



Resolution or Notation No.

**By-Laws of the Municipality of Blanc-Sablon**

**PROVINCE OF QUEBEC  
MUNICIPALITY OF BLANC-SABLON**

**BY-LAW 2026-R-001**

**ADOPTION OF BY-LAW 2026-R-001 CONCERNING THE OCCUPANCY AND MAINTENANCE OF BUILDINGS**

**WHEREAS** the Act to amend the Cultural Heritage Act and other legislative provisions came into force on April 1, 2021;

**WHEREAS** the Municipality must adopt the by-law relating to the occupancy and maintenance of buildings provided for in section 145.41 of the Act respecting land use planning and development (RLRQ, c. A-19.1) no later than April 1, 2026;

**WHEREAS** this by-law contains standards aimed at preventing the deterioration of buildings, protecting them from the elements, and preserving the integrity of their structure;

**WHEREAS** a notice of motion was given at the meeting of December 16, 2025;

**WHEREAS** a draft by-law was tabled at the meeting of December 16, 2025, presented by **Alexis Beaudoin** and seconded by **Jarvin Joncas**;

**WHEREAS** the applicable procedure for adopting the by-law has been followed;

**Council decrees as follows:**

**CHAPTER 1 DECLARATORY AND INTERPRETATIVE PROVISIONS**

**Section 1.1 Declaratory provisions**

**1.1.1 Title of the by-law**

This by-law is entitled "By-law concerning the occupancy and maintenance of buildings" and bears the number 2026-R-001.

Formules Municipales No 5614-MYST



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### 1.1.2 Purpose of the by-law

The purpose of this by-law is to regulate the occupancy and maintenance of buildings in order to prevent their deterioration, protect them from the elements, and preserve the integrity of their structure, in accordance with the powers and obligations set out in Chapter IV of the Act respecting land use planning and development (RLRQ, c. A-19.1).

### 1.1.3 Scope of the by-law and territory covered

This by-law, the provisions of which are binding on all persons and apply to all main buildings, within the urban perimeter of the Municipality of Blanc-Sablon.

### 1.1.4 Conflict with other by-laws or laws

Compliance with this by-law does not exempt persons from complying with any other provincial or federal law, by-law, code, or directive, or with any other municipal by-law applicable in this case.

### 1.1.5 Adoption section by section

The Municipal Council of the Municipality of Blanc-Sablon hereby declares that it adopts this by-law chapter by chapter, section by section, and article by article, paragraph by paragraph, and subparagraph by subparagraph, so that if any part of this by-law is declared null and void by a court, such a decision shall have no effect on the other parts of this by-law, except where the meaning and scope of the by-law or any of its provisions would be altered or modified.

## Section 1.2 Interpretative provisions

### 1.2.1 Interpretation of the text

Regardless of the tense used in any provision of these regulations, that provision is deemed to be in force at all times and in all circumstances where it may apply.

Whenever the regulation prescribes that something shall or must be done, the obligation to do so is absolute. However, if it is stated that something may or can be done, it is optional whether or not to do so.

In this regulation, the masculine includes the feminine, unless the text indicates otherwise.

In these regulations, the singular includes the plural whenever the context so permits.

In these regulations, authorization to do something includes all the powers necessary for that purpose.



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The interpretation of the text of these regulations must comply with the following rules:

1. The use of verbs in the present tense includes the future tense, and vice versa;
2. The use of the singular includes the plural, and the use of the plural includes the singular, whenever the context so permits;
3. The use of the verb **MUST** indicates an absolute obligation, while the use of the verb **MAY** retains an optional meaning, except in the expression "CANNOT," which means "MUST NOT";
4. Where two or more provisions of this by-law apply to a use, building, land, or other object governed by this by-law, the following rules apply:
  - a) The specific provision prevails over the general provision;
  - b) The most restrictive provision prevails;
5. Any reference to another regulation or Act is open-ended, i.e., it extends to any amendment that such regulation or Act may undergo following the coming into force of this regulation;
6. All measurements in this regulation are those of the International System (IS);
7. The table of contents and the titles of the chapters, sections, and articles of this regulation are provided to improve understanding of the text;
8. The plans, appendices, tables, graphs, figures, illustrations, symbols, and any form of expression other than the text itself contained in this regulation form an integral part of it for all legal purposes.

### 1.2.2 Division of the regulation

The interpretation of this regulation must take into account the hierarchy between the divisions of the text: chapters, sections, articles, paragraphs, subparagraphs, and subsections. For example, the typography used to distinguish the divisions of the regulation follows this pattern:

**Chapter #**  
**Section ##**  
**### Article**  
Paragraph  
1. Subparagraph  
a) Sub-subparagraph



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### 1.2.3 Rule of precedence of general provisions and specific provisions

In the event of incompatibility between two provisions of these regulations or between a provision of these regulations and a provision contained in other regulations, the specific provision shall prevail over the general provision.

In the event of incompatibility between restrictive or prohibitive provisions contained in these regulations or in the event of incompatibility between a restrictive or prohibitive provision contained in these regulations and a provision contained in any other regulations, the most restrictive or prohibitive provision shall apply, unless otherwise specified.

### 1.2.4 Terminology

For the interpretation of this by-law, unless the context indicates a different meaning, any word or expression has the meaning assigned to it in the by-law in force, including the terminology applicable to urban planning regulations. If a word or expression is not specifically defined in this by-law, it shall be understood in its common meaning as defined in the dictionary.

Notwithstanding the foregoing, the following words or expressions shall have the meanings assigned to them in this by-law:

**Council:** The Municipal Council of the Municipality of Blanc-Sablon.

**Dilapidation:** A state of deterioration caused by deliberate damage or lack of maintenance affecting the structure of the thing and rendering it impossible to use for its intended or designed purpose.

**External elements of a building:** Refers to the external components of a building. This term includes cornices, terraces, balconies, staircases, gutters, parapets, crowns, ironwork, dormer windows, false mansards, and characteristic architectural elements, including their cladding.

**Maintenance:** The act of keeping something in good condition.

**External envelope of a building:** Refers to a component of a building that separates the interior from the exterior. This term includes, in particular, a roof, an exterior wall, a foundation wall, a facing, a lintel, a spandrel, a mortar joint, a seal, a door, a window, roof access, a trapdoor, a chimney, a characteristic architectural feature, including their cladding.



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**Designated official:** The General Director, his or her authorized representative, or any official responsible for enforcing this regulation.

**Real estate:** Article 900 of the Civil Code of Québec (RLRQ, c. CCQ-1991) defines real estate as "land, buildings and permanent structures located thereon, and everything that forms an integral part thereof." In other words, the provisions of the provincial framework for buildings, whether heritage buildings or not, include both buildings and structures or works.

**Heritage building:** A building 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.

**Restoration:** The repair or replacement of architectural components of a heritage building in order to restore them to good condition or to reproduce as faithfully as possible their condition at a given period in the building's history.

**Deterioration:** A state of deterioration caused by time and normal wear and tear, rendering a thing unusable for its intended or designed purpose.

### CHAPTER 2 ADMINISTRATIVE PROVISIONS

#### Section 2.1 Designated official and obligations of owners, tenants, or occupants

##### 2.1.1 Administration and enforcement of the document

The administration and enforcement of this regulation are entrusted to the designated official.

##### 2.1.2 Inspection powers

In the performance of his duties and upon presentation of identification, the designated official may, at any reasonable time and for the purposes of enforcing this bylaw, visit any land or building, movable or immovable property, enter it and examine it to ensure compliance with this by-law.

In particular, in the application of this by-law, the designated official may:

1. Take photographs and measurements of the premises concerned;
2. Take samples of any kind, free of charge, for analysis;
3. Carry out tests or technical surveys using measuring equipment;



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4. Require the production of books, records, or documents relating to the matters covered by these regulations or require any other information it deems necessary or useful;
5. Require the production of an analysis, carried out by a person competent in the matter, certifying the safety, proper functioning, or compliance with these regulations of a component part of a building or structure;
6. Be accompanied by a person whose assistance or expertise it requires.

### 2.1.3 Obligation of the owner, tenant, or occupant

The owner, tenant, or occupant must allow the designated official to enter the premises. It is prohibited to obstruct the designated official in the performance of his or her duties or anyone accompanying him or her. In particular, no one may deceive or attempt to deceive the designated official by withholding information or making false or misleading statements.

The owner, tenant, or occupant must comply with the requests made by the designated official in accordance with this by-law.

## Section 2.2 Notices

### 2.2.1 Notices of work

In the event of a building being dilapidated or in a state of disrepair, the Municipality may require that repair, renovation, or maintenance work be carried out on it.

To do so, it must send the owner of the building a written notice indicating, in particular, the work to be carried out to bring the building into compliance with the standards and measures provided for in this by-law, as well as the deadline for carrying out the work.

Upon written request from the owner of the building, the Municipality may grant an additional period of up to six months.

### 2.2.2 Notice of deterioration

If the owner of a building does not comply with the notice of work sent to them under the third paragraph of section 145.41 of the Act respecting land use planning and development (RLRQ, c. A-19.1), 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 registered in the land register with respect to that building in accordance with section 145.41.3 of the Act respecting land use planning and development (RLRQ, c. A-19.1).



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### 2.2.3 Notice of regularization

When the Municipality finds that the work required in the notice of deterioration has been carried out, the Council must, within 60 days of the finding, request the registration of a notice of regularization in the land register in accordance with sections 145.41.2 to 145.41.4 of the Act respecting land use planning and development (RLRQ, c. A-19.1).

A notice of regularization is served on the owner of the building and on any holder of a real right registered in the land register with respect to that building in accordance with section 145.41.3 of the Act respecting land use planning and development (RLRQ, c. A-19.1).

### 2.2.4 Failure to comply with the notice of work

If the owner of the building fails to carry out repair, restoration, or maintenance work, the Superior Court may, at the request of the Municipality, authorize the Municipality to carry out the work and claim the cost from the owner.

### 2.2.5 Acquisition of a deteriorated immovable

The Municipality may acquire, by mutual agreement or by expropriation, any immovable for which a notice of deterioration has been registered in the land register for at least 60 days, on which the work required in the notice has not been carried out and which has any 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 3 STANDARDS AND MEASURES RELATING TO THE OCCUPANCY AND MAINTENANCE OF BUILDINGS

### Section 3.1 General provisions

#### 3.1.1 General prohibition

It is prohibited to damage or allow a building to deteriorate.



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### 3.1.2 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 the building structure. They must be maintained in such a way as 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, the following are examples of components in poor condition:

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 the application of paint, varnish, or coating appropriate for the materials to be protected;
3. A brick wall with hollowed-out or cracked mortar joints;
4. A step, stair, railing, or balcony that is unstable, damaged, or affected by rot;
5. A wall, ceiling, or foundation wall that has holes or cracks;
6. A component of a building's exterior envelope 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 concealed or not;
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 vent or light well that is not tight 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.



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### 3.1.3 Drinking water supply system

Maintaining a drinking water supply system in good working order is essential for preserving the structural integrity of a building. A faulty system can cause leaks that damage structures, such as weakening walls, floors, and foundations due to excessive moisture. Water that seeps into insulation materials can also reduce their effectiveness and cause them to deteriorate, leading to problems such as condensation, mold, and wood rot.

### 3.1.4 Heating, ventilation, and air conditioning systems

A building's heating, ventilation, and air conditioning systems must be maintained in good working order at all times and be capable of being used for their intended purpose.

The heating system must be capable of maintaining a minimum room temperature of 21°C, measured in the center of a room and one meter above the floor, in every room of a building intended for residential use.

The relative humidity inside the building must not exceed 50%.

## Section 3.2 Provisions applicable to the occupancy of buildings

### 3.2.1 Building unfit for occupancy

Any building lacking heating, natural or mechanical ventilation, lighting, a source of drinking water, or sanitary facilities adequate to ensure the comfort and protect the health of its occupants is considered unfit for occupancy.

### 3.2.2 Bathroom

The occupants of a dwelling must have access to at least one enclosed room containing a toilet, a bathtub or shower, and a sink. The area of this room must be sufficient to allow for the installation and use of the appliances required in this section.

In the case of a rooming house, this room may be for the exclusive use of the occupants of one room or may be shared by more than one room. It must not be necessary to go up or down more than one floor to access it.

### 3.2.3 Mechanical ventilation of a bathroom or washroom

In a building, a bathroom or washroom that is not ventilated by natural air circulation must be equipped with a mechanical ventilation system that expels air to the outside and ensures regular air exchange.



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### 3.2.4 Natural air circulation ventilation in a bedroom

A bedroom must be ventilated by natural air circulation through one or more windows opening directly to the outside.

### 3.2.5 Space for food preparation

Each dwelling must include a sink in good working order in a space dedicated to food preparation. This space must be large enough to allow for the installation and use of a cooking appliance and a refrigerator.

The space above the space occupied or intended to be occupied by the cooking equipment must include a hood connected to an exhaust duct leading to the outside, a recirculation hood, or a charcoal filter hood. In addition, it must be possible to connect the cooking appliance to a 220-volt electrical power source or a natural gas or propane fuel source.

### 3.2.6 Drinking water supply and wastewater disposal

A dwelling must be equipped with a drinking water supply system and a wastewater drainage plumbing system, which must be maintained in good working order at all times.

### 3.2.7 Connection of sanitary appliances

A sanitary appliance must be connected directly to the wastewater drainage plumbing system and be in good working order.

A sink, washbasin, bathtub, or shower must be supplied with sufficient cold and hot water. Hot water must be dispensed at a minimum temperature of 60°C.

### 3.2.8 Lighting

A dwelling must be equipped with an electrical system in good working order to provide lighting for all rooms, interior common areas, interior and exterior stairways, and exterior common entrances.

## Section 3.3 Provisions applicable to vacant buildings

The standards proposed in the first section of this chapter are intended to establish minimum standards for all buildings in a municipality, whether occupied or vacant. During a period of prolonged vacancy, the deterioration of a building can accelerate and become more pronounced when the various systems are no longer in operation. In this sense, the purpose of providing additional provisions for vacant buildings is to minimize the risk of structural deterioration during the absence of occupants.



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### 3.3.1 Drinking water supply system

Notwithstanding section 3.1.4, the drinking water supply system of a vacant building must be shut off and drained, unless the operation of the heating system or fire protection system installed in the building requires a water supply.

### 3.3.2 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 10°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.

### 3.3.3 Burglary resistance

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.

### 3.3.4 Monitoring

A vacant building must be monitored periodically to identify any parts of the building that no longer protect against the elements or that threaten the integrity of the building structure.

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

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 designated official upon request.

## CHAPTER 4 FINAL PROVISIONS

### 4.1.1 Penalties

Any person who contravenes or allows a contravention of 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 no less than \$1,000 and no more than \$10,000;
  - b) For any subsequent offense, a fine of no less than \$2,000 and no more than \$20,000;



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2. In the case of a legal person:
  - a) For a first offense, a fine of no less than \$2,000 and no more than \$20,000;
  - b) For any subsequent offense, a fine of no less than \$4,000 and no more than \$40,000.

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

### 4.1.2 Penalties relating to heritage buildings

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

1. In the case of a natural person:
  - a) For a first offense, a fine of no less than \$2,000 and no more than \$250,000;
  - b) For any subsequent offense, a fine of no less than \$4,000 and no more than \$250,000.
2. In the case of a legal person:
  - a) For a first offense, a fine of no less than \$4,000 and no more than \$250,000;
  - b) For any subsequent offense, a fine of no less than \$8,000 and no more than \$250,000.

Where the offense is continuous, it constitutes a separate offense for each day or part of a day during which it continues.

### 4.1.3 Change of ownership

The prescribed fine for repeat offenses may be imposed regardless of a change of 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, c. A-19.1) and that this notice was registered prior to the acquisition of the building by the new owner.

### 4.1.4 Remedies

The Municipality may, for the purpose of enforcing the provisions of this by-law, exercise cumulatively or alternatively with those provided for in this by-law any other appropriate civil or criminal remedies.

The fact that the Municipality issues a statement of offense under this by-law does not prevent it from taking one or more remedies provided for in other municipal by-laws.



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### 4.1.5 Coming into force

This by-law comes into force in accordance with the law.

The notice of motion was given on: December 16<sup>th</sup> 2025

The project by-law was adopted on: December 16<sup>th</sup> 2025

Public consultation on: January 21<sup>st</sup>, 2026

This by-law was adopted on: February 17<sup>th</sup>, 2026

Transmitted to the MRC on: February 18<sup>th</sup>, 2026

The present by-law published on: April 7<sup>th</sup>, 2026

Coming into force: April 2<sup>nd</sup>, 2026

  
\_\_\_\_\_  
Colin Shattler, Mayor

  
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Karine Benoit, General Director