



Hamlet of Cambridge Bay By-Laws

By-Law Name:	Property Standards
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By-Law Number:	225
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Description

A By-Law of the Municipal Corporation of the Hamlet of Cambridge Bay in the Nunavut Territory to control and prevent the unsightly appearance of property and to minimize the effects of unsightly land on adjoining property; pursuant to the Hamlets Act, R.S.N.W.T., 1988, c. H-1, s. 98, 173, 174, 176, 177 to 183, & 187, and pursuant to the Environmental Protection Act, R.S.N.W.T., 1988, c. E-7 and pursuant to the Summary Convictions Procedures Act, R.S.N.W.T. 1988,c.S-15.

By-Law

WHEREAS it is deemed to be in the Public Interest to control and prevent unsightly property as being a detriment to surrounding properties, the immediate neighborhood and the Community in general;

WHEREAS the Council deems it advisable to pass a By-Law to regulate unsightly property; and

WHEREAS the purpose of this By-Law is to prevent the existence and proliferation of unsightly land and to provide a mechanism for the restoration of property which has become unsightly land;

NOW THEREFORE THE HAMLET OF CAMBRIDGE BAY at a duly assembled meeting enacts as follows:

Short Title

1. This By-Law may be cited as the "Property Standards By-Law".

Interpretation

2. In this By-Law:

- a) "Animal Material" means any animal excrement and includes all material accumulated on property from pet pens, yards, kennels, veterinary clinics;
- b) "Consumable Animal Material" means animal material not being used in a traditional manner, such as, rotting fish/meat/carcasses and similar materials which may be in danger of attracting predators and /or scavengers;

- c) "Ashes" means the powdery residue accumulated on property left after the combustion of any substance and includes any partially burnt wood, charcoal, coal or other material;
- d) "Building Material" means all construction and demolition material accumulated on property while constructing, altering, repairing or demolishing any structure and includes, but is not limited to earth, vegetation, or rock displaced during such construction, alteration or repair;
- e) "Clean-Up Order" means an Order issued under this By-Law or under 'Yard Regulations' of the Zoning By-law of the Municipality, by an Enforcement Officer with respect to unsightly property within the Hamlet;
- f) "Council" means the Council of the Municipal Corporation of the Hamlet of Cambridge Bay;
- g) "Enforcement Officer" means a By-Law Officer or Development Officer as appointed by Council;
- h) "Garbage" means material composed of organic matter which is or may become decomposed, including the by-products from the preparation, consumption and storage of food;
- i) "Inoperative Vehicles or Machinery" means such items that are unable to operate as a result of being dismantled, broken, incomplete, decayed or dilapidated, and in particular includes vehicles that are wrecked, unlicensed, abandoned, without a valid license, discarded or missing wheels, tires, body components or windows;
- j) "Municipality" means the Municipal Corporation of the Hamlet of Cambridge Bay, which is represented by the Senior Administrative Officer or his or her designate, except when decisions of Council are required;
- k) "Owner" includes, but is not limited to:

- i) An agent, lessee or occupier of any land or premises;
 - ii) a person who has purchased or otherwise acquired any interest in the property, whether he has purchased or otherwise acquired any interest in the property directly from the owner or from another purchaser, and has not become the registered owner thereof;
 - iii) a person controlling the property under construction; or
 - iv) a person who is the occupant of the property under lease, license or permit,
- l) "Property" means any land, building or property, whether real or personal within the Municipal boundaries of the Hamlet of Cambridge Bay;
- m) "Right of Access" means the right of an Enforcement Officer to enter property to inspect the property to determine whether to issue a Clean Up Order, or to allow work forces access to the property for the purpose of enforcing a Clean Up Order;
- n) "Senior Administrative Officer"(SAO) means the Senior Administrative Officer of the Municipality as appointed by Council;
- o) "Unsightly Land" means:
- 1. a premise not keeping with the surrounding properties with a similar zoning under the Zoning By-Law which when considering the usage of the zone, is not neat, organized, and is not pleasing to the sight due to lack of due care and attention;
 - 2. any property or part of it which is characterized by visual evidence of a lack of general maintenance and upkeep or by the storage and/or accumulation on the property of:
 - 1. any rubbish, refuse, garbage, papers, packages, containers, bottles, cans, dirt, soil, gravel, rocks, petroleum products, hazardous

materials, disassembled equipment or machinery, broken household dishes, utensils, cartons, fabrics, appliances, and furniture;

2. animal material, consumable animal material, yard material, ashes, building material, garbage and inoperative vehicles or machinery as defined by this By-Law;
3. all forms of garbage, paper, metal, machinery, appliances & waste, as defined under the Garbage By-Law as amended from time to time; and
4. in the case of external surfaces of buildings, unsightly land means unauthorized signs, posters, billboards, graffiti, obscene or offensive symbols, words, pictures or art; and may include but is not limited to dilapidated paint, siding, trim, roofing material and soffits, fascia material and eaves troughs;

- p) "Vacant Building" means a building having been unoccupied by persons for a period of more than three (3) months;
- q) "Work Force" means Municipal employees or contract workers engaged by the Municipality for the purpose of enforcing a Clean-Up Order.

1. Application

1. This By-Law shall apply to all property within the boundaries of the Municipality, as defined by the *Cambridge Bay Continuation Order, R.R.N.W.T. 1990,c.H-*.
2. No owner of property shall allow their property to become unsightly land as defined in this By-Law.

2. Vacant Buildings

1. Where any property is vacant or unoccupied, the owner shall protect such property against the risk of accident or intentional damage to the property arising from the entry of unauthorized persons to the property, by preventing entrance by unauthorized persons, in the most effective manner possible.

3. Fire Hazards

1. In the event that an Enforcement Officer and/or the Fire Chief deems an unsightly or vacant property to be, or likely be a fire hazard, the SAO may serve notice as per section 5, requesting that the property be altered, removed, or demolished.
2. As per Section 178 of the *Planning Act*, Council shall allow any person affected an opportunity to be heard. Notice for the hearing shall be served at least three (3) days prior to the hearing, unless Council is of the opinion that there is “imminent danger to public health and safety”

4. Consumable Animal Material Storage

1. All consumable animal material must be kept in such a way so as to prevent the attraction of flies, maggots, predators and or scavengers.

5. Administration

1. In determining whether a property is "Unsightly Land" as defined in this By-Law, an Enforcement Officer shall have regard to the use and location of the property and the provision of applicable Zoning By-Laws, other Hamlet By-Laws and any applicable statutes and regulations of Canada and the Nunavut Territory.
2. If an Enforcement Officer has reason to believe that any property is unsightly land, he may exercise a right of access to the property in order to inspect the property to determine whether the property contravenes the provisions of this By-Law.
3. a) If an Enforcement Officer considers any property to be unsightly land, the Officer may issue a Clean-Up Order, as listed in Schedule “B”.
 - b) Each Order shall:
 - i) describe the property by name, if any, and include the Municipal address or legal description or a plan showing the location of the property;
 - ii) state that the property contravenes the provisions of this By-Law;
 - iii) give reasonable particulars of the extent of the clean up, removal, clearing or other actions required to be made;
 - iv) state the time within which the clean up, removal, clearing or other action is to be completed, subject to section 8;
 - v) state that if the required actions are not carried out within the time specified, the Hamlet may carry out the actions required and charge the cost thereof against the person to whom the Order is directed and if such person does not pay the costs, the costs shall be charged against the property concerned as Municipal Service costs due and owing in respect of that leased property;
 - vi) state that an appeal lies from the issuance of this Order to Council if an appeal is lodged in writing with the Senior Administrative Officer(SAO) within fourteen (14) days of the issue of the Order.

4. A copy of the Order shall be served upon an owner of the property and may be served on any person shown by the records of the Land Titles Office to have an interest in the property.
5. a) An Order referred to in subsection 3 may be served:
 - i) by being delivered personally to the person who is intended to be served; or
 - ii) by mailing the Order to the person to be served by double registered mail to the last known post office address, and service shall be deemed to be effected at the time the copy is delivered by an official of the post office to the person to be served; or
 - iii) where the property is not occupied, by mailing the notice by double registered mail to the mailing address noted on the Hamlet's records, and service shall be deemed to be effected at the time the copy is delivered by an official of the post office to the person to be served; or
 - iv) as directed by the Court.
- b) If, in the opinion of the Enforcement Officer, service under subsection 5 a) cannot reasonably be effected, the Enforcement Officer may post the Clean Up Order or copy of the Order in a conspicuous place on the property to which the Order relates, or on the private dwelling place of the person who is intended to be served and such order is deemed to be served upon the expiry of three (3) days after such Clean Up Order is posted.
6. The Clean Up Order may require the person to whom it is addressed, within a period of time which shall not be more than thirty (30) days from the date of the issuance of the Order, but not less than fourteen (14) days:
 - a) to remedy the condition of the property in a manner and to the extent directed in the Order;
 - b) to remove any material causing or contributing to the unsightliness of the property;
 - c) to place in waste receptacles any material causing or contributing to the unsightliness of the property; or
 - d) to do all or any of the matters specified in subsections 6. b) & c).
7. The Enforcement Officer may extend the time for doing anything which is required to be done by the terms of the Order.
8. Where a Clean Up Order is issued pursuant to section 5, such Clean Up Order may be appealed within fourteen (14) days to Council;
 - v) where a Clean Up Order is appealed pursuant to subsection 10. a), the Order is stayed pending a decision by Council on the approval;

- vi) a decision of Council shall be final.
9. Council may confirm, vary, or revoke the Clean Up Order or may substitute the decision in place of the Clean Up Order which was issued;
- a) Council may extend the time within which anything required to be done by the Clean Up Order is to be performed;
 - b) Council may direct anything to be done that an Enforcement Officer can direct to be done either in addition to or in substitution for the direction in the Order appealed from.
10. a) Appellants must submit notice of their appeal in writing to the SAO within fourteen (14) days of the date of issuance of the Clean Up Order;
- b) each Notice of Appeal shall:
- i) state with reasonable exactness, the grounds of the appeal;
 - ii) state the name, address and interest of the appellant in the property; and
 - iii) be dated, and signed by the appellant or on their behalf by their agent and, if signed by an agent, shall state the name and address of the agent.
11. The SAO, shall, upon receipt of the Notice of Appeal, set a date for the hearing of the appeal which shall be held within thirty (30) days of the receipt by the SAO of the Notice of Appeal.
12. Council shall consider each appeal having regard to the circumstances and merits of the case and applicable provisions of this By-Law.
13. When hearing an appeal Council shall:
- a) not be bound by the technical rules of evidence; and
 - b) afford to every person concerned the opportunity to be heard, to submit evidence and to hear the evidence of others.
14. The person to whom an Order is directed shall comply with the directions of the Order as set out in the Order of the Enforcement Officer or the requirements or direction set out in any decision of Council.
15. If a person to whom an Order is directed under this By-Law fails to carry out the Order within the time stated, in the case of an Order that is not appealed, or within the time limited by the Council in the case of an Order which is appealed, an Enforcement Officer may exercise a right of access to the unsightly land and may, with whatever work forces as are necessary, enter the property against which the Order has been issued and carry out the Order;

- a) the Hamlet or persons appointed by it may remove any fencing or other obstructions in the course of carrying out the Order and shall restore any fencing or other obstructions removed or damaged in the course of carrying out the Order, to a condition and state of repair equivalent to that in which it was found;
 - b) the expenses incurred by the Hamlet in carrying out an Order under this section constitute a debt owing to the Hamlet from the person to whom the Order is directed;
 - c) within thirty (30) days of ascertaining the amount of the expenses incurred by the Hamlet in carrying out the Order, the SAO shall send a demand for payment of these expenses to the person to whom the Order was directed;
 - d) where the Hamlet carries out an Order under this section and where the person to whom the Order is directed fails, within the thirty (30) day period to pay the expenses incurred by the Hamlet, the SAO shall place the amount of the expenses incurred as an additional cost against the lease of the property and that amount:
 - i) forms an additional lien as required on the property in favor of the Hamlet.
 - e) where the Hamlet carries out an Order under this section, the work forces shall deposit any material removed from unsightly land at a location designated by the SAO.
 - f) Notwithstanding subsection 17. g) where an Enforcement Officer is of the opinion that the material removed under subsection 17. a) has no value he may direct that the material be disposed of;
 - g) When material removed from unsightly land under subsection 17. f) Is removed to a location specified by the SAO, s/he may direct that the material be disposed or if the person to whom an Order has been issued does not remove the material within fourteen (14) days of being requested in writing to do so.
16. a) Any person or corporation who violates any provision of this By-Law is guilty of an offence and is liable on Summary Conviction to:
- i) a fine not exceeding one thousand dollars (\$1,000.00) for an individual and five thousand (\$5,000.00) for a corporation;
 - ii) any other Order; and
 - iii) any other Order that may be imposed by the Court as outlined in section 183 of the Hamlets Act.
- b) no person found guilty of an offence pursuant to this By-Law shall be liable to imprisonment.



Hamlet of Cambridge Bay, Nunavut

By-Law No. 225– Schedule A

VOLUNTARY PENALTIES

For Individuals

Penalty for First Offence	\$ 75.00
Penalty for Second Offence	\$125.00
Penalty for Subsequent Offences	\$250.00

For Corporations/Business'

Penalty for First Offence	\$500.00
Penalty for Subsequent Offences	\$1,000.00



**Hamlet of Cambridge Bay, NU
By-Law No. 225 – Schedule B**

CLEAN-UP ORDER

To: (Name of Owner)
(Mailing Address)

**RE: Those premises located at Lot: Block: Plan: Civic Address:
in the Municipality of the Hamlet of Cambridge Bay**

Whereas an Enforcement Officer has deemed the above property to be unsightly as defined in By-Law No. 225, "Property Standards By-Law" by reasons of: _____

The following actions are required: _____

To be completed no later then: _____

If the required actions are not carried out by the above date, the Municipality shall carry out the actions required and charge the cost thereof against Owner of the property. If the Owner does not pay the costs, the costs shall be charged against the property concerned as Municipal Service Costs due and owing in respect of that property.

An appeal may be made to Council, if the appeal is lodged in writing to the Senior Administrative Officer within fourteen (14) days of issuance of this Order.

A copy of the Property Standards By-Law is available upon request.

Date of Notice

Signature of Enforcement Officer