

PROVINCE OF QUEBEC
CITY OF BEACONSFIELD

BY-LAW BEAC-175

BY-LAW ON SANITATION, OCCUPANCY AND MAINTENANCE OF BUILDINGS

Adopted at the regular Council meeting
held on March 23, 2026

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At the regular meeting of the Council of the City of Beaconsfield, held at City Hall, 303 Beaconsfield Boulevard, Beaconsfield, Quebec, on Monday, March 23, 2026, at 7:30 p.m.;

WERE PRESENT: The Mayor Martin St-Jean, Councillors Dominique Godin, Marie Léveillé, Robert Mercuri, David Newell, Jason Rossie and Tim Quinn.

WHEREAS a draft by-law was filed and a notice of motion of this by-law was adopted at the regular Council meeting on Monday, January 26, 2026;

WHEREAS a draft bylaw BEAC-175 entitled “Bylaw on sanitation, occupancy, and maintenance of buildings” was adopted at the regular meeting of the Council held on Monday, January 26, 2026;

WHEREAS a public consultation meeting concerning this bylaw was held on Monday, February 23, 2026, in accordance with the Act respecting land use planning and development (R.S.Q., c. A-19.1);

WHEREAS the Act to amend the Cultural Heritage Act and other legislative provisions (Bill 69, 2021, c.10), which came into force on April 1, 2021, modifies certain provisions of the Act respecting land use planning and development;

CONSIDERING THAT the Act respecting land use planning and development gives municipalities the power to adopt measures to monitor and manage situations of dilapidation or deterioration of buildings within their territory;

CONSIDERING THAT, under section 145.41 of the Act respecting land use planning and development, the City must adopt a bylaw relating to the occupancy and maintenance of buildings no later than April 1, 2026;

CONSIDERING THAT such regulations must contain standards aimed at preventing the deterioration of buildings, protecting them from the elements, and preserving the integrity of their structure;

Considering sections 369 and 411 of the Cities and Towns Act (R.S.Q., chapter C-19);

Considering sections 145.41 to 145.41.7 of the Act respecting land use planning and development (RLRQ, c. A-19.1);

On motion given by Councillor Marie Léveillé, seconded by Councillor Jason Rossie and
UNANIMOUSLY RESOLVED:

THE COUNCIL OF THE CITY OF BEACONSFIELD ENACTS THE FOLLOWING:

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CHAPTER I. DECLARATORY PROVISIONS

1.1 Title of the regulation

The present by-law is entitled “BEAC-175 By-law on the Sanitation, Occupancy, and Maintenance of Buildings.”

1.2 Territory and persons subject to the regulations

The present regulation applies to the entire territory of the City of Beaconsfield and is binding on all individuals and legal entities, who are required to comply with it.

1.3 Scope of application

The purpose of this by-law is to regulate the occupancy and maintenance of buildings in order to prevent their deterioration, ensure their protection against the elements, and maintain the integrity of their structure.

The standards it establishes are intended to ensure the preservation and sustainability of heritage buildings and, in the case of residential buildings, to set minimum habitability conditions in order to promote the health and safety of occupants and prevent any unsanitary conditions.

The provisions of this regulation apply to any main or ancillary building, in whole or in part, including any heritage immovable within the meaning of paragraph 1 of section 148.0.1 of the Act respecting land use planning and development (RLRQ, c. A-19.1), that is, an immovable designated in accordance with the Cultural Heritage Act (RLRQ, c. P-9.002), located on a heritage site designated in accordance with that Act or listed in an inventory referred to in the first paragraph of section 120 of that Act.

1.4 Validity

The present by-law is adopted as a whole, chapter by chapter, section by section, article by article, paragraph by paragraph, and clause by clause, so that if any part of this by-law is declared null and void by a court having jurisdiction in the matter, the other provisions of this by-law shall continue to apply.

1.5 Compliance with the law and related regulations

Compliance with the present by-law does not exempt the owner or occupant from the obligation to comply with any other applicable legislation or regulation, whether federal, provincial, or municipal.

1.6 Replacement

The present by-law repeals and replaces, for all legal purposes, By-law BEAC-005 concerning the sanitation and maintenance of dwellings.

CHAPTER II. ADMINISTRATIVE PROVISIONS

2.1 Administration of the regulations

The administration and enforcement of this by-law shall be the responsibility of the responsible officer, as defined in this by-law, who shall exercise the functions and powers conferred upon him or her by By-law BEAC-045 on permits and certificates, as well as those provided for in this by-law. When acting in the exercise of his or her duties, the responsible officer must, upon request, identify himself or herself using an identity card bearing his or her photograph, issued by the City. Any action taken under this regulation must be carried out in accordance with best practices.

2.2 Duties and powers of the responsible officer

Visit and examine, at any reasonable hour, presenting an identity card, and only in the presence of an adult, any immovable property, including the interior and exterior of buildings or structures, to ascertain compliance with this by-law, or to require the owner to provide assistance with the inspection of the property, building or structure;

The officer in charge may, in particular :

1. Conduct tests and take photographs or make recordings inside a building or any adjacent part thereof.
2. Request any information relating to the application of the regulation, as well as the production of any document relating thereto.
3. Following an intervention under this regulation, require the owner of a building to conduct or have conducted a test, analysis, or inspection of a material, equipment, or installation to ensure its compliance with this regulation, and to provide a certificate of compliance, safety, and proper functioning for that purpose.
4. Following an intervention carried out under this regulation, install a measuring device or order that such a device be installed by the owner of the building, and that the owner transmit the data collected to the inspector.
5. Be accompanied by a person whose assistance or expertise is required.

2.3 Duties of the owner or occupant

The owner or occupant of a building must allow the responsible officer to enter a building when exercising the powers provided for in this by-law. They are also required to provide any information or documents required for the purposes of enforcing this by-law and may not, in any way, hinder or delay the responsible officer in the performance of their duties.

When a dwelling is subject to pest control measures under this bylaw, the occupants are required to allow the responsible officer or exterminator access to the premises. They must, if necessary, clean and prepare the premises for the intervention.

CHAPTER III. INTERPRETATIVE PROVISIONS

3.1 Interpretation of the regulations

The words and expressions used in this by-law shall be interpreted according to the meaning assigned to them in this by-law. Otherwise, they shall have the meaning assigned to them in the glossary of Zoning Bylaw 720. In the absence of a specific definition in the aforementioned bylaws, the appropriate meaning shall be that provided in the Building Code Bylaw (R.R.Q., B-1.1, r. 0.01.01) and its current version.

Any reference to another bylaw contained in this bylaw is deemed to include any amendment or update made to that bylaw after the effective date of this bylaw.

3.2 Specific definitions

For the purposes of this by-laws, the following words and expressions shall have the meanings assigned to them in this section, notwithstanding any other interpretation provided for in section 3.1:

“building”: a structure with a roof or supported by walls or columns, vacant or occupied, used or intended to be used to shelter or accommodate persons, animals, or property, including any accessory building or structure;

“building intended for habitation”: a building or part of a building intended for habitation, including any accessory construction for residential use, such as a shed, garage, carport, storage shed, balcony, or any outbuilding attached to the main building. This category excludes

buildings that are exclusively institutional in nature, those that are exclusively commercial and serve or are intended to serve a passing clientele, as well as buildings occupied or intended to be occupied by an institution referred to in the Act respecting health services and social services (R.S.Q. chapter S-4.2).

“building code”: Regulations adopted under the Building Act (CQLR, c. B-1.1, r. 2) that set out all the requirements applicable to the design, construction, renovation, alteration, and maintenance of buildings and equipment intended for public use;

“council”: the municipal council of the City of Beaconsfield;

“dilapidation”: a state of deterioration caused by deliberate damage or lack of maintenance affecting the structure of the item and rendering it impossible to use for its intended purpose or design;

“dwelling”: a room or set of rooms used or intended to be used as a home by one or more persons, where meals can be prepared and consumed and where one can sleep, which includes sanitary facilities and which is accessible via an entrance allowing direct access to the living quarters of any person who has taken up residence there;

“Exterior architectural component”: refers to any element or part of a building that contributes to its stability, functionality, or exterior appearance, including, but not limited to: walls, cladding and roofing materials, openings (doors, windows, skylights), the roof and its elements (cornices, eaves, chimneys), projecting structures (balconies, galleries, porches, canopies) and any other ornamental or structural elements visible from the outside

“heritage building”: a building designated in accordance with the Cultural Heritage Act (CQLR, c. P-9.002), located on a heritage site designated in accordance with that Act or listed in an inventory referred to in the first paragraph of section 120 of that Act;

“interior architectural component”: refers to any element contributing to the structure, functionality, aesthetics, or comfort of a building's interior space, including, but not limited to: walls, partitions, floors, ceilings, woodwork, attics, stairs and their components (steps, landings, balustrades, guardrails, handrails, ramps), openings and access devices between rooms or to the outside (doors, windows, their woodwork, glazing, hardware), as well as fixed furniture (cabinets, kitchen counters, and any other permanently installed furniture);

“inventory of heritage buildings”: list adopted pursuant to section 120 of the Cultural Heritage Act (RLRQ, c. P-9.002), identifying buildings located within the municipal territory, built before 1940, and of heritage interest;

“liveable space”: a space or room intended for the preparation or consumption of meals, sleeping, or staying, excluding, in particular, a bathroom, toilet, storage space, closet, and laundry room;

“obsolescence”: a state of deterioration caused by time and normal wear and tear, rendering an item unusable for its intended purpose or design.

“officer in charge”: the director of the Urban Planning and Municipal Patrol Department or any person designated to enforce this bylaw;

“sanitary”: an environment that meets hygiene requirements applicable to places and people. A place is considered sanitary when it does not present any conditions or indicators—such as the accumulation of waste, the presence of mold, insects, or unwanted animals—that could compromise the health or safety of its occupants.

“usable area”: the area of liveable space measured between the inside walls, excluding the area occupied by a kitchen cupboard.

CHAPTER IV. PROVISIONS ON SANITATION

4.1 Buildings subject to these provisions

4.1.1 General provisions

The provisions of this chapter apply to any building used for residential purposes, as defined in these regulations, as well as to any ancillary structure attached to it.

4.2 Requirements on sanitation

All owners or occupants are required to maintain their dwelling and any ancillary structures at all times in conditions that are free from unsanitary conditions, as set out in this chapter.

4.2.1 Unsanitary factors

A building or dwelling must not pose a threat to the health or safety of residents or the public due to its use or condition.

The following are prohibited and must be removed:

1. uncleanliness, deterioration, or cluttering of a main building, dwelling, balcony, or accessory building;
2. the presence of dead animals;
3. the storage or use of products or materials that emit a foul odor or toxic fumes;
4. the deposit of household garbage, waste, or recyclable materials anywhere other than in containers provided for that purpose;
5. the cluttering of an evacuation route;
6. an obstacle preventing the closing and locking of a door in a required fire separation;
7. the presence of ice or condensation on an interior surface other than a window;
8. the accumulation of debris, materials, spoiled or putrid matter, excrement, or other forms of uncleanliness;
9. the presence of vermin, rodents, insects, or visible mold, as well as conditions that promote their proliferation.

CHAPTER V. MAINTENANCE PROVISIONS

5.1 Standards applicable to all

5.1.1 General prohibition

It is prohibited to damage or allow a building to deteriorate, whether intentionally or through failure to provide proper maintenance, repair, or supervision of any of its components.

“Deterioration” refers to any situation in which a component no longer adequately fulfills its intended function, compromises the safety, integrity, or health of the building, or causes accelerated deterioration of the building.

5.1.2 Maintenance in good condition

All components of a building must be maintained in good condition and fulfill the functions for which they were designed, in particular to protect the building from

the elements and preserve the integrity of its structure. They must be maintained and repaired as necessary to preserve their integrity and withstand the combined forces of live loads, roof loads, wind pressure loads, snow loads, and other natural elements to which they are subjected.

Without limiting the generality of the foregoing, a component is considered to be in poor condition in the following cases:

1. the exterior envelope of a building or one of its components that is not watertight and allows air, water, or snow to infiltrate or birds, vermin, or other animals to enter the building or walls;
2. an exterior surface or component that is not protected by paint, varnish, or coating that is suitable for the materials to be protected;
3. a brick wall with hollow or cracked mortar joints;
4. a step, staircase, guardrail, or balcony that is unstable, damaged, or affected by rot;
5. a wall, ceiling, or foundation wall with holes or cracks;
6. a component of the exterior envelope of a building where water or moisture accumulates;
7. a structure or structural component that is warped, slanted, sagging, or crumbling;
8. material that is contaminated with mold, whether or not it has been concealed;
9. a seal that is damaged or missing;
10. a broken window pane or rotten window frame;
11. an exterior opening frame that is not caulked;
12. a moving part of a window, door, or ventilation or light well that is not flush or functional;
13. An exterior element of a building that is unstable, loose, rotten, or rusted;
14. a floor with loose, warped, broken, or rotten flooring that could pose a safety hazard.
15. Garbage chutes, waste and recycling containers, and the areas reserved for their storage must be kept in good condition and cleaned regularly to maintain sanitary conditions.

5.2 Additional standards applicable to residential buildings

5.2.1 Specific requirements

The following provisions are in addition to those in section 5.1 and apply to all dwellings:

1. The floor of a bathroom and a powder room, as well as the walls around the shower or bathtub, must be protected against moisture, covered with a waterproof finish or coating, and maintained in good condition to prevent water infiltration into adjacent partitions.
2. The floor of a common laundry room must be protected against moisture, covered with a waterproof finish or coating, and maintained in good condition. It must also be cleaned periodically to keep the laundry room sanitary.
3. The floor of a crawl space or basement must be dry.

CHAPTER VI. PROVISIONS RELATING TO OCCUPANCY

6.1 Standards applicable to all buildings

6.1.1 Obligations of the owner

In order to comply with the requirements of this chapter, the owner of a building must equip it with the equipment and facilities specifically prescribed therein and ensure that they are maintained in good condition and safe working order at all times, so that they are free from defects and fit for their intended use.

6.1.2 Obligations relating to installations

A building must be equipped with plumbing, electrical, and lighting installations, as well as heating, ventilation, air conditioning, and drinking water supply systems. This equipment must be maintained in good working order at all times and be capable of being used for its intended purpose.

6.1.3 Lighting of a building

Any building or part of a building intended to accommodate people must be equipped with electrical installations in good working order.

6.1.4 Safety devices

A main or secondary entrance door to a building, as well as a garage or shed door, must be equipped with an appropriate locking mechanism that allows access with a key, magnetic card, or other control device.

6.2 Specific requirements for dwellings

6.2.1 Basic sanitary facilities

A dwelling must be equipped with at least the following:

1. a kitchen sink;
2. a toilet;
3. a washbasin;
4. a bathtub or shower.

All of these fixtures must be connected directly to the plumbing system.

The kitchen sink, washbasin, and bathtub or shower must be supplied with cold and hot water; the temperature of the hot water must not be less than 45°C.

6.2.2 Minimum temperature

A dwelling must be equipped with a permanent heating system in good working order that allows the occupant to maintain a minimum ambient temperature of 21°C in the living areas. This temperature must be maintained until the outside temperature falls below -23°C. The temperature inside a dwelling must be measured in the center of each living space, one meter above the floor.

This section does not apply to an accessory building which, due to the nature of the activities carried out therein, does not require a heating system, provided that this does not cause deterioration of the building.

Notwithstanding the first paragraph, vacant dwellings or uninhabitable spaces must be equipped with a permanent heating system that maintains a minimum temperature of 15°C.

6.2.3 Surfaces and heights

The total surface area of the living spaces in a dwelling must comply with the Building Code and its updates.

6.2.4 Windows and lighting

6.2.4.1 Glazed area

The minimum glazed area of a living space must comply with the Building Code and its updates.

6.2.4.2 Lighting in a dwelling

The electrical installation in a dwelling must provide lighting for bathrooms, toilets, kitchens or kitchenettes, and interior stairways, and include at least one electrical outlet in each living space.

6.2.4.3 Lighting in a building

The electrical installation in a building must provide lighting for common areas and interior stairways and exterior lighting for each of the building's common entrances.

6.2.4.4 Seasonal protection of windows

From October 30 to April 30, the windows of a dwelling must be fitted with storm windows unless they are double-glazed.

From May 1 to September 30, the windows of a dwelling must be fitted with mosquito screens.

6.2.5 Ventilation

6.2.5.1 Ventilation of living spaces

A living space must be ventilated by natural air circulation through one or more windows opening directly to the outside, in accordance with the applicable requirements of the Building Code and its updates. A kitchen hood must be ventilated by a mechanical system that complies with this code.

6.2.5.2 Ventilation of sanitary facilities

A bathroom or toilet must be ventilated either by a natural opening or by a mechanical system, in accordance with the requirements of the Building Code and its updates.

6.2.5.3 Ventilation of laundry rooms

A shared laundry room that is not naturally ventilated must be equipped with a mechanical ventilation system that complies with the requirements of the Building Code and its updates.

6.2.5.4 Garage ventilation

A closed storage garage that can accommodate more than 5 vehicles must be equipped with a mechanical ventilation system that complies with the Building Code and its updates.

Under no circumstances shall a parking garage ventilation system allow air from the garage to be transferred to adjacent parts of the building.

6.2.5.5 Ventilation of crawl spaces

A crawl space must be ventilated in accordance with the Building Code and its updates.

6.2.6 Safety devices

6.2.6.1 Locking mechanism for a building, garage, or shed

A main or secondary entrance door to a building, as well as a garage or shed door, must be equipped with an appropriate locking mechanism that allows access with a key, magnetic card, or other control device.

6.2.6.2 Locking mechanism for a dwelling

All main and secondary entrance doors to a dwelling must be equipped with an appropriate locking mechanism that allows access to the dwelling with a key, magnetic card, or other control device.

When such a door opens onto an emergency exit or access to an emergency exit, it must be locked only by means of a key, magnetic card, or other control device, and not automatically when the door is closed.

6.2.6.3 Access to multi-unit buildings

The main entrance to a building with more than 8 units must be equipped with a doorbell for each unit, and the entrance door must be equipped with an unlocking device that can be operated from each unit.

6.2.6.4 Visual control device

Every main entrance door to a dwelling must have a peephole, unless the door has transparent glazing or a transparent panel. This section does not apply to a single-dwelling building.

6.2.6.5 Accessibility of means of escape

The characteristics of the locking mechanism required in this chapter must allow the means of escape to be used at all times without the need for a key, magnetic card, or any other control device.

6.3 Provisions applicable to vacant buildings

6.3.1 Drinking water supply system

Notwithstanding Section 6.3.2, the potable water supply system of a vacant building shall be shut off and drained, unless the operation of the heating system or fire protection system installed therein requires a water supply.

6.3.2 Heating, ventilation, and air conditioning systems

A vacant building that was designed to be heated must, from October 31 to April 30, be maintained at a temperature of at least 15°C, measured in the center of a room, one meter above the floor and at a relative humidity of 30 to 50%, inside each room of the building.

6.3.3 Safety device

The entrance doors of a vacant building must be equipped with an appropriate locking mechanism that allows access with a key, magnetic card, or other control device.

A vacant building must be closed and locked in such a way as to prevent access through any of its openings.

The characteristics of the locking mechanism required for a vacant building must allow access to an escape route at all times without the need for a key, magnetic card, or any other control device.

6.3.4 Monitoring

6.3.4.1 Periodic monitoring requirement

A vacant building must be monitored periodically to ensure that it remains in good condition and to prevent deterioration, in particular by identifying any components whose condition could compromise the protection, safety, soundness, or preservation of the building. The frequency of this monitoring must be determined by the owner, justified in writing based on the characteristics of the building and the risks present, and approved by the City. In the absence of specific requirements, this monitoring must be carried out at least once a month.

6.3.4.2 Scope of monitoring

Monitoring must cover all parts of the building, including roofs, facades, openings, technical installations, and structural elements.

6.3.4.3 Maintenance of a monitoring log

A detailed log of the condition of the vacant building must be maintained by the owner. This log must record the results of each inspection, any observations noted, and any repair or maintenance measures undertaken. The log must be updated systematically after each inspection and be available for consultation by the responsible officer upon request.

CHAPTER VII. PROCEDURAL PROVISIONS

7.1 Scope of application

This chapter sets out the procedures relating to compliance, safety, and preservation of buildings or dwellings subject to the regulations, including heritage buildings. It determines the applicable control, intervention, and regularization measures, as well as the powers and remedies available to the responsible officer when a dangerous or non-compliant situation is identified.

7.2 Evacuation of a building or dwelling

7.2.1 Evacuation notice and enforcement measures

The officer in charge may issue a notice ordering the evacuation and closure of a building or dwelling that does not comply with these regulations.

Movable property located in a place whose evacuation and closure have been ordered may be transported to a place determined by the officer in charge and placed in his custody.

The officer in charge may post a copy of the evacuation order on the building and on the dwelling concerned.

It is prohibited to deface, alter, tear down, or remove such an evacuation notice.

7.2.2 Protective measures

A building or part of a building that has been evacuated under this regulation or is vacant must be closed or barricaded in such a way as to prevent access and prevent accidents.

When a building or structure presents a dangerous condition due to construction work, fire, lack of structural integrity, or any other cause, the owner must take all necessary measures, including the demolition of all or part of the building or structure, to eliminate the dangerous condition.

7.2.3 Reinstatement of premises

A building or dwelling that has been evacuated and closed in accordance with these regulations may not be reoccupied until the work required to bring it into compliance with the regulations has been completed.

7.3 Specific provisions relating to buildings in a state of dilapidation or disrepair

7.3.1 Scope of application

This section reproduces the powers conferred by Section XII of Chapter IV of Title I of the Land Use Planning and Development Act (RLRQ, c. A-19.1). The procedures and conditions for exercising these powers are set out in sections 145.41 et seq. of that Act.

7.3.2 Notice of work

The City may require that a building be renovated, repaired, or maintained if it is dilapidated or in a state of disrepair.

To do so, it must send a written notice to the owner indicating the work to be carried out to bring the building into compliance with the standards and measures set out in this bylaw, as well as the deadline for completing the work.

The City may grant an additional period of up to six months upon receipt of a written request from the building owner, accompanied by the required supporting documents.

7.3.3 Appeals before the Superior Court

If the work is not carried out, the City may, by way of an application heard and decided on an urgent basis by the Superior Court, request authorization to carry out the work and claim the cost from the owner.

The cost of such work constitutes a priority claim on the immovable on which it was carried out, in the same manner and according to the same rank as the claims referred to in paragraph 5 of section 2651 of the Civil Code. This cost is secured by a legal mortgage on the immovable.

7.3.4 Notice of deterioration

If the owner of a building fails to comply with the notice of works sent to them, the Council may request that a notice of deterioration be entered in the land register.

A notice of deterioration is served on the owner of the building and on any holder of a real right entered in the land register in respect of that building.

7.3.5 Notice of regularization

When the City confirms that the work required in the notice of deterioration has been completed, the Council must, within 60 days of confirmation, request that a notice of regularization be entered in the land register. This notice must include a statement confirming that the work has been completed and the registration number of the notice of deterioration.

A notice of regularization is notified to the owner of the building and to any holder of a real right registered in the land register with respect to that building.

7.3.6 Register of notices of deterioration

The City maintains a list of buildings subject to a notice of deterioration entered in the land register, which contains all the information appearing in the notice. When a notice of regularization is entered in the land register, any reference to the corresponding notice of deterioration is removed from the list.

7.3.7 Acquisition of a deteriorated building

The City may acquire, by mutual agreement or by expropriation, any immovable property for which a notice of deterioration has been entered in the land register for at least 60 days, on which the work required in that notice has not been carried out and which has one or more of the following characteristics:

1. it has been vacant for at least one year at the time of service of the notice of expropriation provided for in section 9 of the Expropriation Act (RLRQ, c. E-25);
2. its state of disrepair or dilapidation presents a risk to the health or safety of persons;
3. it is a heritage building.

CHAPTER VIII. PENAL PROVISIONS

8.1 Penalties relating to sanitation

8.1.1 Penalties

Any person who contravenes or allows any person to contravene any provision of Chapter 4 of these Regulations commits an offense and is liable:

1. in the case of a natural person:
 - a) for a first offense, to a fine of not less than \$500 and not more than \$1,000;
 - b) for a second offense, a fine of not less than \$1,000 and not more than \$2,000;
2. in the case of a legal person:
 - a) for a first offense, a fine of not less than \$1,000 and not more than \$2,000;
 - b) for a second offense, a fine of not less than \$2,000 and not more than \$4,000.

8.2 Penalties relating to occupancy or maintenance

8.2.1 Penalties

Any person who contravenes or permits a contravention of any provision of Chapter 5 or 6 of these Regulations commits an offense and is liable:

1. in the case of a natural person:
 - a) for a first offense, a fine of not less than \$1,000 and not more than \$10,000;
 - b) for a subsequent offense, a fine of not less than \$2,000 and not more than \$20,000;
2. in the case of a legal person:
 - a) for a first offense, to a fine of not less than \$2,000 and not more than \$20,000;
 - b) for a subsequent offense, to a fine of not less than \$4,000 and not more than \$40,000.

8.2.2 Penalties applicable to heritage immovable

For an offense relating to a heritage building, any person who contravenes or allows any person to contravene any provision of this regulation commits an offense and is liable:

1. in the case of a natural person:
 - a) for a first offense, a fine of not less than \$2,000 and not more than \$250,000;
 - b) for any subsequent offense, a fine of not less than \$4,000 and not more than \$250,000.
2. in the case of a legal person:
 - a) for a first offense, a fine of not less than \$4,000 and not more than \$250,000;
 - b) for any subsequent offense, a fine of not less than \$8,000 and not more than \$250,000.

Where the offence is continuous, it constitutes a separate offence for each day or part of a day during which it continues. In all cases, the costs of prosecution are added to the fine.

8.2.3 Change of ownership

The prescribed fine for repeat offenses may be imposed regardless of a change in ownership if a notice of deterioration of a building has been entered in the land register in accordance with the provisions of the Act respecting land use planning and development (RLRQ, s. A-19.1) and that notice was registered prior to the acquisition of the building by the new owner.

CHAPTER IX. FINAL PROVISIONS

9.1 Coming into force

The present by-law shall come into force in accordance with the law.

MAYOR

CITY CLERK