



By-law 103-2025 of The Corporation of the City of Oshawa

Being a by-law to amend the Vacant Building and Land Registry By-law 15-2024.

Whereas on June 23, 2025, the Council of the Corporation of the City of Oshawa directed amendments to the Vacant Building and Land Registry By-law 15-2024 to refine the scope of the By-law by no longer requiring the registration of Vacant Land; and,

Whereas the Council of the Corporation of the City of Oshawa find it desirable to amend the Vacant Building and Land Registry By-law 15-2024.

Therefore it is enacted as a by-law for the Corporation of the City of Oshawa as follows:

1. The City's Vacant Building and Land Registry By-law 15-2024 is hereby amended as follows:
 - 1.1 The recital section is hereby amended by deleting the words "and land" from the fourth and fifth recital, so it reads as follows:

"Whereas the Council of the Corporation of The City of Oshawa ("City Council") deems that vacant buildings are, or could become, a health and safety hazard or public nuisance; and,

Whereas City Council deems it desirable to regulate vacant buildings through a permit system."
 - 1.2 Subsection 1.1 is amended by deleting the words "and Land", so it reads as follows:

"1.1 The short title of this By-law is the "Vacant Building Registry By-law"."
 - 1.3 Subsection 2.1 is amended by deleting the Definition of General Fees and Charges By-law in its entirety and replacing it with the following:

"**Fees and Charges By-law**" means the City of Oshawa By-law 109-2024, as may be amended from time to time or its successor legislation;"
 - 1.4 Subsection 2.1 is amended by uncapitalizing the first letter of the word "Structures" in the definition "Greenspace".
 - 1.5 Subsection 2.1 is amended by deleting the Definition of "Property" in its entirety and replacing it with the following:

"**Property**" means a Building or part of a Building, and includes the lands and premises appurtenant thereto, and all mobile homes, mobile buildings, and outbuildings thereon, whether heretofore or hereafter erected, and includes abandoned Property."

- 1.6 Subsection 2.1 is amended by deleting the Definition of “Structure” in its entirety.
- 1.7 Subsection 2.1 is amended by deleting the Definition of “Vacant Land” in its entirety.
- 1.8 Subsection 2.1 is amended by deleting the Definition of “Vacant Property” in its entirety and replacing it with the following:

“**Vacant Property**” means lands which include a Vacant Building.”

- 1.9 Subsection 3.3 is amended by deleting the words “or land”.
- 1.10 Subsection 3.5 b) is amended by deleting the words “or the land”.
- 1.11 Subsection 4.2 b) is amended by deleting the words “or land”.
- 1.12 Subsection 5.1 b) is amended by replacing “General Fees and Charges By-law”, with “Fees and Charges By-law”.
- 1.13 Subsection 9.2 is amended by replacing “General Fees and Charges By-law”, with “Fees and Charges By-law”.
- 1.14 Section 11 is amended by deleting Subsection 11.7 in its entirety and replacing it with the following:

“11.7 No Permit Holder shall fail to secure any Vacant Property, or any portion thereof, against unauthorized entry, to the satisfaction and sole discretion of the Director.”

- 1.15 Section 13 is amended replacing the word “Land” with “Property” in Subsection 13.3 a), so it reads as follows:

“a) Coverage for the Vacant Property that is the subject matter of the Permit, and any structures on the Vacant Property;”

- 2. This by-law shall come into full force and effect on the date of passage.

By-law passed this twenty-ninth day of September, 2025.

Mayor

City Clerk