



CITY OF DAUPHIN

BYLAW 04/2026

PROPERTY STANDARDS BYLAW

BEING A BYLAW of the City of Dauphin to establish minimum standards for the maintenance, repair, safety, sanitation, and appearance of property and to provide for enforcement pursuant to *The Municipal Act*

WHEREAS section 232(1) of *The Municipal Act*, C.C.S.M. c. M225, authorizes a municipal council to pass bylaws respecting the safety, health, protection, and well-being of people, the safety and protection of property, and activities or things in or on private property;

AND WHEREAS sections 232, 236, 242, and 243 of the Act authorize a municipality to enforce its bylaws, issue orders to remedy contraventions, carry out remedial work where a person fails to comply with an order, and recover the costs of such work;

AND WHEREAS Council considers it necessary and advisable to establish minimum standards for the maintenance, safety, sanitation, and appearance of property in order to prevent deterioration, address nuisance conditions, and protect neighbourhood stability;

AND WHEREAS Council has adopted separate bylaws governing vacant and boarded buildings and derelict buildings, which establish regulatory requirements for properties presenting elevated risk, vacancy, or structural decline;

NOW THEREFORE the Council of the City of Dauphin enacts as follows:

PART 1 – PURPOSE, APPLICATION, AND INTERPRETATION

1.1 Purpose

The purpose of this Bylaw is to:

- a) establish minimum, measurable standards for the maintenance, repair, safety, and appearance of Buildings and properties;
- b) prevent properties from becoming unsightly, unsafe, or a Nuisance;
- c) promote responsible property ownership, early intervention, and voluntary compliance prior to escalation; and
- d) operate in coordination with the City's Vacant and Boarded Buildings Bylaw and Derelict Buildings Bylaw where applicable.

1.2 Application

This Bylaw applies to all Property within the City of Dauphin.

Where a Property has been formally designated as a Vacant or Boarded Building under the Vacant and Boarded Buildings Bylaw, or certified as Derelict under the Derelict Buildings Bylaw, enforcement may primarily proceed under the applicable bylaw.

1.3 Interpretation

References to legislation include amendments and successor legislation.

Words and phrases defined in the Act have the same meaning in this Bylaw unless the context otherwise requires.

Unless otherwise defined in this Bylaw, words and phrases used in this Bylaw that are defined in the General Enforcement Bylaw have the same meaning when used in this Bylaw.

Words in the singular include the plural and vice versa where the context requires.

Headings are for convenience only and do not form part of this Bylaw.

Nothing in this Bylaw limits the authority of the Fire Chief or the Authority Having Jurisdiction under the Fire Prevention and Emergency Services Bylaw, and enforcement under that Bylaw may proceed independently where circumstances warrant.

Nothing in this Bylaw limits or restricts the authority of the City to enforce any other bylaw, enactment, permit, approval, agreement, or applicable legislation.

Enforcement under this Bylaw does not preclude:

- a) enforcement under another City bylaw or applicable legislation;
- b) prosecution for an offence; or
- c) the exercise of any other remedy available to the City at law.

Where a conflict exists between this Bylaw and another City bylaw, the more restrictive provision applies unless otherwise expressly provided.

If any provision of this Bylaw is declared invalid by a court of competent jurisdiction, the invalid provision shall be severed and the remainder of the Bylaw shall continue in force.

1.4 Enforcement

Enforcement of this Bylaw shall be carried out in accordance with the General Enforcement Bylaw and, where a contravention of this Bylaw has been designated under the Administrative Penalties Bylaw, a Designated Officer may issue a Penalty Notice in accordance with that Bylaw.

Without limiting the generality of the foregoing, inspections, Notices of Contravention, Orders, service, reviews and objections, emergency action, remedial action, cost recovery, registration against title, Enforcement Charges, offences, penalties, and prosecutions relating to this Bylaw shall be governed by the General Enforcement Bylaw.

Contraventions identified in Schedule A are designated routine property maintenance contraventions for the purposes of Section 5.4 of the General Enforcement Bylaw.

Notices, decisions, Orders, and other documents issued pursuant to this Bylaw may be served in accordance with the General Enforcement Bylaw.

PART 2 – DEFINITIONS

In this Bylaw:

“Act” means *The Municipal Act*, C.C.S.M. c. M225, as amended from time to time.

“Accessory Structure” means a detached Building or Structure subordinate and incidental to the Principal Building, including but not limited to sheds, garages, carports, porches, decks, stairs, and fences.

“Boulevard” the portion of a highway or street allowance located between the curb or edge of a Roadway and the adjacent Property line, including any landscaped area, ditch, or unimproved surface.

“Building” means any Structure used or intended for supporting or sheltering any use or occupancy and includes accessory structures.

“City” means the City of Dauphin.

“City Manager” means the person appointed by Council as the Chief Administrative Officer of the City pursuant to the Act and includes any person lawfully acting in this capacity or delegated authority under this Bylaw.

“Condition” means the state of repair, maintenance, cleanliness, safety, sanitation, or appearance of Property, including any accumulation, activity, structure, object, or circumstance that may constitute a Nuisance, Health Hazard, or Unsightly Condition.

“Council” means the Council of the City of Dauphin.

“Derelict Vehicle” means a motor vehicle, trailer, recreational vehicle, or similar conveyance, or any part thereof, that is located wholly or partially outside of a Building and that:

- a) is not capable of lawful operation or safe mechanical operation;
- b) is wrecked, dismantled, partially dismantled, substantially rusted, substantially deteriorated, abandoned, or otherwise creates an Unsightly Condition or Nuisance;
- c) is missing essential components necessary for safe operation; or
- d) in the opinion of a Designated Officer creates an Unsightly Condition or Nuisance.

“Designated Officer” means a person authorized to administer or enforce this Bylaw and includes but is not limited to a Bylaw Enforcement Officer, Building Inspector, Fire Inspector, or Noxious Weed Inspector.

“Dwelling” means a Building or portion of a Building designed or intended for residential occupancy.

“Dwelling Unit” means a room or suite of rooms used or intended to be used by one household, and containing cooking, eating, living, sleeping, and sanitary facilities.

“Emergency” means a Condition that, in the opinion of a Designated Officer, presents an immediate and serious danger to life, health, safety, or Property.

“Health Hazard” means a Condition, matter, or thing that may adversely affect the health or safety of any person, including Conditions that provide food, shelter, or harbourage for rodents, vermin, or insects.

“Highway” has the same meaning as in *The Highway Traffic Act*.

“Lane” means a public Lane, alley, or rear access Roadway located within a public right-of-way.

“Nuisance” means a Condition that unreasonably interferes with the use, enjoyment, safety, or comfort of Property or the public.

“Occupant” means a Person in actual possession of land or premises and includes a tenant, lessee, licensee, or any other person who occupies, resides in, uses, or has care, custody, or control of the land or premises.

“Owner” includes:

- a) the registered owner of land or premises;
- b) a person entitled to receive the rents or profits from land or premises, whether on the person's own behalf or as an agent, trustee, executor, administrator, or representative of another person;
- c) a purchaser under an agreement for sale who is in possession of the land or premises;
- d) a mortgagee in possession; and
- e) any other person having care, control, management, or responsibility for the land, premises, Building, or Structure.

“Principal Building” means the main Building on a Property in which the primary use is conducted.

“Property” means a parcel of land including any Buildings, Structures, improvements, and yards located on the land.

“Public Place” means any street, Roadway, Sidewalk, Boulevard, Lane, park, or other place owned by or under the jurisdiction of the City and accessible to the public.

“Roadway” means the portion of a street or Highway that is improved, designed, or ordinarily used for vehicular travel, including any paved or gravel surface.

“Sidewalk” means a paved or improved walkway located within a public right-of-way and intended for pedestrian use.

“Structure” means anything constructed or erected on or attached to the ground, including Buildings, fences, signs, retaining walls, and similar improvements.

“Unsightly Condition” means a Condition of Property that is visually offensive, disorderly, or unattractive and that detracts from the appearance of the Property or surrounding area, including but not limited to the accumulation of materials, debris, waste, discarded objects, or deteriorated structures.

“Unused Vehicle” means a motor vehicle, trailer, or recreational vehicle that:

- a) is not currently insured or registered for lawful operation under *The Highway Traffic Act*; or
- b) is not being used for transportation purposes whether operable or not and remains parked, stored, or stationary on a Property for a period exceeding thirty (30) consecutive days;

but does not include a Derelict Vehicle.

“Vacant Lot” means a parcel of land on which no Building is located.

Words defined in this Part shall have the same meaning throughout this Bylaw and shall be capitalized.

PART 3 – GENERAL RESPONSIBILITIES

3.1 General Duty to Maintain Property

Every Owner or Occupier shall maintain the Property in a clean, safe, sanitary, and orderly Condition and shall not cause or permit any Condition on the Property that constitutes a Nuisance, Health Hazard, or Unsightly Condition.

3.2 Owner and Occupier Responsibility

The Owner and Occupier of a Property are jointly and severally responsible for ensuring that the Property, including all Buildings, yards, Boulevards, fences, and Accessory Structures, complies with this Bylaw.

An Owner shall not be relieved from the responsibility for complying with this Bylaw by reason of the Property being occupied by another person.

3.3 Ongoing Compliance

A person who is required to comply with this Bylaw shall ensure that the Property continues to comply with the standards set out in this Bylaw at all times.

3.4 Determination of Conditions

The Conditions described in this Bylaw are not exhaustive. A Designated Officer may determine that a Condition not specifically identified in this Bylaw constitutes a Nuisance, Health Hazard, or Unsightly Condition where the Condition is consistent with the purposes and standards established by this Bylaw.

In determining whether a Condition constitutes a Nuisance, Health Hazard, or Unsightly Condition, a Designated Officer may consider the nature, location, quantity, Condition, and manner of storage of materials or objects on a Property, and the impact of such Conditions on neighbouring Properties or the surrounding area.

3.5 Condition of Materials

Materials or objects stored on a Property may constitute a Nuisance, Health Hazard, or Unsightly Condition under this Bylaw regardless of whether the materials or objects have value, are intended for future use, or are lawfully owned.

PART 4 – EXTERIOR PROPERTY AND PUBLIC FRONTAGE STANDARDS

4.1 Litter on Public Property

Every Owner or Occupier of a Property shall keep the Sidewalk, Boulevard, and Lane that front, flank, or abut the Property free of litter, garbage, refuse, and debris.

4.2 Depositing Materials on Public Property

No person shall deposit or permit to be deposited snow, ice, leaves, grass clippings, yard waste, soil, refuse, furniture, appliances, or other similar materials on any Roadway, Sidewalk, Boulevard, or Lane, except as expressly authorized by the City.

4.3 Responsibility for Materials Adjacent to a Property

Where materials are found deposited on a Roadway, Sidewalk, Boulevard, or Lane immediately adjacent to a Property, the Owner or Occupier of that Property may be required by a Designated Officer to remove the materials unless the Owner or Occupier demonstrates to the satisfaction of the Designated Officer that the materials were not deposited by them or under their direction or control.

4.4 Materials Originating from a Property

Where snow, ice, leaves, grass clippings, yard waste, soil, refuse, or other similar materials originating from a Property are deposited onto a Roadway, Sidewalk, Boulevard, or Lane, the Owner or Occupier of that Property shall promptly remove the materials.

4.5 Vehicle Parking Surfaces

No person shall park or store a motor vehicle on a Property except on a driveway or parking area designed and maintained for vehicle parking.

A driveway or parking area shall consist of a stable surface such as asphalt, concrete, paving stones, compacted gravel, or other material capable of supporting vehicles without causing ruts, mud, or damage to the Property.

Vehicles shall not be parked or stored in a front yard except on a driveway or parking area designed and maintained for vehicle parking.

4.6 Shopping Carts

For the purposes of this section, “Shopping Cart” means a wheeled cart or similar device supplied by a retail or commercial establishment for the purpose of transporting goods purchased at that establishment.

No person shall leave, deposit, or permit a Shopping Cart to remain on any Roadway, Sidewalk, Boulevard, Lane, park, or other Public Place.

The Owner or operator of a retail or commercial establishment that provides Shopping Carts to customers shall ensure that carts belonging to that establishment are retrieved and returned to the premises of the establishment when they are found off the premises.

The Owner or operator of a retail or commercial establishment that provides Shopping Carts to customers shall take reasonable measures to prevent Shopping Carts from being removed from the premises of the establishment.

Where a Shopping Cart is found on a Public Place, a Designated Officer may require the Owner or operator of the establishment to retrieve the cart within a specified timeframe.

Where a Shopping Cart is not retrieved within the time specified by the Designated Officer, the City may remove the Shopping Cart and recover the costs of removal in accordance with the Fees and Charges Bylaw.

4.7 Exterior Property Maintenance and Accumulation of Materials

Every Owner and Occupier shall maintain the Property in a clean and orderly Condition and shall not cause or permit the accumulation of:

- a) litter, garbage, refuse, debris, or discarded materials or objects;
- b) household appliances, including refrigerators, freezers, stoves, dishwashers, or similar appliances, except where temporarily placed for collection or disposal;
- c) furniture designed for interior use, including mattresses, upholstered furniture, or similar household furnishings, except where temporarily placed for collection or removal;
- d) construction, renovation, or demolition waste, except where temporarily stored in an orderly manner during active construction authorized by permit;
- e) vehicles, trailers, machinery, or parts thereof in contravention of Part 7 of this Bylaw;
- f) scrap materials, rusted machinery, vehicle parts, or similar items;
- g) firewood, lumber, or similar materials stored in a disorganized, excessive, deteriorated, or unsafe manner, or in a manner that creates or is likely to create a Nuisance, fire hazard, or Health Hazard, or harbourage for rodents, vermin, or insects.
- h) any accumulation of materials that, in the opinion of a Designated Officer, constitutes a Nuisance or that adversely affects neighbouring Property.

4.8 Vegetation Maintenance

4.8.1 Vegetation Height

Subject to subsection 4.8.3, grass, weeds, and other vegetation on a Property or Boulevard shall not exceed 12.7 cm (5 in.) in height.

4.8.2 Vegetation Maintenance

Grass, weeds, and other vegetation on a Property shall be maintained in a reasonably trimmed and orderly condition and shall not be permitted to create an Unsightly Condition.

4.8.3 Exceptions

Subsection 4.8.1 does not apply to cultivated gardens or naturalized areas that:

- a) have been intentionally established and maintained for ornamental, ecological, or food production purposes and are readily identifiable as a managed landscape rather than unmanaged vegetation;
- b) are maintained so as not to create a Nuisance, Health Hazard, safety hazard, or obstruction; and
- c) do not contain noxious weeds as defined under *The Noxious Weeds Act*.

4.8.4 Obstruction of Public Ways

An Owner or Occupier shall ensure that trees, shrubs, saplings, foliage, and other vegetation located on or originating from the Property do not extend over or upon any Roadway, Sidewalk, or Lane so as to obstruct or endanger pedestrians, vehicles, emergency vehicles, or municipal maintenance equipment.

4.8.5 Trimming of Obstructing Vegetation

Where, in the opinion of a Designated Officer, trimming or removal of vegetation is necessary to ensure the safe and convenient use of a Roadway, Sidewalk, or Lane, the Officer may require the Owner or Occupier to trim or remove the vegetation.

Where the Owner or Occupier fails to comply, the City may carry out the required work and recover its costs in accordance with the General Enforcement Bylaw.

4.8.6 Vegetation Removal by the City

Where grass, weeds, or other vegetation exceed the height permitted under this Bylaw and the Owner or Occupier fails to comply with a Notice or Order issued under the General Enforcement Bylaw, the City may carry out the required work and recover its costs in accordance with the General Enforcement Bylaw.

4.8.7 Noxious Weeds

Nothing in this section limits the application of *The Noxious Weeds Act* where noxious weeds are present.

4.9 Boulevard Maintenance and Use

Every Owner or Occupier of a Property that fronts, flanks, or abuts a Boulevard shall maintain the Boulevard in a clean, safe, and reasonably neat and orderly Condition.

In particular:

- a) Vegetation shall comply with Section 4.8 of this Bylaw;
- b) The Boulevard shall be kept free of litter, garbage, refuse, and debris;

- c) No appliances, furniture, scrap materials, construction materials, vehicles, machinery, landscaping materials, or other items shall be stored or accumulated on a Boulevard without prior written authorization of the City;
- d) No person shall plant, install, construct, alter, or place any garden, tree, shrub, landscaping feature, edging, Structure, or other improvement on a Boulevard without prior written authorization of the City;
- e) Authorized plantings and improvements shall not obstruct visibility, interfere with utilities, drainage, or snow clearing, and may be required to be removed at the Owner's expense where necessary for municipal purposes;
- f) No person shall park, stop, or store a vehicle or trailer on a Boulevard except where authorized by the City or where the Boulevard has been designed for driveway access, and no person shall cause damage to a Boulevard by the operation or parking of a vehicle;
- g) No person shall place, erect, attach, or display any sign, advertisement, or notice on a Boulevard except where expressly authorized by the City or permitted under a City bylaw.

Temporary placement of materials required for construction or landscaping may be permitted for a reasonable period, provided the materials do not create a hazard or obstruction.

Where the Owner or Occupier fails to maintain the Boulevard in accordance with this section, the City may carry out the required work and recover the costs in accordance with this Bylaw.

4.10 No Transfer of Ownership

Nothing in this section transfers Ownership or control of a Boulevard from the City.

PART 5 – SNOW AND ICE CONTROL

5.1 Definitions

For the purposes of this Part:

"Zone 1" means the area designated as Zone 1 on Schedule B, attached to and forming part of this Bylaw.

"Zone 2" means all areas within the City not designated as Zone 1.

5.2 Sidewalk Snow and Ice Removal – Zone 1 (Commercial District)

Every Occupier of Property in Zone 1, or where none exists the Owner or person having charge or care of the Property, shall:

- a) Clear the full width of the Sidewalk fronting or abutting the Property by 10:00 a.m. on each day following a snowfall or freezing precipitation event;
- b) Apply sand or suitable material where ice cannot reasonably be removed, and remove such material when Conditions permit; and
- c) Remove dirt or obstructions from the Sidewalk by 10:00 a.m. daily.

Failure to comply may result in enforcement action, remedial action, and cost recovery in accordance with the General Enforcement Bylaw and applicable legislation.

5.3 Sidewalk Snow and Ice Removal – Zone 2 (All Other Properties)

Every Owner or Occupier of Property in Zone 2 shall clear snow and ice from the full width of the Sidewalk fronting or abutting the Property within twenty-four (24) hours following a snowfall or freezing precipitation event.

Where snow or ice cannot reasonably be removed, sand or suitable material shall be applied and removed when Conditions permit.

Failure to comply may result in enforcement action, remedial action, and cost recovery in accordance with the General Enforcement Bylaw and applicable legislation.

5.4 Curb-Line Placement Exception

Where a Building abuts the Property line and snow cannot reasonably be placed on the Property, snow may be placed at the curb line provided that it does not:

- a) obstruct pedestrian or vehicular traffic;
- b) obstruct drainage;
- c) block fire hydrants or utilities; or
- d) create or contribute to a hazardous Condition.

5.5 Exemption

This Part does not apply to the City, the Province of Manitoba, or their agents or contractors engaged in authorized snow removal operations.

5.6 Interpretation – Zone 1 Boundaries

- a) The boundaries of Zone 1 are those shown on Schedule B.
- b) The Zone 1 designation applies to all properties fronting streets designated within Zone 1.
- c) In the event of any discrepancy between Schedule B and a Property boundary or street alignment, the map shown on Schedule B governs.

PART 6 – BUILDING AND OCCUPANCY STANDARDS

6.1 Structural Integrity

Every Building and Structure shall be maintained in a structurally sound Condition and shall be capable of safely sustaining its own weight and any loads to which it may reasonably be subjected.

In particular:

- a) Foundation walls shall be maintained in good repair to prevent undue settlement and the entry of moisture, insects, or rodents.
- b) Where necessary, foundations shall be repaired by appropriate measures including shoring, subsoil drainage, grouting, parging, or waterproofing.
- c) Where, in the opinion of a Designated Officer, structural settlement, deterioration, or failure may adversely affect the safe occupancy of a Building, the Officer may require the Owner, at the Owner's expense, to provide a report prepared by a professional engineer confirming compliance with the Manitoba Building Code.

6.2 Exterior Building Envelope

All exterior surfaces and openings of Buildings shall be constructed and maintained to provide adequate protection from weather, moisture, and deterioration.

In particular:

- a) Roofs, flashing, soffits, fascia boards, and related components shall be maintained in a watertight Condition.
- b) Exterior walls, siding, stucco, masonry, and other finishes shall be maintained free of significant deterioration.
- c) Broken or damaged windows, doors, or other openings shall be repaired or replaced to prevent the entry of weather, rodents, or unauthorized persons.
- d) Exterior surfaces shall be protected by paint, stain, siding, preservative, or other suitable weather-resistant treatment appropriate to the material.
- e) Graffiti or defacement shall be removed or restored within the timeframe specified by a Designated Officer.
- f) Boarding of windows, doors, or other openings shall only be permitted as a temporary measure and shall be securely fastened, maintained in good repair, and removed within a reasonable timeframe unless the Property has been designated under the Vacant and Boarded Buildings Bylaw.

6.3 Exterior Maintenance – Incomplete Construction or Demolition

No Building or Structure shall be maintained in a state of partial construction, renovation, demolition, or neglect for an unreasonable period of time.

Where exterior construction or demolition has commenced, the work shall proceed in a continuous and diligent manner until completion, and the Property shall be maintained in a safe, secure, and tidy Condition during such period.

A Designated Officer may require the Owner to:

- a) complete the work;
- b) restore the exterior to a safe and finished Condition; or
- c) secure and maintain the Building in accordance with this Bylaw pending completion.

This section does not apply where a valid building permit is in effect and work is proceeding in accordance with the approved permit and inspection schedule.

Failure to comply may result in enforcement action in accordance with the General Enforcement Bylaw.

6.4 Civic Address Display

Every Principal Building shall display its assigned civic address number in a manner that is clearly visible and legible from the Roadway.

Civic address numbers shall:

- a) be not less than 8 cm (3 inches) in height;
- b) contrast in colour with the background surface;
- c) be securely affixed and maintained in good repair; and
- d) not be obstructed by vegetation, Structures, or other objects.

Where a Principal Building is set back from the Roadway such that the civic address number is not clearly visible, the number shall also be displayed at the entrance to the Property or at another location approved by the City.

6.5 Drainage and Surface Water Control

Every Owner or Occupier of a Property shall ensure that roof drainage, sump pump discharge, foundation drainage, and surface water are managed so as not to create a Nuisance, Health Hazard, unsafe Condition, or damage to neighbouring Property or municipal infrastructure.

In particular:

No person shall discharge or permit the discharge of roof drainage, sump pump water, foundation drainage, or other surface or subsurface drainage in a manner that:

- a) causes or contributes to ponding, flooding, erosion, or icing on any Property, Roadway, Sidewalk, Boulevard, Lane, or other Public Place;
- b) damages or is likely to damage municipal infrastructure;
- c) interferes with the safe use of a Roadway, Sidewalk, Boulevard, Lane, or other Public Place;
- d) causes water to accumulate on or flow onto neighbouring Property in a manner that creates or is likely to create a Nuisance or causes damage.

Roof drainage, sump pump discharge, foundation drainage, and other surface drainage shall be directed onto the Property from which it originates, or to an approved drainage system where available, in a manner that does not create any of the Conditions described in subsection (a).

Drainage shall be conveyed away from Buildings so as not to cause dampness, deterioration, or structural damage.

Eavestroughs, downspouts, and rainwater leaders shall be maintained in good repair.

No person shall cause or permit ruts, depressions, grading alterations, or other surface Conditions that result in drainage problems, standing water, excessive mud, erosion, or similar Conditions.

Where, in the opinion of a Designated Officer, drainage from a Property is causing or is likely to cause flooding, ponding, erosion, icing, damage to municipal infrastructure, or a Nuisance, the Designated Officer may require the Owner or Occupier to redirect, extend, repair, modify, or otherwise alter the drainage system or discharge point as necessary to eliminate the Condition.

6.6 Accessory Structures, Fences, and Exterior Structures

All fences and Accessory Structures shall comply with the applicable provisions of the City's Zoning Bylaw.

Every Accessory Structure, porch, deck, stairway, shed, garage, fence, and similar Structure shall be maintained in a safe, structurally sound, and good repair Condition.

In particular:

- a) Structural components shall be free of rot, corrosion, looseness, warping, leaning, or collapse.
- b) Broken, missing, or deteriorated components shall be repaired or replaced.
- c) Exterior surfaces shall be protected by suitable weather-resistant treatment appropriate to the material.
- d) Fences shall not present sharp edges, protruding fasteners, or other hazardous Conditions.

6.7 Pest Prevention

Every Building and Structure shall be maintained free of rodents, vermin, and insects.

Where infestation occurs, the Owner or Occupier shall promptly take appropriate measures to eliminate the infestation using methods consistent with applicable legislation and generally accepted practices.

6.8 Health Hazards and Sanitation

Every Owner or Occupier shall ensure that Property and Buildings under their control are maintained in a clean and sanitary Condition and do not create or contribute to a Health Hazard or Nuisance.

In particular:

- a) No Dwelling Unit shall be occupied or permitted to be occupied unless it is maintained in a clean and sanitary Condition.
- b) No Building or Property shall be used for the storage or handling of hazardous substances in a manner that creates a Health Hazard, Nuisance, or safety risk.
- c) No person shall permit the accumulation of materials, refuse, waste, personal belongings, or other items within a Building, Dwelling Unit, or on a Property in a manner that:
 - i. creates a Health Hazard or Nuisance;
 - ii. obstructs safe access, egress, ventilation, plumbing fixtures, or electrical systems;
 - iii. interferes with the safe occupancy or maintenance of the Building; or
 - iv. creates a risk of fire, infestation, or structural damage.

6.9 Portable Toilets

No Owner or Occupier shall place, maintain, or permit a portable, chemical, or temporary toilet on a residential Property except where:

- a) construction, demolition, or major renovation is actively occurring under a valid permit;
- b) a temporary event has been authorized by the City; or
- c) a temporary plumbing failure or emergency requires temporary sanitary facilities.

A portable toilet permitted under this section shall:

- a) be maintained in a clean and sanitary Condition;
- b) be serviced by a licensed sanitation contractor; and
- c) be removed promptly upon completion of the construction, event, or emergency.

Portable toilets shall not be located within a required front yard except where approved by the City.

A Designated Officer may order the removal of a portable toilet that is unsanitary, improperly maintained, or located in a manner that creates a Nuisance or Health Hazard.

6.10 Habitation in Vehicles, Trailers, or Temporary Shelters

No person shall occupy or maintain a recreational vehicle, trailer, tent, or other temporary shelter as a dwelling or as a person's primary or regular place of residence on a Property.

This section does not prohibit the temporary recreational use of a recreational vehicle or trailer by the Owner, Occupier, members of their household, or their invited guests, provided such use does not constitute its use as a dwelling or permanent residence.

In determining whether a recreational vehicle, trailer, tent, or other temporary shelter is being used as a dwelling or regular place of residence, a Designated Officer may consider factors including, but not limited to:

- a) continuous or repeated overnight occupancy;
- b) utility connections intended to facilitate long-term occupancy;
- c) receipt of mail at the location;
- d) the presence of personal belongings consistent with residential occupation; and
- e) any other evidence indicating the structure is being used as a dwelling rather than for temporary recreational purposes.

A Designated Officer may order the removal of any recreational vehicle, trailer, tent, or temporary shelter used for sleeping or human habitation contrary to this section.

Nothing in this Bylaw authorizes the use or occupancy of a Building or Structure in a manner contrary to the City's Zoning Bylaw.

6.11 Outdoor Plumbing and Wastewater Discharge

No Owner or Occupier shall install, maintain, or use any outdoor plumbing fixture, washing facility, or similar device that discharges wastewater, greywater, or sewage onto a Property or into a drainage system, except where approved by the City and connected to an approved wastewater system.

6.12 Improper Electrical Connections

No Owner or Occupier shall permit:

- a) electrical wiring or extension cords to be installed, maintained, or used outdoors in a manner that creates a safety hazard; or
- b) an extension cord or other temporary electrical wiring to be run from a Building or Structure on one Property to supply electrical power to another Property or to any vehicle, trailer, tent, or temporary shelter located on another Property, or across a Roadway, Sidewalk, Boulevard, or Lane.

This section does not apply to temporary electrical connections used for construction, maintenance, or a special event authorized by the City, provided the connection complies with applicable electrical safety requirements and is removed promptly upon completion of the activity.

PART 7 – UNUSED AND DERELICT VEHICLES

7.1 Prohibition – Derelict Vehicles

No Owner or Occupier shall cause or permit a Derelict Vehicle or detached vehicle parts to be kept or stored on a Property.

Where a Derelict Vehicle is present, a Designated Officer may issue an Order requiring removal of the Derelict Vehicle. Failure to comply may result in removal by the City and recovery of costs in accordance with the General Enforcement Bylaw and applicable legislation.

7.2 Limitation – Unused Vehicles

No Owner or Occupier shall cause or permit more than one (1) Unused Vehicle to be kept outdoors on a Property at any time.

Unused Vehicles shall not be stored or kept on Vacant Lots.

7.3 Exemptions

This Part does not apply to a person lawfully engaged in the operation of a garage, auto wrecking business, used car lot, scrap business, or similar commercial use, provided that:

- a) the operation complies with the Zoning Bylaw; and
- b) vehicles are stored in accordance with applicable municipal bylaws.

PART 8 – OFFENCES AND ENFORCEMENT

8.1 Offence

A Person who contravenes or fails to comply with:

- a) a provision of this Bylaw; or
- b) a Notice of Contravention, Order, or other direction issued pursuant to this Bylaw or the General Enforcement Bylaw;

commits an offence.

Where a contravention continues for more than one day, a separate offence is committed for each day the contravention continues.

8.2 Enforcement

Contraventions of this Bylaw may be addressed in accordance with the General Enforcement Bylaw and the Administrative Penalties Bylaw where applicable, including through:

- a) Notices of Contravention;
- b) Orders to Comply;

- c) Penalty Notices issued pursuant to the Administrative Penalties Bylaw for Designated Bylaw Contraventions;
- d) remedial action;
- e) emergency action;
- f) Enforcement Charges;
- g) cost recovery;
- h) recovery of amounts owing as a debt to the City;
- i) addition of amounts to the tax roll where authorized by law; and
- j) prosecution.

Nothing in this Bylaw limits the authority of the City to pursue any enforcement remedy available under this Bylaw, the General Enforcement Bylaw, *The Municipal Act*, or any other applicable legislation.

PART 9 – GENERAL, REPEAL, TRANSITIONAL, AND COMING INTO FORCE

9.1 Protection from Liability

No action lies against the City, Council, a Designated Officer, or any employee or agent of the City for anything done or omitted to be done in good faith in the exercise of authority under this Bylaw.

9.2 Repeal

Bylaw No. 10/2019 is repealed.

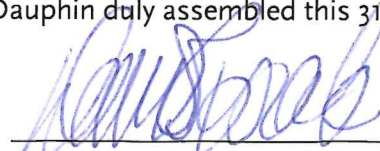
9.3 Transitional

Any notice, order, or enforcement action issued under Bylaw 10/2019 that remains outstanding at the time this Bylaw comes into force shall be deemed to have been issued under this Bylaw.

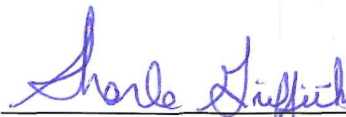
9.4 Coming into Force

This Bylaw comes into force on the day it receives third reading.

DONE AND PASSED by the Council of the City of Dauphin duly assembled this 31st day of August 2026.



David Bosiak, Mayor



Sharla Griffiths, City Manager

READ A FIRST TIME this 10th day of August 2026.

READ A SECOND TIME this 31st day of August 2026.

READ A THIRD TIME this 31st day of August 2026.

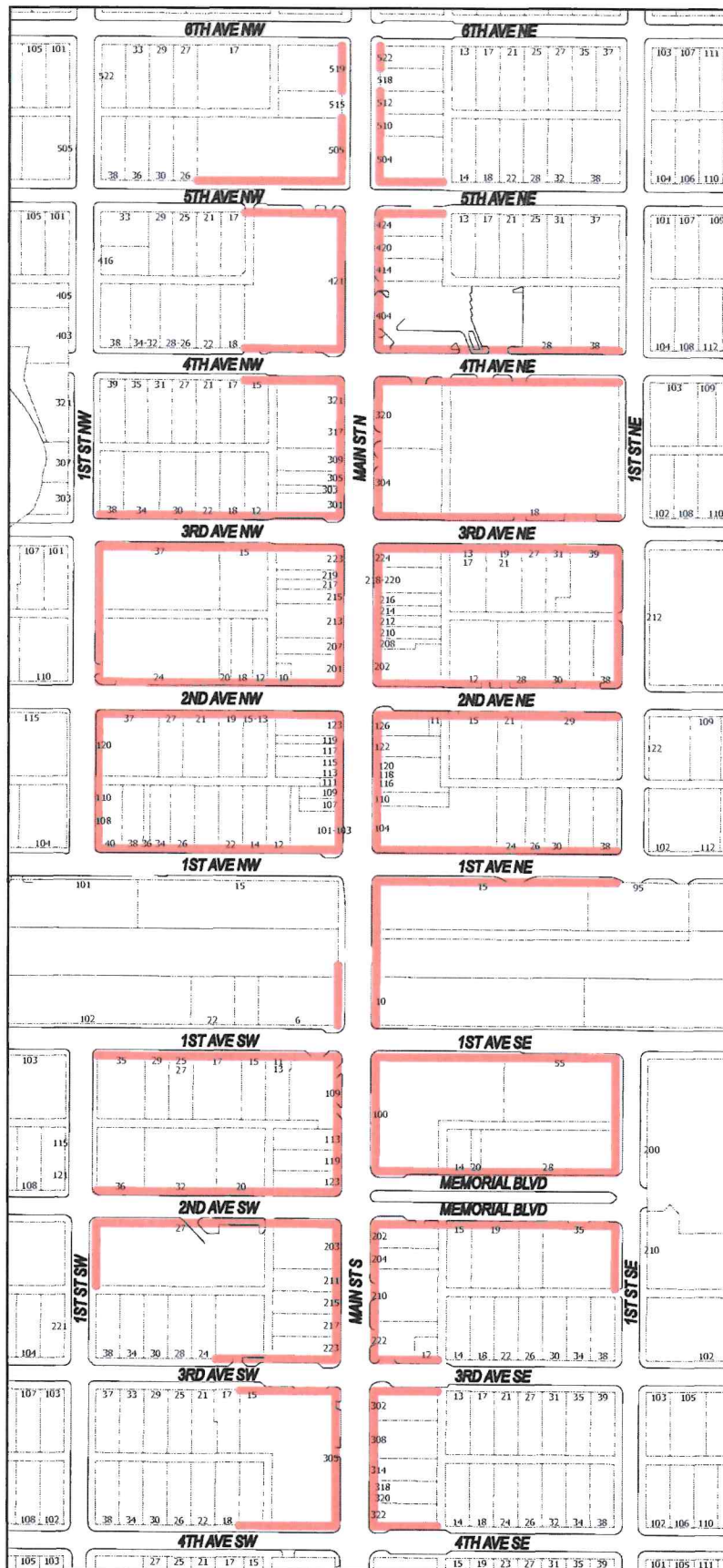
Bylaw 04/2026 – Property Standards

SCHEDULE A

ROUTINE PROPERTY MAINTENANCE CONTRAVENTIONS

Pursuant to Section 1.3 of this Bylaw and Section 5.4 of the General Enforcement Bylaw, the following contraventions are designated routine property maintenance contraventions and may be addressed through a Notice of Contravention and remedial action without the issuance of an Order to Comply:

1. Accumulation of litter, garbage, refuse, debris, discarded materials, appliances, furniture, or other materials contrary to Section 4.7.
2. Vegetation maintenance contraventions contrary to Section 4.8.
3. Boulevard maintenance contraventions contrary to Section 4.9.
4. Snow and ice control contraventions contrary to Part 5.
5. Shopping cart contraventions contrary to Section 4.6.
6. Failure to display a civic address number contrary to Section 6.4.
7. Drainage and surface water control contraventions contrary to Section 6.5.
8. Any other contravention specifically designated by Council by amendment to this Schedule.

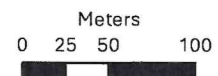


**SCHEDULE B
SIDEWALK SNOW
REMOVAL -
BUSINESS
RESPONSIBILITY
AREAS**



Legend

- Business Responsibility Areas
- Curbs
- Parcels



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