



Standards for Maintenance of Residential Properties



A Guide for Property Owners, Landlords, and Tenants*

Yards

- Yards and boulevards must be maintained free of garbage and debris.
- Yard and boulevard grass must be cut as often as needed to control weeds and to ensure it is not longer than 12.5 cm (5 inches).
- It is recommended that garbage bins and carts be stored in a secure location between pick-ups. Bins may be placed at the collection area no earlier than the evening before the collection day. Bins shall be removed from the collection area on the day of or by the morning of the following day.
- Trees and shrubs must be trimmed away from the sidewalk, roadway, and back lane.
- Snow, leaves, or similar materials may not be deposited on public property, roadways, back lanes, or sidewalks.

Parking

- Vehicles must not block a driveway, lane, or sidewalk.
- No parking on the boulevard, in the wrong direction, or within 3 metres of a fire hydrant.
- No parking within 1 metre of a driveway.
- No parked vehicle on the street shall interfere with Snow Clearing.
- No parking on the street for more than 48 hours.
- No unattached trailer(s) parked on the street.
- You may park in a Loading Zone for up to 10 minutes, and only to load or unload people and/or goods.

Exterior and Fences

- Houses and accessory structures (such as sheds, garages, and fences**) must have a protective coating that is in good condition (paint, siding, or stucco) to prevent deterioration of the structure.
- Windows that are broken must be repaired or covered, and doors must be tight-fitting to prevent insects and rodents from entering the property.
- All properties must be kept free of insects and rodents, in order to prevent damage to the home and the transmission of disease through bites and feces.
- Eavestroughs and downspouts must be kept in good repair and directed away from any building foundation. This can help to prevent flooding of basements and neighboring properties, as excessive moisture could lead to significant and costly damage and mould problems.

Basement Rooms

- Basement rooms used for sleeping must have two clear exits, one of which can be a window, provided it is at least 38 cm (15 inches) in width or height, with a minimum of .035 m² in area (3.77 ft²), and easily opened without the use of keys or tools.

Insurance

- Landlords and tenants should have proper insurance.

Swimming Pools and Hot tubs

- No swimming pool** in which the water level exceeds 2 ft shall be constructed, used, or installed unless the owner is in possession of a permit issued by the Building Inspector.
- An outdoor private pool shall be enclosed with a fence with the minimum height of 1.5 metres (5 ft) and a self-locking gate.
- A hot tub may not exceed 2.4 m in diameter or 4.65 m² in total surface area.
- A hot tub must have a cover that has the structural strength to support the weight of an adult walking across the top of the cover when it is in the closed position.
- No overhead wiring shall be situated above a private pool.

Fire Pits

- Backyard fires must only be burned in appropriate receptacles, that are at least 3 m (10 ft) from any combustible materials (buildings, decks, fences, and trees), and overhead wires (electrical and phone lines).
- Only burn clean, untreated wood (no garbage, painted materials, or renovation waste).
- No burning of grass clippings or leaves.
- Fires must never be left unattended and must be extinguished with water before leaving the area.

Vehicles

Unused vehicle definition - is not in operating condition; or cannot meet the Province of Manitoba's safety standards; also refers to abandoned vehicles, vehicles kept for parts/scrap/salvage, and parts of vehicles.

- A property may not house more than ONE unused vehicle at any time.
- Unused vehicles may not be stored on vacant lots.
- An unused vehicle on a property must be stored in a building, parked at the rear of the property and neatly protected with a covering/tarpaulin in reasonable repair, or stored in an acceptable manner.

Animal Control

- No owner shall possess more than two dogs and two cats.
- All dogs and/or cats must be licensed each year through the City of Dauphin.
- All animals within the City limits must be on a leash at all times, except at the Off-Leash Dog Park (located between 1st Ave SE and the horse racetrack on the Dauphin Recreation Services (DRS) grounds) or while on private property.

***This resource does not contain all property standards requirements for the City of Dauphin.**

****For building development permits, please visit the City of Dauphin website www.dauphin.ca/administration/building-services/.**

Questions or concerns? Visit the City of Dauphin website www.dauphin.ca/administration/bylaws-guidelines-policies/ or contact the City of Dauphin by calling 204-622-3200 or emailing info@dauphin.ca.

