive features of the original; and

(d) Where the same types of materials as the original are no longer available, using alternative materials that replicate the design, colour, texture, grain or other distinctive feature, and appearance of the original material.

Replacement of Character-Defining Elements

7.3 Despite any other provisions in this by-law, where a character-defining element of a designated heritage property cannot be repaired (as determined by a built heritage specialist), the character-defining element shall be replaced as follows:

(a) Using the same types of material as the original;

(b) Where the same types of material as the original are no longer available, using alternative materials that replicate the design, colour, texture, grain, or other distinctive feature, and appearance of the original material;

(c) In such a manner so as to replicate the design, colour, texture, grain, and other distinctive features and appearance of the character-defining element; and

(d) The removal of the original material shall be documented by photographs, to scale drawings, and/or any means identified by the Heritage Committee.

Altering Designated Heritage Properties

7.4 Despite any other provisions in this by-law or the Building Code Act, no protected heritage property shall be altered, exempting works classified as maintenance and/or when approval is granted under the *Ontario Heritage Act.*

Vacant and Damaged Designated Heritage Properties

7.5 Despite any other provisions of this by-law or the *Building Code Act*, where a designated heritage property remains vacant, the owner shall ensure that appropriate utilities servicing the property are connected, as required, in order to provide, maintain, and to monitor heat and ventilation to prevent damage to the character-defining elements cause by environmental conditions.

7.6 The owner shall protect the property against risk of fire, storm, neglect, intentional damage, or damage caused by other causes by effectively preventing entrance to it of all animals and unauthorized persons, and by closing and securing openings to any structures with boarding. This boarding must completely cover all openings, and be properly fitted in a watertight manner with the side jams, the head jams, and the exterior bottom sill of the opening so that any exterior trim and cladding remains uncovered and undamaged by the boarding. The boarding shall be installed in such a way that minimizes damage to any character-defining elements, is reversible, and minimizes visual impact.

7.7 No opening shall be secured by brick or masonry held in place by mortar unless agreed to by Municipal Heritage Committee.

7.8 An exterior lighting fixture shall be installed and/or maintained in the front porch, veranda, or area adjacent to the front entrance of the building or structure, and must be activated by motion sensors.

7.9 In the event of a conflict between policies relating to designated heritage property, and any other provision of this by-law or the *Building Code Act,* the provision that establishes the highest standard for the protection of the character-defining elements shall prevail.

8.0 ADMINISTRATION & ENFORCEMENT

Property Standards Officers

8.1 For the purposes of the administration and enforcement of this by-law the City may from time to time appoint Officers.

8.2 An Officer or any person acting under his or her instructions; may, upon producing proper identification, enter upon any property at any reasonable time without warrant for the purpose of inspecting the property to determine:

(a) Whether the property conforms with the standards prescribed in the by-law; or

(b) Whether an Order has been complied with.

8.3 No person shall obstruct or hinder or attempt to obstruct or hinder an Officer in the exercise of power or the performance of a duty under this by-law.

8.4 A person shall not knowingly make a false or misleading statement to an Officer or any person who is acting under the authority of this by-law.

9.0 ORDER TO COMPLY

9.1 An officer who finds that a property does not conform to any of the standards prescribed in the by-law may make an Order pursuant to the *Building Code Act* and any regulations made thereunder.

9.2 The Order shall be served personally or by registered mail on the owner of the property and such other persons affected by it as the Officer deems necessary, and a copy of the Order may be posted at the property.

9.3 An Order served registered mail to the last known address to whom notice is to be given is deemed served on the fifth (5^{th}) day after the date of mailing.

9.4 An Order may be registered on the property and, upon such registration, any person acquiring any interest in the land subsequent to the registration of the Order shall be deemed to have been served with the Order and when the requirements of the Order have been satisfied, the municipality may forthwith register a certificate that the requirements have been satisfied, which shall operate as a discharge of the Order.

Appeal

9.5 An owner or occupant who has been served with an Order made pursuant to this by-law and the *Building Code Act* may appeal to the Committee by the date

stipulated in the Order by sending a Notice of Appeal by registered mail with the fee set out in the Fees and Charges By-law, as amended.

9.6 If an appeal is taken, the Committee shall hear the appeal and shall have all powers and functions of the Officer who made the Order, and may:

(a) Confirm, modify or rescind the Order; or

(b) Extend the time for complying with the Order.

10.0 POWER OF MUNICIPALITY TO REPAIR OR DEMOLISH

10.1 If an Order as deemed confirmed or as confirmed or modified by the Committee or a Court, the City may cause the property to be repaired or demolished without warrant.

10.2 The City or any 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 City in reasonable exercise of its powers.

10.3 The City shall have a lien on the land for the amount spent on the repair or demolition and the amount shall be deemed to the municipal real property taxes and may be added to the tax roll and collected in the same manner and with the same priorities as municipal real property taxes.

11.0 PENALTIES

11.1 Every person who fails to comply with an Order that is final and binding is guilty of an offence under the *Building Code Act.*

11.2 If a conviction is entered, in addition to any other remedy and to any penalty imposed by this by-law, the court in which the conviction is entered, and any court of competent jurisdiction thereafter, may make an order prohibiting the continuation or repetition of the offence by the person convicted on the same property.

11.3 The whole of this By-law is hereby designated as a by-law to which the Administrative Penalty By-law 23-050 or successor applies, inclusive of all sections and subsections thereunder.

11.4 Every person that contravenes a provision of this By-law or fails to comply with an Order that is final and binding under this By-law shall, upon issuance of a penalty notice in accordance with the Administrative Penalty By-law or successor, be liable to pay an administrative penalty and applicable fees.

12.0 SEVERABILITY

12.1 If a court of competent jurisdiction declares any provision, or any part of a provision, of this by-law to be invalid, or to be of no force and effect, it is the intention of the Council in enacting this By-law, that each and every other provision of this By-law authorized by law, be applied and enforced in accordance with its terms to the extent possible according to law.

13.0 TRANSITIONAL RULES

13.1 After the date of passing of this By-law, By-law 181-04 and amendments, apply only to properties in respect of which an Order has been issued prior to the date of passing of this By-law, and then only to such properties until such time as the work required by such Order has been completed or any enforcement proceedings in respect of such Order, including demolition and repair by the City, have been concluded.

14.0 REPEAL

14.1 Except for the purpose set out in section 13.1, By-law No. 181-04 and 44-017 are hereby repealed.

15.0 EFFECTIVE DATE

15.1 This By-law shall come into force and effect on the date it is passed.

ENACTED and PASSED this day of , 2025.

_____

MAYOR
Jan Liggett

_____

CITY CLERK
Jennifer Shaw

BY-LAW NO. XXX-XX

of the

CORPORATION OF THE CITY OF CAMBRIDGE

Being a by-law of the Corporation of the City of Cambridge to provide for the maintenance of land in the City of Cambridge; and repeal By-laws 189-13, 17-043, 17-100 and 06-021.

WHEREAS the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended ("the Act") authorizes a municipality to pass by-laws respecting the health, safety and well-being of persons;

AND WHEREAS the Act authorizes a municipality to pass by-laws requiring the cleaning and clearing of land;

AND WHEREAS the Act authorizes a municipality to prohibit and regulate the storage of used motor vehicles;

AND WHEREAS the Act authorizes a municipality to require an owner or occupant of land to clean the land and clear it of refuse and debris;

AND WHEREAS the Act authorizes a municipality to define "refuse";

AND WHEREAS the Act authorizes a municipality to prohibit the depositing of refuse or debris on land without the consent of the owner or occupant of the land;

AND WHEREAS the Act authorizes a municipality to regulate deep waters or other dangerous places for the purposes of public safety;

AND WHEREAS the Act authorizes a municipality to prohibit and regulate with respect to public nuisances, including matters that, in the opinion of Council are or could become public nuisances;

AND WHEREAS the Act authorizes a municipality to regulate parking, standing or stopping a motor vehicle or trailer on a surface other than a driveway;

AND WHEREAS the Act authorizes a municipality to regulate the presence of yard waste, long grass, pests, graffiti, derelict vehicles and trailers, unkept firewood and standing water that may become a public nuisance;

AND WHEREAS the Act provides that the powers of a municipality under any Act shall be interpreted broadly so as to confer broad authority on municipalities to enable them

to govern their affairs as they consider appropriate and enhance their ability to respond to municipal issues;

AND WHEREAS the Act provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under the Act;

AND WHEREAS the Act authorizes a municipality to pass by-laws providing that a person who contravenes a by-law of a municipality is guilty of an offence;

AND WHEREAS the Council of the Corporation of the City of Cambridge deems it desirable to regulate the maintenance of land in order to enhance the quality, health and safety of communities;

AND WHEREAS the Act permits a municipality to pass by-laws providing that any person who contravenes any by-law of the municipality is guilty of an offence;

AND WHEREAS the Act authorizes the City to pass a by-law providing that where a motor vehicle has been left parked, stopped or standing in contravention of a by-law, the owner of the motor vehicle is guilty of an offence, even though the owner was not the driver of the motor vehicle at the time of the contravention of the by-law, and is liable to the applicable fine unless, at the time of the offence, the motor vehicle was in the possession of another person without the owner's consent;

AND WHEREAS the Act permits a municipality that has authority to pass by-laws directing or requiring that a matter or thing be done to also provide that in default of it being done by the person directed or required to do it, such matter or thing shall be done at the person's expense and that a municipality may enter upon land and into structures at any reasonable time for the above purpose and further that a municipality may recover the cost of doing a thing or matter required above and may recover the costs by action or by adding the costs to the tax roll and collecting them in the same manner as taxes;

AND WHEREAS the Act provides that a municipality may require a person, subject to such conditions as the municipality considers appropriate, 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 the Act;

AND WHEREAS the Act authorizes a municipality to add any part of a fine for a commission of a provincial offence that is in default under the Provincial Offences Act, to the tax roll for any property in the local municipality for which all the owners are responsible for paying the fine and collect it in the same manner as municipal taxes;

NOW THEREFORE the Council of the Corporation of the City of Cambridge enacts as follows:

1. DEFINITIONS

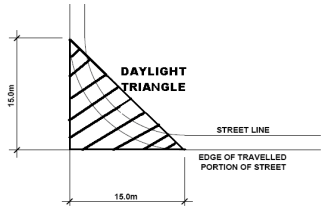
1.1 In this by-law:

(a) "**Administrative Penalty By-law**" means the Administrative Penalty By-law of the City, as amended from time to time, or any successor thereof;

(b) **"City"** means The Corporation of the City of Cambridge;

(c) **"Composting"** means the natural decomposition of organic materials in a container, pile or digester;

(d) **"Daylight Triangle"** means that portion of a corner lot within the triangular space formed by the point on the edge of the travelled portion of two streets street lines and a straight line drawn from a point in one street line to a point in the other street line, each point being 15 meters (49 feet) measured along each street line from the point of intersection of the street lines (see below);



(e) "**Designated Provision**" means any section of this by-law designated in accordance with section 16.2;

(f) "**Donation Collection Box"** includes any receptacle located outdoors, within the geographic area under the jurisdiction of the City of Cambridge, and placed, installed, displayed, operated, used, altered or maintained for the purpose of collecting donated items from the public, including but not limited to appliances, clothing, household items, metal, paper, recyclables and toys but does not include a receptacle located within a building or a receptacle owned or operated by the City of Cambridge, or a publication distribution box.

(g) **"Excavation"** means a hole in the ground at least 60 centimeters (23.6 inches) in depth as a result of the removal of material.

(h) "**Graffiti**" means one or more letters, symbols, marks, pictorial representations, messages or slogans howsoever made on any property, but does not include any of the following:

i) A sign, public notice, or traffic control mark authorized by the City;
ii) A sign authorized pursuant to a permit issued under the City Sign By-law;
iii) A sign, public notice, or traffic control mark authorized by Regional, Provincial or Federal law.

(i) **"Highway"** means a common and public highway, common and public walkway, street, road, avenue, parkway, square, place, bridge, viaduct, trestle, or any other way open to public use, and includes the area between the lateral property lines thereof;

(j) **"Inoperative Motor Vehicle"** means a motor vehicle that is: in disrepair; is missing body work, components or parts, including tires; contains damaged components, parts, bodywork, or glass; has deteriorated or missing adjuncts; is unlicensed; or one which, if operated on a public highway, would otherwise fail to meet the requirements of the *Highway Traffic Act*, R.S.O. 1990, c. H.8, as amended.

(k) **"Motor Vehicle"** means a motor vehicle as defined in the *Highway Traffic Act,* as amended.

(l) **"Municipal Law Enforcement Officer"** means a person appointed by Council to administer and enforce By-Laws for the City of Cambridge;

(m) **"Naturalized Area"** means an area deliberately implemented to produce ground cover, including wild flowers, shrubs, annuals, perennials, grasses, or a combination thereof, that is monitored and maintained by a person, but does not include noxious weeds;

(n) **"Noxious Weed"** means a noxious weed designated by or under the *Weed Control Act,* R.S.O. 1990, c. W.5*,* as amended;

(o) **"Owner"** means

(i) in regard to real property or land, the lawful owner of real property or land, or a lessee, tenant, mortgagee in possession of real property or land or the occupant of real property or land, and

(ii) in regard to a donation collection box, the owner or operator of the donation collection box.

(p) **"Person"** includes an individual, association, firm, corporation (with the exception of the Corporation of the City of Cambridge), partnership, sole proprietorship, trust, organization, trustee or agent;

(q) **"Property"** means land that may have a building (occupied or unoccupied) on it or vacant land.

(r) **"Region"** means the Regional Municipality of Waterloo;

(s) **"Sidewalk"** means that portion of the highway that is intended for the use of pedestrians and which surface is finished with concrete or asphalt;

(t) "**Standing water**" means non-flowing, uncirculated, motionless, or stale water that has remained in a location for a period exceeding 5 days, but does not include water that is in a covered rain barrel or a swimming pool, hot tub, wading pool or artificial pond maintained in good repair and working order;

(u) **"Turf Grass"** means a perennial strand of plant that can form turf and withstand mowing, traffic and/or wear;

(v) **"Unlicensed Motor Vehicle"** means a vehicle that fails to display a currently validated permit or number plates in accordance with the *Highway Traffic Act,* as amended;

(w) **"Vertical Clearance"** means an unobstructed vertical passage space required along a highway or a sidewalk within a highway;

(x) **"Refuse"** means any garbage, salvage, debris, litter, broken or discarded materials, and includes, but is not limited to:

(i) Bottles, cans, cartons, clothing, discarded toys, packing materials, paper;

(ii) Broken or discarded material;

(iii) Piping, ducting, tubing, conduits, cable, wire and fittings or related accessories;

(iv) Appliances or parts of appliances;

(v) Human or animal feces;

(vi) Shopping carts;

(vii) Inoperative motor vehicles;

(viii) Automotive parts, vehicle parts or accessories, mechanical equipment, mechanical parts, unmounted tires, and tires mounted on rims;

(ix) Trailers, truck trailers or house trailers that are wrecked, discarded, dismantled, unplated or in inoperative condition;

(x) Furnaces, furnace parts, pipes, fittings to pipes, and water or fuel tanks that are not in use;

(xi) Kitchen or table waste of animal or vegetable origin;

(xii) Yard waste;

(xiii) Broken concrete, broken asphalt, patio or sidewalk slabs, bricks, interlocking bricks, unused building materials, and pallets;

(xiv) Indoor furniture; or

(xv) Wrecked, dismantled, abandoned or inoperable machinery, or parts thereof.

(y) **"Yard Waste"** means grass clippings, tree and garden cuttings, brush or leaves.

2. GENERAL STANDARDS

2.1 Every owner of land shall maintain exterior yards free and clear of any refuse.

2.2 Section 2.1 does not apply to:

(a) Land or structures operated by the City or Region for the purpose of dumping, disposing, or storage of refuse;

(b) Land or structures designated or zoned by the City or Region for the purpose of dumping, disposing, or storage of refuse;

(c) Refuse placed out for collection in accordance with the Regional Municipality of Waterloo Waste Collection By-Law 02-011, as amended, or any successor thereof;

(d) Refuse stored in accordance with section 7 of this By-Law; or

(e) Refuse stored in accordance with section 8 of this By-Law.

2.3 No construction equipment, backhoes, skid steers, excavators, dump trucks, tractors, farm tractors, or utility tractors, except where explicitly permitted in accordance with the Zoning By-law shall be stored in any yard.

2.4 No vehicle, trailer or related equipment shall be parked or stored on a surface other than a driveway or designated parking area that has been constructed in accordance with the City's Zoning Bylaw and shall not include a walkway.

2.5 If damage to landscaping results from the parking or storing of a vehicle, trailer or related equipment on a nonpermitted surface, the landscaping shall be repaired or protected using a suitable ground cover that prevents erosion of the soil.

2.6 No person shall store firewood, building materials, garden equipment, landscaping equipment, pool equipment, barbeques, or similar objects (domestic storage) unless it is:

a) Stored in a rear yard; and

b) Stored in a neat and organized manner; and at least 1.2 meters away from a property fence or property line.

3. VEGETATION

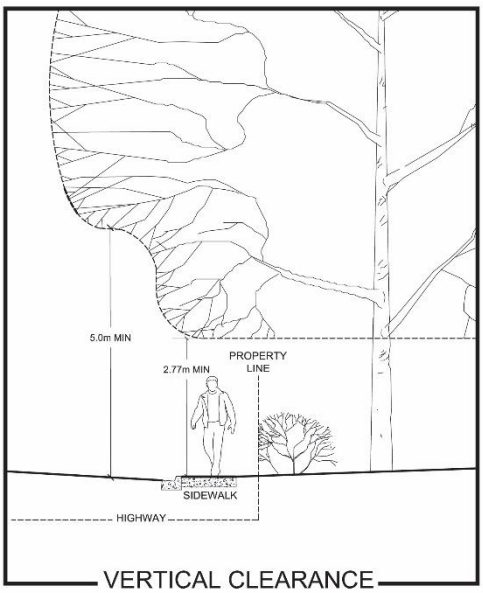
3.1 No owner shall allow any turf grass, ground cover or weeds on his or her land to exceed 20 centimeters (8 inches) in height.

3.2 Section 3.1 does not apply to *naturalized areas*.

3.3 Every owner of property shall remove and destroy all noxious weeds, whether dead or alive, from their lot.

3.4 No owner of property shall allow any turf grass, ground cover or weeds on the adjoining boulevard to exceed 20 centimeters (8 inches) in height and shall keep the boulevard free of all noxious weeds.

3.5 Every owner shall keep all hedges, trees, foliage, naturalized areas, or other vegetation located adjacent to a highway or a sidewalk on a highway cut and trimmed so as to provide a vertical clearance of 5.0 meters (197 inches) from a highway, and, where that highway contains a sidewalk, a vertical clearance of 2.77 meters (109 inches) from the sidewalk.



3.6 If a hedge, tree, naturalized area, or other vegetation is located within the daylight triangle, no owner shall allow such hedge, tree, naturalized area, or other vegetation to exceed a height of 0.75 meters (30 inches).

3.7 In addition to other requirements in this By-law, every owner of property shall maintain all vegetative growth, which for the purposes of this section includes ornamental plants, shrubs, trees, cultivated fruits or vegetables, naturalized areas, hedges and other vegetation, on the lot of their property according to the following requirements:

a) Vegetative growth shall not obstruct sidewalks or streets; and

b) Vegetative growth shall not conceal or interfere with the use of any fire hydrant or water valves

3.8 If a wall or structure is located within the daylight triangle, no owner shall allow such wall or structure to exceed a height of 0.75 meters (30 inches) measured from grade

4. DUMPING

4.1 No person shall cause or permit littering or dumping of any waste or refuse on any property.

4.2 Section 4.1 does not apply to:

(a) Land or structures operated by the City or Region for the purpose of dumping or disposing of refuse;

(b) Land or structures designated or zoned by the City or Region for the purpose of dumping or disposing of refuse; or

(c) Refuse placed out for collection in accordance with the Regional Municipality of Waterloo Waste Collection By-Law 02-011, as amended, or any successor thereof.

5. STANDING WATER

5.1 No owner of property shall cause or permit the collection of standing water on their property.

5.2 Every owner of property shall take all necessary steps to remove or dispose of standing water located on their property when required to do so by an officer.

6. EXCAVATIONS

6.1 Every person shall completely fill an excavation on his or her land unless it is enclosed completely by a barrier.

6.2 For the purposes of section 6.1, a barrier must be at least 122 centimeters (48 inches) in height and sufficient to reasonably prevent a person from falling into the excavation.

6.3 Section 6.1 does not apply to:

a) Work which is actively proceeding under a current and valid grading permit or building permit;

b) Work which is actively proceeding under an approved site plan; or

c) A site that is within a registered plan of subdivision, which subdivision is being developed for the first time.

7. GARBAGE CONTAINERS

7.1 Notwithstanding section 7.2, nothing in this by-law prohibits an owner from storing collectible waste as defined by and in accordance with the Regional Municipality of Waterloo Waste Collection By-Law 02-011, as amended, or any successor thereof.

7.2 No garbage or refuse shall be stored on any lot in any zone except within the principal building or an accessory building or structure on such lot or in a container in the side yard or rear yard of such lot and, in an M1 or M2 zone or any commercial use class zone, such container shall be screened from view.

7.3 When storing collectible waste on a property pending regular collection, every owner shall store such waste in a container that:

(a) Is maintained in good repair;

(b) Is made of watertight construction;

(c) Is sealed with a tight cover at all times, unless the container is being filled or emptied; and

(d) If the container is located within a structure or accessory building for the purposes of screening, such structure or accessory building shall be maintained in good repair.

8. COMPOSTING

8.1 No owner of land shall compost on the land or permit composting to take place on the land unless such composting complies with the following requirements:

(a) Composting shall take place only in a container, pile or digester;

(b) Only yard waste and organic materials are permitted to be placed in a pile for composting;

(c) No human feces or other animal feces shall be placed in a compost container, pile or digester;

(d) Bones, meat, fish, dairy or fat products shall not be added to a compost container but may be placed in a digester;

(e) Compost containers, piles or digesters are only permitted on land on which a dwelling unit is located;

(f) Composting shall take place behind the front and exterior side building line of the land;

(g) Compost containers, piles or digesters shall be located no closer than 1.5 meters (59 inches) from any property line;

(h) No compost container, pile or digester used for composting on his or her land shall exceed 2 cubic meters in size;

(i) Compost containers, piles or digesters shall be located no closer than 4 meters (157 inches) from any dwelling unit, deck, patio or outdoor living area associated with an adjacent property;

(j) Every compost container or digester shall be kept covered tightly at all times except when being emptied or filled;

(k) Organic materials placed in a compost container shall be covered by yard waste, soil or compost;

(l) Composting shall not emit offensive odors; and

(m) Any compost container, pile or digester shall be maintained so as not to attract insects, rodents, vermin or animals.

9. PEST CONTROL

9.1 Every owner of land shall maintain his or her land free from any nests of bees, wasps, hornets, or other pests.

9.2 Every owner of land shall maintain his or her land free from any termites, rodents, or vermin.

10. POOLS AND ACCUMULATION OF WATER

10.1 The water in any privately owned swimming pool, wading pool, artificial pond, or accumulation of water, shall be kept clean and in a sanitary condition so as to be free from odors or conditions likely to create a breeding environment for insects.

10.2 All swimming pools, hot tubs, wading pools and artificial ponds, or accumulation of water and all accessories thereto shall be maintained in good repair and free from leaks.

10.3 All swimming pools, hot tubs, wading pools and artificial ponds, or accumulation of water including all accessories thereto that are abandoned, derelict or otherwise unused, shall be drained and removed or filled in and the property left in a graded and leveled condition.

11. GROUND COVER

11.1 All yards shall be provided with suitable ground cover that is adequate enough to prevent instability and erosion of the soil.

11.2 Section 11.1 does not apply to:

(a) Work which is actively proceeding under a current and valid grading permit;

(b) Work which is actively proceeding under an approved site plan; or

(c) Work which is actively proceeding under a valid building permit.

12. DONATION COLLECTION BOXES

12.1 No owner of a donation collection box or owner of land shall locate, install or place, or permit to be located, installed or placed, or cause to be located, installed or placed, a donation collection box unless the donation collection box is located, installed or placed:

(a) on land with the prior written consent of the owner of the land;

(b) on land that is not owned by the City of Cambridge;

(c) on land which is not used for residential purposes; and

(d) in a location that does not create any obstruction for vehicular or pedestrian traffic, including but not limited to, a visual obstruction.

12.2 The owner of a donation collection box shall place on the front of the donation collection box all of the following information in lettering no smaller than Arial 150 font or other fonts of similar dimensions and in a contrasting colour:

(a) the correct legal name and address and telephone number of the owner;

(b) the correct legal business name of the owner, if applicable;

(c) the type of organization if the owner is not a charity;

(d) the Canada Revenue Agency charity registration number if the owner is a charity; and

(e) the schedule of times for the pick-up of the donations.

12.3 The owner of the donation collection box shall maintain the information set out on the donation collection box to ensure that the information remains accurate, current and legible.

12.4 The owner of land shall ensure that a donation collection box located, installed or placed on their land displays the information required by this by-law.

12.5 The owner of a donation collection box and the owner of the land where a donation collection box is located shall maintain:

(a) the collection box in a clean, tidy condition and in good repair; and

(b) all the areas immediately adjacent to the donation collection box free and clear of debris and refuse.

12.6 Notwithstanding any other provision in this by-law and in addition thereto, the following provisions shall apply in regard to donation collection boxes:

(a) Where the owner of a donation collection box or the owner of land upon which is located a donation collection box to whom a Municipal Law Enforcement Officer's notice has been delivered fails to comply with the notice of the officer, the Municipal Law Enforcement Officer may remove the donation collection box and perform any other restoration work deemed necessary at the cost of the owner of the donation collection box and/or of the owner of the land where the donation collection box is located.

(b) The Municipal Law Enforcement officer shall store the donation collection box for 30 days at the cost of the owner of the box or the owner of the land where the donation collection box was located.

(c) The owner of the donation collection box or the owner of land upon which the box was located shall retrieve the box and pay the removal, restoration and storage costs incurred by the Municipal Law Enforcement Officer.

(d) The Municipal Law Enforcement Officer shall return the donation collection box to the owner of the box or to the owner of the land where the box is located upon payment by owner of the box or by the owner of the land of the removal, restoration and storage costs incurred by the officer.

(e) Upon the failure of the owner of the donation collection box or the owner of the land to retrieve the donation collection box from storage and to pay the costs of the work performed by the Municipal Law

Enforcement Officer and of the storage costs, the officer may dispose of the donation collection box and may recover any and all the costs incurred by the officer in regard to the donation collection box by adding the costs to the tax roll of the land where the collection box was located and collecting the costs in the same manner and with the same priority as municipal taxes.

13. GRAFFITI

13.1 No person shall place graffiti, or cause or permit graffiti to be placed on any property.

13.2 The owner, tenant or occupant of a property shall keep the property free of graffiti.

13.3 Sections 13.1 and 13.2 do not apply to the interior space of any property.

14. ADMINISTRATION AND ENFORCEMENT

14.1 A Municipal Law Enforcement Officer may enter on land at any reasonable time for the purpose of carrying out an inspection to determine whether this by-law, or a direction or notice made under this by-law, is being complied with.

14.2 As part of an inspection, a Municipal Law Enforcement Officer may:

(a) Require the production of documents or things relevant to the inspection;

(b) Inspect and remove documents or things relevant to the inspection for the purpose of making copies or extracts;

(c) Require information from any person concerning a matter related to the inspection; and

(d) Alone or in conjunction with a person possessing special or expert knowledge, make examinations or take tests, samples or photographs necessary for the purposes of the inspection.

15 NOTICE AND REMEDIAL ACTION

15.1 If a person is found to have contravened any of the provisions of this by-law, the Municipal Law Enforcement Officer may issue a notice to the person to remedy the contravention.

15.2 A notice under section 15.1 shall set out the reasonable particulars of the contravention, the location of the land on which the contravention occurred, and the date by which there must be compliance with the notice.

15.3 A notice issued pursuant to this By-law may be served:

(a) Personally;

(b) By delivering it personally to an occupant at the last known address of the person named in the notice, who appears to be at least 16 years of age; or

(c) By regular or registered mail sent to the last known address of the person to whom the notice if given or to that person's agent for service; or

(d) By posting the notice in a conspicuous location at the property; or

(e) By sending it by e-mail to an e-mail address for the person to whom the notice is being directed. Service by e-mail is effective only if the person provides a written response to the e-mail.

15.4 If a notice is served by regular or by registered mail pursuant to section 15.3, the service shall be deemed to have been made on the fifth day after the date of mailing.

15.5 Every person to whom a notice is issued under this by-law shall comply with the notice.

15.6 Where any act or thing required to be done in accordance with this by-law is not done, the City may cause the matter or thing to be done and recover the costs of doing so by adding the costs to the tax roll of the property and collecting them in the same manner and with the same priority as municipal taxes.

16 PENALTY PROVISIONS

16.1 Every person who contravenes any provision of this by-law is upon conviction guilty of an offence and is liable to a fine of not more than $100,000.

16.2 This entire By-law including but not limited to sections 2.1, 2.3, 2.4, 2.5, 2.6, 3.1, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 4.1, 5.1, 5.2, 6.1, 7.2, 8.1, 9.1, 9.2, 10.1, 10.2, 10.3, 11.1, 12.1, 12.2, 12.3, 12.4, 12.5, 12.6, 13.1 and 13.2, inclusive if all

subsections thereunder, and hereby designated as parts of this by-law to which the Administrative Penalty By-law or successor applies.

16.3 Any person who contravenes any designated provision of this by-law shall, upon issuance of a penalty notice in accordance with the Administrative Penalty By-law, be liable to pay an administrative penalty and any applicable administrative fees.

17 SEVERABILITY

17.1 Should any part of this By-law be declared by a court to be invalid, the remaining provisions shall remain in full force and effect, and the By-law shall be read as if the offending section has been struck out.

18 REPEAL OF BY-LAWS

18.1 By-law No. 189-13, and any amendments thereto, and By-law 06-021 are hereby repealed.

19 SHORT TITLE

19.1 This by-law may be cited as the Lot Maintenance By-law.

READ A FIRST, SECOND AND THIRD TIME

ENACTED AND PASSED THIS XX DAY OF XX, 2025

_____
MAYOR

_____
CLERK