

City of Belleville

Report No: MBECS-2025-24

Meeting Date: September 22, 2025



To: Mayor and Members of Council
Department: Corporate Services
Staff Contact: Aggie Hill, Manager, By-Law Enforcement

Subject: Property Standards By-law

Recommendation:

That, pursuant to the Manager of By-law Enforcement's Report No. MBECS-2025-24, the draft Property Standards By-law be brought forward for Council's approval.

Strategic Plan Alignment:

Community Health, Safety and Security

Background:

The By-law Review Ad Hoc Committee was tasked with reviewing five by-laws: Clean Yards, Littering, Noise, Property Standards, and Short-Term Accommodations.

Public consultation was conducted via survey to assess whether or not the community felt that the existing by-laws were satisfactory, too lenient, or too strict. The survey revealed diverse opinions. Although some respondents described the existing by-laws and their enforcement as too stringent, the majority expressed satisfaction or advocated for stricter measures. A prevalent concern was the enforcement deficit, both proactive and reactive, as discussed extensively in the Public Engagement Report. The Public Engagement Report is included in the Manager of By-law Enforcement's Report No. [MBECS-2025-13](#).

At its meeting of July 16, 2025, the By-law Review Ad Hoc Committee endorsed the Draft Property Standards By-law and referred the Draft Property Standards By-law to Council for consideration.

There are significant changes between the the existing [Property Standards By-law No. 2012-79](#) and updated Draft Property Standards By-law, attached, those changes are summarized below:

Language and Layout

General language changes have been made to shift to gender neutrality. Language changes have been made to aid in readability and understanding of the By-law. Other language changes include alignment with the Zoning By-law. Specific parts have been identified and reorganized for a better flow, keeping provisions regarding parts of a building together.

Heritage Provisions

Heritage provisions have been added to ensure any violations and subsequent repairs are completed in kind with heritage standards. The provisions prioritize heritage conservation.

Cleanliness and Mould

Provisions surrounding cleanliness and mould have been added, which is not present in the current by-law. These provisions have been added as uncontrolled mould/mildew carry significant health risks.

Damaged and Vacant Buildings

Provisions surrounding damaged and vacant buildings have been strengthened to include a maximum allowable timeframe to permit a vacant building to be boarded up without conducting necessary repairs. Separate provisions for the demolition of heritage buildings have been added.

Financial/Analysis:

The updated Draft Property Standards By-law is intended to repeal and replace the existing Property Standards By-law, as such, there is little anticipated impact for staff and administration time.

There are no anticipated increase in administration costs or remedial action.

A housekeeping amendment to the Fees & Charges By-law will be required to ensure consistent wording.

A set fine schedule for the updated Draft By-law will be presented separately for Council's consideration. A set fine schedule is required if fines under Part I of the Provincial Offences Act are desired.

Conclusion:

The proposed changes are intended to strengthen regulations regarding maintenance and occupancy standards, while setting a realistic standard that can be maintained. In addition, the proposed draft by-law also provides clearer procedural guidelines for enforcement and appeals.

Attachments:

[DRAFT - Property Standards By-law](#)

Reviewed by:

Brandon Ferguson, Director of Finance/Treasurer

Doug Irwin, City Clerk

Marie Doherty, Director, People and Corporate Services

Matt MacDonald, Chief Administrative Officer

Status:

Approved - 16 Sep 2025

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