

# Staff Report



---

To	General Committee
Subject	Property Standards and Yard Maintenance By-law Amendments regarding Waste Storage Areas and Clarification Amendments
Date	June 11, 2025
Ward	All
From	W. Cooke, City Clerk/Director of Legislative and Court Services
Executive Member Approval	J. Schmidt, General Manager of Community and Corporate Services
CAO Approval	M. Prowse, Chief Administrative Officer
Staff Report #	LCS005-25

---

## Recommendation(s):

1. That By-law 2011-138 (Property Standards By-law) be amended by deleting section 5.5 and section 38.6 and adding the following:  
  
    "5.5           Domestic goods may be stored  
  
                    (a) in a rear yard provided that such storage shall be neatly piled and is limited to a small amount that is consistent with the permitted use of the property.  
  
                    (b) in the front yard provided that such storage is neat and limited to small amounts consistent with the use of the property."  
  
    "38.6          A barrier or deflector shall be provided to prevent lighting from shining directly into an adjacent dwelling unit."  
  
    "38.7          For the purpose of Section 38.6  
  
                    "Directly or Directed" shall mean pointed or aimed into a window or doorway of an adjacent dwelling but shall not include ambient illumination of the adjacent property including the illumination of the interior of a dwelling on an adjacent property solely by ambient means."
2. That By-law 2011-107 (Yard Maintenance By-law) be amended by deleting sections 2.7, and 4.14 to be replaced with the following:

- “2.7 “INOPERABLE VEHICLE” shall mean a motor vehicle as defined by the Highway Traffic Act R.S.O 1990 as amended, having missing or damaged components which prevents its mechanical function.”
- “4.14 Every *owner* shall store household waste in rigid containers with secure lids when stored outdoors and shall ensure the following:
- (a) all waste containers shall be kept clean and free of dirt, filth, odors and pest infestations and”
  - (b) all waste containers shall be kept in a manner that prevents animals or vermin from disturbing, tearing apart or opening such containers so as to cause waste to escape from the container.
  - (c) where possible, when the property has a garage, designated storage facility or access to the rear yard from the street, all waste containers shall be stored in one of those locations.”

---

## Executive Summary:

**With the introduction of the curbside collection bins beginning September 2025, the location in which waste and recycling receptacles are stored may no longer be feasible and must be amended.** The purpose of this report is to bring forward the required amendments, updates and clarification to both the Property Standards By-law and the Yard Maintenance By-law. The larger size and movability of the bin systems along with the design and use of most homes in the city the storage being limited to the garage or rear yards is no longer feasible.

Staff believe it is reasonable to remove the mandatory storage location of all waste and recycling containers as noted in the by-law as a result of this change. Requirements to keep them clean and neat in addition to adding “where possible” storage requirements should assist in achieving a similar outcome if homeowners do not have available garage or rear yard storage available.

**Further amendments to clarify existing regulations are being proposed to ensure that they are in fact concise and transparent for members of the community so that they may adhere to the regulations.** Those proposals include clarity related to “property lighting”, “inoperable vehicles” and “domestic goods storage”.

## **Key Findings:**

**It is anticipated that the larger waste bins along with an increase in occupancy on many properties will result in less ability to store the bins in a specific permitted location.** New builds are also posing a challenge whereby many of them have limited access to the rear yards without entering the dwelling or only have a carport vs an enclosed garage setting that is only designed to fit a vehicle without any additional storage capacity. This design sometimes results in individuals having to maneuver the bins through the actual dwelling from a rear yard and out to the road edge for pick up.

**The proposed amendments to domestic goods storage, outdoor lighting and inoperable vehicles are to simply provide clarity for the residents to allow for easier compliance.** Domestic goods are currently defined in the by-law, but generally they are items you would find at a residential property such as patio furniture, small children's toys, domestic lawn equipment, etc. The aim is to remind individuals that while small amounts normally found on a property are reasonable, it would not be permissible to have vast amounts of stored items on a property. In addition, outdoor lighting has become challenging over the years as more and more homes have changed to LED type for both security and to allow more use of the properties during evening hours. While staff continue to regulate those who may point the light directly into the interior of the neighbouring dwelling, a proposed amendment to the By-law to clarify that the "glow" created by the lighting reflecting into a neighbouring home or property would not constitute a violation.

**The requirement for validation stickers on the vehicle plates as an inoperable vehicle** as a violation in the by-law will be removed, as they are no longer required by the province.

## **Financial Implications:**

There are no financial implications for the Corporation resulting from the proposed recommendation.

## **Alternatives:**

The following alternative is available for consideration by General Committee:

Alternative #1 – General Committee could maintain the existing regulations set out in both the Property Standards and Yard Maintenance By-laws with respect to the storage of waste and recycling receptacles, domestic good storage, inoperable vehicles and exterior lighting. (i.e. Status Quo)

This alternative is not recommended as it does not account for the new size and configuration of the bins as well as the existing space available on the properties within the city. In addition, remaining status quo does not provide the necessary clarification to residents that has been needed within the regulations.

## Strategic Plan Alignment:

The recommendation(s) included in this Staff Report are not specifically related to the goals identified in the 2022-2026 Strategic Plan.

Affordable Place to Live		
Community Safety		
Thriving Community		
Infrastructure Investments		
Responsible Governance		

## Additional Background Information and Analysis:

### Current wording within Property Standards By-law 2011-138, section 5.5 & 38.6.

- 5.5. Domestic goods may be stored:
- (a) in a rear yard provided that such storage shall be neatly piled; and
  - (b) in the front yard provided that such storage is neat and is limited to small amounts that is consistent with the permitted use of the property.
- 38.6. A barrier or deflector shall be provided to prevent lighting from shining directly into an adjacent dwelling unit.

The proposed section 38.7 is a new section created to provide a definition of directed lighting to add clarity to the section.

Staff have found that the storage of domestic goods and failure to restrict the amount of goods stored in the rear yard as noted above has resulted in many properties becoming overrun or even unusable due to the number of items kept in the rear yards. The recommended change to the By-law will assist with that. As part of our be a good neighbour messaging, residents will be encouraged to remove or gift items that are no longer being used properly and not have them kept in the yard. There are many ways in which people can give away or remove gently used items that would result in neat properties as well as provide perhaps something of need for a new individual.

### Current wording within the Yard Maintenance By-law 2011-107 section 2.7 and 4.14.

- 2.7. "INOPERABLE VEHICLE" shall mean a motor vehicle as defined by the Highway Traffic Act, R.S.O. 1990, c. H. 8, as amended, having missing or damaged components which prevents its mechanical function. It shall also include a vehicle that does not display a valid vehicle permit license plate issued under the Highway Traffic Act, R.S.O. 1990, ch. 8, as amended.
- 4.14 Every owner shall store household waste in rigid containers with secure lids when stored outdoors and household waste shall not be stored in the

front or side yard of a residential property where the property has a garage, rear yard, or designated storage facility

Due to the rollout of the new waste containers, staff wanted to bring forward the proposed amendments to address the anticipated storage limitations with the new size and configuration of the bins. While we are recommending not requiring storage of the bins be limited to only the garage or rear yard, we are in fact incorporating more requirements on maintenance of the bins and where possible to continue to utilize the garage or rear yards for storage locations. While this report was being brought forward, we wanted to also utilize that time to remove the permit (sticker) requirements as it relates to inoperable vehicles as those are no longer required by the Province to prove the plates are valid.

### **Consultation and Engagement:**

No public consultation was undertaken or required in relation to this report.

### **Environmental and Climate Change Impact Matters:**

There are no environmental and/or climate change impact matters related to the recommendation.

### **Appendix:**

There is not an appendix related to this report.

### **Report Author:**

Tammy Banting, Manager of Enforcement Services, Legislative and Court Services Department (Enforcement Services Branch)

**File #:** C05

**Pending #** Not Applicable