



BEING A GOOD NEIGHBOUR!

THE **CITY OF MONCTON'S**
GUIDE FOR HOMEOWNERS,
LANDLORDS AND TENANTS



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BUILDING
A GREAT
COMMUNITY!





GROWING TOGETHER AS GOOD NEIGHBOURS!

MONCTON IS THE FASTEST GROWING CITY IN ATLANTIC CANADA!

It is also one of the friendliest, nicest, most honest, safest and most diverse communities of its size in Canada!

This guidebook is designed to honour the spirit of respect and empathy we ask each resident to build with *the people next door*, their neighbours.

It also summarizes some of the rules and regulations governing residential dwellings in our neighbourhoods so that we all understand the expectations.

MORE THAN RULES AND REGULATIONS

BEING A GOOD NEIGHBOUR IS
BEING CONSIDERATE OF THE
PEOPLE WHO LIVE NEXT DOOR
AND ON YOUR STREET.

It means making an effort to be friendly by introducing yourself if you are the newcomer, or welcoming the newcomer if you are already a resident.

Get to know your neighbours and their lifestyle so you can be considerate of their living schedule as well as your own.



HERE ARE SOME OTHER WAYS YOU CAN PRACTICE BEING A GOOD NEIGHBOUR:

- › Control your pets and pick up their droppings from your neighbour's lot.
- › Ensure your garbage is put out on the correct day, and that smelly garbage is not stored outside where it will attract pests.
- › Keep your yard neat and clean and mow the grass regularly.
- › Most importantly, be willing to help when you see a neighbour in need because good neighbours build good cities.
- › Alert neighbours if you are having a party and leave them your number to call if they are disturbed. Be conscious of creating excessive noise at all times, but especially **when your neighbours are sleeping.**



THE CITY'S GOAL FOR GOOD NEIGHBOURS

The City of Moncton believes that if **LANDLORDS, TENANTS AND HOMEOWNERS WORK TOGETHER** and their **responsibilities are clearly defined** and understood, then a win-win situation is created.

This guide is not a legal document, nor does it provide full details of all municipal by-laws. It is a summary of some important by-laws and is for general information purposes only. By-laws can be viewed at moncton.ca.

TENANTS

Whether you are residing here temporarily or long-term, you are an important part of this community. Take pride in your neighbourhood and do your part to create a welcoming environment by respecting your neighbours.

LANDLORDS

As a landlord, you are providing a great service to your tenants, the community and local educational institutions. Rental accommodations are homes for both long-term residents as well as newly arrived residents, immigrants and international students.

Your support is vital in ensuring your tenants have a smooth transition into their neighbourhood and are comfortable in their community.

RESIDENTS

How well newcomers and tenants blend into their new neighbourhood depends a great deal on good cooperation between tenants and residents.

Relationships need to be cultivated and maintained, just like your property.

Be friendly and try to get to know your neighbours. Even if tenants are temporary, moving to the city to work or to study, they may decide to stay and become a permanent part of your community.

FIVE KEY THINGS PROPERTY OWNERS AND TENANTS MUST DO:

- 1 Keep the home and property in good repair.
- 2 Respect parking and traffic by-laws.
- 3 Respect the excessive noise by-law.
- 4 Obtain building and development permits prior to beginning construction work and in accordance to the municipal by-law.
- 5 Practice responsible pet ownership. Leash animals when in public and clean up after your pet.

Enforced By-laws within the City of Moncton

MAINTENANCE AND OCCUPANCY OF RESIDENTIAL PROPERTIES

By-law Z-507

Property owners must follow standards that govern the condition, occupancy, and maintenance of their property as set out in the *Residential Properties Maintenance and Occupancy Code Approval Regulation*. This code upholds the safety and welfare of the general public and occupants and users of the property.

THE MOST COMMON ISSUES ARE:

✓ Maintain steps, walks, driveways, parking spaces, and similar areas of a yard to provide safe passage under normal use and weather conditions.

✓ Keep accessory buildings in good repair and free from any condition that constitutes or is apt to create a health, fire, or accident hazard. The exterior of an accessory building shall be kept weather resistant through the use of appropriate weather-resistant materials, including paint and other preservatives.

✓ Maintain inside or outside stairs or porches so as to be free of holes, cracks, and other conditions that may constitute an accident hazard.

FINES for violating this by-law vary from \$240 to \$5,120. The owner must also upgrade the building to meet by-law standards.

Complaints or information on **minimum standards**: 389-5928 or info.enforcement@moncton.ca

DANGEROUS AND UNSIGHTLY PREMISES

By-law Z-807

Keep property clean and free of waste, including:

- ✗ Ashes, junk, rubbish and refuse
- ✗ Accumulation of wood shavings, paper, sawdust or other residue remains of production or construction
- ✗ Derelict vehicles, pieces of equipment, or machinery
- ✗ A dilapidated building

FINES for violating this by-law vary from \$240 to \$5,120.



Examples of items that are **not permitted** to be stored on property.



Complaints or information on **unsightly property**: 389-5928 or info.enforcement@moncton.ca

BUILDING

By-law Z-410



Building and Development permits are required for work being carried out on a building.

There are exemptions for many types of work on residential properties, mostly relating to maintenance. Persons should contact the Building Inspection Department prior to starting any construction or renovations.

Where an application for a permit has been made **after work has begun, the fee** therefore **will be three times** that provided for in this by-law.

The **owner is responsible** to complete work in accordance to the latest version of the *National Building Code* and to correct the violation.

Information on **building permits**:
856-4375 or
info.inspection@moncton.ca



ZONING

By-law Z-213

1) In a **residential zone no land shall be used for the parking or storage of commercial vehicles**, buses, or construction or other equipment including bulldozers, backhoes, high hoes, and pay loaders or similar equipment.

2) A **recreational vehicle** may be parked in a driveway located within a front or flankage yard, provided it is wholly within the lot, from May 1– October 31.

3) Vehicles are required to be parked in a **driveway** and **not on landscaped areas** of a property such as on front or side yard.

Information on zoning: 856-4375
or info.inspection@moncton.ca

Complaints on zoning: 389-5928
or info.enforcement@moncton.ca



Examples of items that are **not permitted** to be parked on property.



May 1– October 31



ANIMAL CONTROL

By-law H-202

PET OWNERS MUST FOLLOW THESE RULES:

✓ Renew your dog's license every year at the SPCA, a veterinarian's office, or at Moncton City Hall, before December 31.

✓ **Pick up your pet's droppings** in public parks, on streets and sidewalks, on trails, and on any public or private property, including your own property.

✓ Keep your **pet on a leash** no longer than three metres at all times in public places.

✗ **Do not allow pets to roam** on other people's property or to run at large.

✗ Do not allow your dog to cause a disturbance by **barking or howling excessively**.

FINES for violating this by-law vary from \$50 to \$1,070.

Complaints or information on **animal control**: 857-8698.



PREVENTION OF EXCESSIVE NOISES

By-law H-102

No person may make a noise that is likely to cause a public nuisance or disturb residents of Moncton **between 11 pm and 7 am**.

FINES for violating this by-law vary from \$100 to \$1,070.

Information on the **noise by-law**: 389-5928 or info.enforcement@moncton.ca

Report disturbances
(after hours)
RCMP 857-2400



WASTE COLLECTION

By-law P-416

The separation of waste into green, blue and clear transparent bags is mandatory for all city residents:

SETTING OUT WASTE

Waste is collected Monday to Friday during daytime and evening hours. To find out when you should set out your waste at the curb, go to: moncton.ca/myservices

Green bags are collected every week, whereas **blue** and **clear** bags are collected on alternating weeks.

If the wrong bags are put out, they will not be picked up and the resident must retrieve them to put them at the curb again the following week.

Black or non-transparent garbage bags will not be picked up.

SORTING GUIDE

ORGANICS (GREEN BAGS)

Organics include anything that will decompose, such as all food items, yard waste, tissues and paper towels.



RECYCLABLES (BLUE BAGS)

Recyclables include all materials that can be recycled such as hard plastics, all types of paper, cardboard, metal and aluminum, electronics and cell phones, styrofoam, milk and juice cartons, etc. **Make sure to remove leftover food or liquids by scraping or rinsing your containers quickly.**



GARBAGE (CLEAR BAGS)

The clear bag is for anything else that isn't organic, recyclable or hazardous. Common items found in this bag are vacuum bags, dirt and dust, diapers, hygiene products, pet waste, glass and broken dishes, chip bags and textiles.



HOUSEHOLD HAZARDOUS ITEMS are not to be put out with regular garbage.

They should be brought to the Eco 360 Facility on Berry Mills Road or to a Mobile Eco-Depot. Call **877-1040** to find out when the Mobile Eco-Depot will be nearest you. Items that are hazardous include paint, propane tanks (large and small), aerosol cans, batteries, oil, etc.



BULK WASTE

The Bulk Waste Collection Program provides year-round pick up of large waste items, such as furniture, appliances and yard waste. To see how you can take advantage of this program, go to: moncton.ca/bulkwaste.



To find out the **collection schedule** for Moncton (Area 1) visit eco360.ca or call 877-1040.

FINES for violating this by-law vary from \$140 to \$2,100.

Complaints or information on **waste collection**: 859-2643 or info@moncton.ca



DOWNLOAD THE APP

FIRE PROTECTION

By-law H-602

OUTSIDE FIRES ARE NOT PERMITTED within the City of Moncton boundaries **except** for the following:

1) Fires used for the purpose of cooking food on a barbecue.

2) Fires set in an outdoor wood-burning appliance provided:

- ✓ It is **located no less than three metres** from any building, structure, property line, tree, hedge, fence, roadway, overhead wire or other combustible article.
- ✓ It is not placed on a wood deck or other combustible platform.
- ✓ Only one appliance is to be used on the property at any one time.
- ✓ It is used to burn only dry, seasoned firewood.
- ✓ A portable fire extinguisher or operable garden hose is readily available while the unit is in use.
- ✓ The owner or occupant maintains constant watch and control over the appliance when in use and until the fire is totally extinguished.
- ✗ It does not allow smoke, smell, airborne sparks, or embers to infringe on the use and enjoyment of other properties.
- ✗ **Fireworks** are not to be discharged within City of Moncton limits.

FINES for violating this by-law vary from \$240 to \$2,620.

Complaints or information on **fire protection**: 857-8800 or info.fire@moncton.ca



PARKING

By-law T-310/T-410

THE FOLLOWING ARE PARKING INFRACTIONS SUBJECT TO FINES:

- ✗ Stopping, standing or parking a motor vehicle on any street for longer than the time allowed.
- ✗ Stopping, standing or parking a motor vehicle weighing more than 4,000 kg (4 tons) on any street for a period longer than two hours.
- ✗ Stopping, standing or parking a motor vehicle on any street between the hours of **12 am and 7 am** from **December 1 to April 15**. This measure is necessary in order to allow for efficient and safe snow removal and ice control operations.
- ✗ Washing a motor vehicle on any street.
- ✗ Making repairs to a motor vehicle or trailer on any roadway except during an emergency.
- ✗ Non-compliant vehicle owners are subject to a fine and their vehicle could be towed at their expense.

FINES for violating parking by-laws vary from \$45 to \$125. Fines can be **paid online** at moncton.ca.

Complaints or information on **parking violations**: 859-2656 or info.enforcement@moncton.ca



MONCTON

ALL BY-LAWS
can be viewed at:

moncton.ca