

PARK PLACE MEADOWS CONDOMINIUM CORPORATION NO. 062 1415  
HEALTH/SMOKING POLICY  
[www.ppmcondos.ca](http://www.ppmcondos.ca)

The intent of this policy and information is to ensure that smoking on common property by owners/tenants ONLY occurs in appropriate locations and DOES NOT take place on communal common property.

SMOKING IS NOT PREFERRED ANYWHERE IN THE BUILDING INCLUDING COMMON PROPERTY AND  
INDIVIDUAL SUITES

Since smoking is not prohibited under legislation or our current bylaws the Board has put into place the following policy to ensure the comfort, safety, and enjoyment for ALL who live in our community.

Due to the known health risks of exposure to second-hand smoke, **increased risk of fire and increased maintenance**, cleaning and redecorating costs, all forms of smoking shall be monitored and violators will be sanctioned accordingly.

**BYLAW 66: HEALTH/SMOKING**

- a. NO OWNER SHALL DO ANYTHING OR PERMIT ANYTHING TO BE DONE THAT IS CONTRARY TO ANY OF THE PROVISIONS, RULES OR ORDINANCES OF ANY STATUTE OR MUNICIPAL BYLAW OR INJURIOUS TO HEALTH OF ANY OWNERS, TENANTS OR OCCUPIERS OR TO THE REGULATION OF THE UNITS OR IN ANY WAY IN VIOLATION OF ANY LAWS WHATSOEVER. **SEE CITY OF EDMONTON SMOKING BYLAW AT [HTTP://WWW.EDMONTON.CA/BYLAWS\\_LICENCES/BYLAWS/SMOKING.ASPX](http://www.edmonton.ca/bylaws/licences/bylaws/smoking.aspx).**
- b. UNITS MUST BE KEPT CLEAN AND IN GOOD ORDER AND FREE OF INSECTS, VERMIN AND INFESTATIONS. SHOULD THE OWNER, TENANT OR OCCUPIER INTRODUCE, PERMIT OR ALLOW INSECTS, VERMIN OR INFESTATIONS INTO THE UNIT OR CAUSE SAME TO MIGRATE TO OTHER UNITS, THE OWNER WILL BE RESPONSIBLE FOR ALL COSTS (INCLUDING LEGAL COSTS) AND EXPENDITURES ASSOCIATED WITH THE EXTERMINATION OF THE INSECTS, VERMIN OR INFESTATIONS IN THEIR UNIT AND ANY OTHER UNIT THAT MAY HAVE BEEN AFFECTED.
- c. EXCEPT FOR SUCH AREAS DESIGNATED BY THIS BYLAW, SMOKING IS NOT PERMITTED ON THE COMMON PROPERTY. SMOKING IS PERMITTED IN ANY MAINTENANCE AREA (INCLUDING ANY BALCONY OR PATIO) SO LONG AS THE AREA HAS ADEQUATE VENTILATION. THE DECISION OF WHETHER THERE IS ADEQUATE VENTILATION SHALL BE IN THE SOLE DISCRETION OF THE BOARD.

## **SMOKING ON BALCONIES**

### **Balconies Are Common Property**

As per bylaw 1.1(m); balconies are common property, exclusively used by the unit owner/tenant for the purpose of rest and relaxation in an outside environment.

### **Bylaw 58: Debris**

Nothing may be thrown out of the windows or doors of a Unit or from any Maintenance Area, balcony, patio or yard adjacent to a Unit.

### **Balcony Courtesy**

- Throwing cigarette debris/butts out of the windows or doors of a unit or from any balcony is prohibited under this bylaw.
- The Owner or tenant is responsible for having a glass container for the safe disposal of cigarette butts.
- Smoking is not preferred on the balconies and users must be respectful to others when using this space. **SMOKING OF PROHIBITED SUBSTANCES IS AGAINST THE LAW AND USERS WILL BE SANCTIONED ACCORDINGLY.**

## **SMOKING ON OTHER COMMON PROPERTY**

Smoking on any other common property (i.e. hallways, elevators, foyer entrance, and main doors) is prohibited and against the bylaws. Violators will be sanctioned accordingly.

Please note that as per the City of Edmonton smoking bylaw:

*"You can't smoke.... within 10 meters of a doorway, window or air intake"*

Users must adhere to the following:

- **All cigarettes must be extinguished in a glass containers.** Cigarettes cannot be discarded in potted plants or any other receptacles including garbage as they contain flammable material that can cause fires.
- Smoking can only be done in accordance with this policy, the Corporation Bylaws, City of Edmonton bylaws, and any other pertinent legislation.
- Residents shall inform guests of the smoking policy.

The Board takes smoking safety extremely seriously and encourages all residents to be responsible for the health, safety, and enjoyment of all who live in OUR community.

Non-adherence to the above policy and bylaws can result in a monetary fine(s) according to Schedule "B" for violators. All Owners/Tenants are advised to review the Condominium Bylaws.