

CANADA  
PROVINCE OF QUEBEC  
CITY OF COTE SAINT-LUC

BY-LAW NO. 2084

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BY-LAW TO REGULATE THE  
MAINTENANCE AND QUALITY OF  
BUILDINGS IN THE CITY OF COTE  
SAINT-LUC  
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At a Regular Monthly Meeting of the Municipal Council of  
the City of Côte Saint-Luc, held at the City Hall, 5801 Cavendish  
Boulevard, on October 7, 1991, at which were present:

His Worship the Mayor Bernard Lang, Eng.,  
presiding

Councillor D. Berku, B.C.L.

Councillor M. Brownstein, B.Comm, B.C.L., L.L.B.

Councillor I. Goldberg

Councillor H. Greenspon, C.A.

Councillor R. Kovac

Councilor A. J. Levine, B.Sc., M.A.

Councillor G. J. Nashen

Councillor R. Schwartz, C.A.

ALSO PRESENT:

Mr. J.G. Butler, C.A., City Manager  
Mrs. D. Bélanger-Fauteux, Eng., M.B.A., Asst. City Manager  
Mr. M. Robitaille, Eng., City Engineer

Mrs. J. Habra, City Clerk, acted as secretary of the  
meeting.

IT IS ENACTED AND ORDAINED as By-Law No. 2084  
entitled "BY-LAW TO REGULATE THE MAINTENANCE AND QUALITY OF  
BUILDINGS IN THE CITY OF COTE SAINT-LUC" as follows:

ARTICLE 1:      By-Law Title

This By-Law may be referred to and cited as the "Vermin and Rodents Extermination By-Law of the City of Côte Saint-Luc.

ARTICLE 2:      Conflicting Regulations

Where this By-Law or any provision thereof imposes a restriction or prohibition which is at variance or in conflict with any other By-Law or other provision of this By-Law, the more restrictive or prohibitive provision shall govern.

ARTICLE 3:      Enforcement of the Present By-Law

It shall be the duty of the Director to ensure that this By-Law is enforced.

ARTICLE 4:      Translation of By-Law

To the extent permitted by Law, the French and English versions shall have equal force and effect

ARTICLE 5:      Definitions

For the purpose of the interpretation of the present By-Law, the definitions contained in the Building and Zoning By-Laws of the City of Côte Saint-Luc shall apply as if herein recited at length. In addition, the following words used herein shall have the following meanings:

- a) Building: Any structure containing one or more dwellings, dwelling units, rooms offered for rent, apartments and their dependencies.
  
- b) Rodents: Includes small gnawing mammals of the order "Rodentia" as, for example, but without limitation, mice and rats.

c) Vermin: Includes insects harmful to public health or hygiene, or which are household pests, as, for example, but without limitation, ants, silverfish, cockroaches, and spiders.

ARTICLE 6: Vermin and Rodents

- 6.1 All buildings must be maintained so as to be free of vermin and rodents and must be kept clean so as to prevent the presence of vermin and rodents.
- 6.2 The occupant of any building must keep his apartment and/or premises clean so as to prevent the presence of vermin and rodents.
- 6.3 The presence of vermin and/or rodents in a building constitutes a nuisance and the Director may require of the owner the following:
- a) to properly maintain the building by such cleaning, plumbing and repair work or any other required work so as to eliminate the cause of the above nuisance, and
  - b) to proceed with the extermination of the vermin and rodents by an exterminator holding a license issued by the City of Montreal or by any other municipality which requires that exterminators be licensed, within a maximum of twenty (20) days and to submit to the Director proof that the extermination was successfully completed.

ARTICLE 7:        Interpretation

- 7.1                    Whenever the masculine is used in the present By-Law, it shall include the feminine, unless the context dictates otherwise.
- 7.2                    The singular shall include the plural and the plural shall include the singular, unless the context dictates otherwise.
- 7.3                    The headings and titles of chapters and sections are intended for convenience only and shall not be used to interpret the terms hereof.

ARTICLE 8:        Penalties

- 8.1                    Any person infringing any of the provisions of this By-Law shall be liable to a fine, with or without costs, the fines to be fixed by a judge having jurisdiction in this matter, at his discretion, provided that such fine shall not be less than TWO HUNDRED DOLLARS (\$200.00) nor more than FIVE HUNDRED DOLLARS (\$500.00), and in default of payment of such fine and costs within the delay fixed by the judge, the said judge shall impose the penalties and order the procedures for execution of the judgment as are set forth in the Code de procédure pénale, R.S.Q.c.C-25-1.
- 8.2                    The offence shall be deemed to be repeatedly committed, as a separate and distinct offence, on each day that the infringement continues, and the offender shall be liable to the fine and penalty above mentioned for each such day until the infringement ceases.

ARTICLE 9:     Coming into Force

The present By-Law shall come into force according to Law.

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MAYOR OF THE CITY OF COTE SAINT-LUC

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CITY CLERK

C A N A D A  
PROVINCE OF QUEBEC  
CITY OF CÔTE SAINT-LUC

BY LAW NO. 2084

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BY-LAW TO REGULATE THE MAINTENANCE  
AND QUALITY OF BUILDINGS IN THE CITY OF  
CÔTE SAINT-LUC  
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ADOPTED ON: October 7, 1991.

IN FORCE ON: October 9, 1991.

TRUE COPY