



Town of Whitby

By-law # 8188-25

Amendment to Property Standards By-law # 6874-14

Being a By-law to amend Property Standards By-law # 6874-14, as amended.

Whereas the Council of The Corporation of the Town of Whitby considered Report LS 07-25 regarding the proposed administrative amendments to Property Standards By-law # 6874-14, as amended at the Regular Council meeting on April 28, 2025; and,

Whereas Council deems it necessary to amend Property Standards By-law # 6874-14, as amended to add provisions for cost recovery and insert a Schedule "A" for Administrative Penalties in accordance with the recommendations contained in Report LS 07-25.

Now therefore, the Council of The Corporation of the Town of Whitby hereby enacts as follows:

1. General

- 1.1. That the following be added as Subsection 2.12. and that the remaining Offences and Penalties subsections be re-numbered accordingly.

Power of municipality if order not complied with

- 2.12. The Town may recover the costs of doing any work undertaken pursuant to Section 2.4. and 2.5. of this by-law, together with an administration charge equal to 25 percent of the total costs, to a maximum of \$5,000, from the owner or occupant by legal action or by adding the costs and administration charge to the tax roll and collecting them in the same manner as property taxes.

- 1.2. That the following be added as subsections 2.17. and 2.18.

Administrative Penalty System

- 2.17. Every person who contravenes or fails to comply with a provision of this By-law is guilty of an offence and is liable to the penalty as set out in Schedule "A" to this By-law.
- 2.18. Tiered and Escalating Penalties: If a person receives a Penalty Notice in accordance with the Town's Administrative Penalty By-law for an offence, the person shall be liable to pay to the Town a tier one (1) administrative penalty amount for that offence as specified in Schedule "A" to this By-law. If a person receives an additional Penalty Notice for the same offence within ninety (90) calendar days or less from the date of the Penalty Notice containing a tier one (1) administrative penalty amount, the person shall be liable to pay to the Town a tier two (2) administrative penalty amount for that offence as specified in Schedule "A" to this By-law. If the person receives a subsequent Penalty Notice for the same offence within ninety (90) calendar days or less of the Penalty Notice containing a

tier two (2) administrative penalty amount, the person shall be liable to pay to the Town a tier three (3) administrative penalty amount for that offence as specified in Schedule "A" to this By-law. If the person receives any subsequent Penalty Notices for the same offence within one hundred and eighty (180) calendar days or less from the date of the Penalty Notice containing a tier three (3) administrative penalty amount, the person shall be liable to pay to the Town a tier three (3) administrative penalty amount for that offence as specified in Schedule "A" to this By-law.

1.3. That the following be added as Section 15 and subsection 15.1.

15. Schedules

15.1 Schedule "A" Property Standards - Administrative Penalties

1.4. That Schedule "A" be inserted to the Property Standards By-law # 6874-14, as amended, as described in Schedule "A" hereto attached.

2. Effective Date

2.1. This by-law shall come into force and effect on the date of its passing.

By-law read and passed this 26th day of May, 2025.

Schedules

Schedule A

Property Standards - Administrative Penalties

Elizabeth Roy, Mayor

Christopher Harris, Town Clerk

Schedule “A”

Property Standards - Administrative Penalties

Town of Whitby By-law # 6874-14, as amended

Item	Short Form Wording	By-law Section	Tier 1 (one)	Tier 2 (two)	Tier 3 (three)
1.	Use/occupy/allow the use of occupancy of any property in noncompliance	2.13.1.	\$500.00	\$750.00	\$1000.00
2.	Obstruct the visibility/remove a copy of posted order	2.13.2.	\$500.00	\$750.00	\$1000.00
3.	Prevent/hinder/interfere or attempt to prevent/hinder/interfere with an inspection	2.13.3.	\$500.00	\$750.00	\$1000.00
4.	Fail to comply with Order	2.13.4.	\$800.00	\$750.00	\$1000.00