

BY-LAW NO. 2022 – XXX

A by-law of the City of Ottawa to amend By-law No. 2013-416 respecting the regulation of vacant buildings and vacant lands.

The Council of the City of Ottawa enacts as follows:

1. The definition of “pest” in Section 1 of By-law No. 2013-416 entitled “A By-law of the City of Ottawa to provide for standards under which properties are maintained”, as amended, is amended by adding the expression “, and pests has a similar meaning;” at the end.
2. The definition of “vacant building” in Section 1 of said By-law No. 2013-416 is repealed and substituted with the following:

“vacant building” means a building, other than a farm building, that

 - (a) requires a permit under the Vacant Property By-law, or
 - (b) is unoccupied and displays some visible signs of deterioration, or
 - (c) is or should be boarded up;
3. Sections 6, 17, 20, 47, 54, 72 and 78, and their related Headings, of said By-law No. 2013-416 are amended by repealing the word “vermin” where it appears and substituting the word “pests” in its place.
4. Section 68 of said By-law No. 2013-416 is repealed and substituted with the following Section 68:

68. (1) Vacant land shall be kept clean and free from:

 - (a) refuse or debris;
 - (b) objects or conditions that present or may create a health or accident hazard; and
 - (c) pests and conditions that may encourage infestations.

(2) A vacant building shall be kept clean and free from:

 - (a) objects or conditions that present or may create a health or accident hazard;
 - (b) pests and conditions that may encourage infestations; and

- (c) openings and holes that might permit the entry of pests with the exception of those than can be screened or sealed appropriately to prevent pests from entering.

5. Section 69 of said By-law No. 2013-416 is repealed and substituted with the following Section 69:

- 69. (1) Where a vacant building or a structure appurtenant to a vacant building has been demolished, the land must be leveled and graded and covered with a water permeable surface.
- (2) Subsection (1) shall not apply in the area where the foundation or other portion of a demolished building is required to be preserved pursuant to a statute or regulation.

6. Section 70 of said By-law No. 2013-416 is repealed and substituted with the following Section 70:

- 70. (1) Heavy undergrowth and long grass shall be eliminated from vacant land so as to be consistent with the surrounding environment.
- (2) Subsection (1) does not apply to areas of the vacant land with trees, shrubs, ornamental grasses or flowers, decorative stonework, walkways or screening or any other horticultural or landscape architectural elements.

7. Section 71 of said By-law No. 2013-416 is repealed and substituted with the following Section 71;

- 71. If deemed necessary by the Chief Property Standards Officer based on the history of by-law infractions, factors relevant to public health and safety, and the public interest, a vacant building, vacant land, or portion of a vacant building or of vacant land, shall be enclosed in an appropriate manner to restrict access, which may include fencing.

8. Subsection 75(1) and subsection 83(1) of the said By-law No. 2013-416 are amended respectively by inserting the following clause (d) immediately following clause (c):

- (d) secured from entry by unauthorized persons, when directed by the Chief Property Standards Officer.

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Amendments to Property Standards By-law (No. 2013-416)

EFFECTIVE DATE

9. This by-law shall come into force and effect on July 1, 2022.

ENACTED AND PASSED this 1st day of July 2022.