



What is the Property Standards By-law?

This by-law sets out the minimum standards that all property owners and occupants must meet to ensure buildings and lands are safe, clean, and suitable for occupancy.

When Does the By-law Apply?

- When complaints about property conditions are received.
- When property maintenance or occupancy does not meet prescribed standards.

This by-law applies to all property types – residential, commercial, vacant, and heritage – within the Township of Uxbridge.

Key Requirements

For all properties:

- Keep yards clean and free from hazards, debris, overgrown vegetation, and abandoned vehicles.
- Ensure proper drainage and surface conditions.
- Maintain fencing, accessory buildings, and driveways in good condition.
- Dispose of garbage properly.
- Keep buildings secure and structurally sound.

For residential properties:

- Maintain interior and exterior walls, floors, roofs, stairs, windows, and doors.
- Provide plumbing, heating, electrical, and kitchen facilities.
- Install and maintain smoke detectors.
- Meet minimum natural light and ventilation standards.
- Prevent pest infestations.

For vacant properties:

- Secure and board up openings to prevent access.
- Disconnect utilities unless needed for safety/security.
- Clear the site of debris and keep it in safe condition.

For non-residential properties:

- Maintain structural integrity, lighting, washroom, plumbing, and heating systems.
- Keep parking lots and storage areas neat and hazard-free.
- Provide safe egress and ventilation.
- Prevent graffiti and maintain exterior appearance.

For heritage properties:

- Heritage attributes must be maintained and repaired – not replaced – unless repair is impossible.
- Alterations or demolitions require a **Heritage Permit** under the Ontario heritage Act.



Property Standards By-law

Information Guide to By-law No. 2012-144 (as amended).

Prescribing minimum standards for the maintenance and occupancy of all properties within the Township.



Township of
Uxbridge

What Happens if you Don't Comply?

- A Property Standards Officer may inspect and issue an **Order to Comply**.
- If the order is not followed, the Township may complete the work and charge the cost to the property owner, added to municipal taxes.
- Fines or penalties may apply for each offence under the Building Code Act.

Common Examples of Violations

- Uncut grass or brush overgrowth.
- Unsafe steps, porches, or balconies.
- Derelict vehicles or appliances on lawns.
- Water damage, leaking roofs, or mold.
- Insecure vacant buildings.
- Graffiti on commercial structures.

Related Legislation

- Building Code Act, 1992.
- Ontario Heritage Act.
- Municipal Act, 2001.



Have a Question or Concern?

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