

## **BY-LAW NUMBER 2026-36**

### **THE CORPORATION OF THE TOWNSHIP OF RIDEAU LAKES**

**BEING** a by-law to regulate and provide for the safety of properties and to regulate long-term storage of vehicles, trailers and boats.

**WHEREAS** the Council of The Corporation of the Township of Rideau Lakes has the authority under the Municipal Act, 2001, S.O. 2001, c. 25, to pass by-laws for the health, safety and well-being of persons; the protection of property; and respecting matters of nuisance, yard maintenance, and the parking or storage of vehicles on private property;

**AND WHEREAS** Sections 8 and 9 of the *Municipal Act, 2001*, S.O. 2001, c. 25 authorize municipalities to govern their affairs as they consider appropriate and to exercise powers to enhance the health, safety and well-being of persons and the protection of property;

**AND WHEREAS** Section 10(2) of the Municipal Act provides municipalities the authority to pass by-laws respecting:

- (a) Health, safety and well-being of persons;
- (b) Protection of persons and property;

**AND WHEREAS** Section 127 of the Municipal Act authorizes municipalities to require the cleaning and clearing of yards, including waste, debris, wrecked or dismantled vehicles, machinery, trailers and similar materials, buildings, structures, and objects that are unsafe or unsightly;

**AND WHEREAS** Section 128 of the Municipal Act authorizes municipalities to prohibit and regulate publicly undesirable or nuisance-related activities on private property;

**AND WHEREAS** Section 131 of the Municipal Act authorizes municipalities to regulate or prohibit the parking, standing or storing of motor vehicles on private property without the consent of the owner of the property;

**AND WHEREAS** Section 445 of the *Municipal Act, 2001* authorizes municipalities to repair, secure, or demolish buildings or structures that are in a dangerous or unsafe condition, and to recover the costs incurred in doing so from the owner of the property;

**AND WHEREAS** Council considers it necessary to regulate buildings and structures that are damaged, deteriorated, partially collapsed, or otherwise unsafe in order to protect public safety and prevent nuisances within the Township;

**NOW THEREFORE** the Council of The Corporation of the Township of Rideau Lakes enacts as follows:

## **SECTION 1 – DEFINITIONS**

**1.1 Rubbish** means any discarded, abandoned, or unwanted material of any kind, including but not limited to household refuse, food waste, packaging, paper, plastics, scrap materials, spoiled goods, broken or unusable items, yard waste not stacked or contained for disposal, and any other debris that may create an unsightly, unsafe, or unsanitary condition.

**1.2 Excessive Vegetation** Means long grass, weeds, brush, clippings, or other plant growth that is unmanaged, overgrown, or accumulated in a manner that may promote fire risk, harbour pests, or create an unsafe or unsightly condition.

**1.3 Scrap or Junk Material** Means discarded, dismantled, unused, unlicensed, inoperative, or non-restorable vehicles, trailers, machinery, tools, tires, appliances, equipment, or any part thereof, excluding materials lawfully stored as part of a licensed or permitted business and maintained in a safe and orderly condition.

**1.4 Unsafe Storage** Means the storage or keeping of materials, products, substances, or equipment in a manner that poses a risk of fire, explosion, collapse, chemical reaction, or other danger to persons or property.

**1.5 Hazardous Substance** Means any combustible, flammable, volatile, caustic, explosive, or otherwise dangerous substance that is not stored, contained, or handled in a safe manner.

**1.6 Unprotected Hazard** Means any pit, excavation, precipice, deep water, or similar condition that is unfenced, unsecured, or otherwise unprotected against risk of injury or accident.

**1.7 Boat** means any vessel designed for navigation on water, including personal watercraft, whether stored on a trailer or on blocks.

**1.8 Front Yard** means the area extending across the full width of a lot between the front lot line and the nearest wall of the main building or structure.

1.9 **Long-Term Storage** means the placement, parking, or leaving of a vehicle, boat, trailer, indoor furnishings or property maintenance equipment in substantially the same location for a period exceeding six (6) consecutive months.

1.10 **Owner** includes the registered owner of the property, a lessee, tenant, occupant, or any person managing or controlling the property.

1.11 **Trailer** means a vehicle designed to be attached to and drawn by a motor vehicle and intended to transport property, equipment, or recreational units.

1.12 **Vehicle** means a motor vehicle as defined in the Highway Traffic Act, including cars, trucks, vans, motorcycles, recreational vehicles, and off-road vehicles, whether operable or inoperable.

1.13 **Damaged or Unsafe Building** means a building or structure that, by reason of damage, deterioration, partial collapse, neglect, exposure, or other condition, poses a risk to public safety, creates an unsafe or hazardous condition, or constitutes a nuisance, regardless of the cause of such condition.

1.13 **Nuisance** means any condition, activity, or thing that, in the opinion of a By-Law Enforcement Officer, negatively affects the health, safety, well-being, or reasonable enjoyment of property by persons, or poses a risk to public safety, including but not limited to conditions that are unsafe, unsightly, offensive, obstructive, or likely to cause injury, damage, or disturbance.

## **SECTION 2 – GENERAL PROPERTY MAINTENANCE**

2.1 No owner or occupant of any property shall cause, allow or permit any building, yard lot or grounds to be or remain in a condition contrary to the requirements of this by-law.

2.2 Every property in the Township of Rideau Lakes shall be kept in a safe condition consistent with surrounding properties, and shall be free from any **unsafe** condition, nuisance, or hazard, including but not limited to the presence of:

- (a) Rubbish, garbage, waste, or debris;
- (b) Excessive growth or accumulation of vegetation;
- (c) Unsafe storage of materials or substances;
- (d) Scrap, junk, or unused materials, including vehicles, trailers, or equipment;
- (e) Unprotected hazards or excavations;
- (f) Damaged or unsafe buildings or structures;
- (g) Unsafe storage of combustible, flammable, or hazardous substances.

### SECTION 3 – DAMAGED OR UNSAFE BUILDINGS

3.1 No owner or occupant shall permit a damaged or unsafe building to remain on a property in a condition that is unsafe, unsecured, or constitutes a nuisance.

3.2 Where a By-Law Enforcement Officer determines that a damaged or unsafe building poses a risk to the health or safety of any person, or constitutes an unsafe condition or nuisance, the Officer may issue an order requiring the owner to do one or more of the following:

- (a) Secure the building against unauthorized entry;
- (b) Remove loose, unstable, or hazardous materials;
- (c) Fence, barricade, or otherwise protect the area;
- (d) Clean and clear debris from the property;
- (e) Repair, remove, or demolish the damaged or unsafe building, where necessary to eliminate the unsafe condition or nuisance.

3.3 An order issued under this section shall specify the time within which the required work must be completed.

3.4 Where an owner fails to comply with an order issued under this section, the Township may carry out the required work and recover the costs in accordance with Section 445 of the Municipal Act, 2001, including recovery in like manner as municipal taxes.

### SECTION 4 – REGULATION OF LONG-TERM STORAGE IN FRONT YARDS

4.1 This Section applies only to lands located within **Settlement Areas**, as defined and designated in the Municipality's **Official Plan**, as amended from time to time.

4.2 No owner or occupant of a property shall permit the long-term storage of any vehicle, boat, trailer, indoor furnishings, or property maintenance equipment within a front yard for a period exceeding six (6) consecutive months.

4.3 The following constitute long-term storage:

- (a) A vehicle, boat, or trailer not moved from the front yard for six months or longer;
- (b) Any trailer or boat stored on blocks or supports in the front yard;
- (c) Any similar condition indicating non-active use.

4.4 Exemptions:

- (a) Vehicles parked on an established driveway;

(b) One licensed and operable personal-use vehicle stored temporarily for less than 60 days;

(c) Items expressly permitted under the Zoning By-law.

4.5 The Officer may require the owner to relocate the item to a lawful area of the property or remove it entirely within a timeframe specified in an order.

## **SECTION 5 – RESPONSIBILITY FOR BLOWN MATERIALS**

5.1 The owner of every property shall be responsible for the rubbish, garbage, waste or other debris which has blown, drifted or otherwise been transported from his property including the collection and removal of the rubbish, garbage waste or other debris as directed by a By-Law Enforcement Officer or Peace Officer.

## **SECTION 6 – INSPECTIONS**

6.1 Any By-Law enforcement Officer or Peace Officer, or any person acting on the Officer's instructions, may at all reasonable times and upon producing proper identification, enter onto any property for the purpose of inspecting the property to determine whether there has been a contravention of this By-Law.

## **SECTION 7 – ORDERS AND ENFORCEMENT**

7.1 An officer who finds a contravention of this By-Law may, in addition to any other legal remedies or enforcement proceedings available to the municipality, make an order directing compliance with this By-Law and may require the order to be carried out immediately or within such time as is specified in the order.

7.2 The order shall be served by personal service or registered mail on the owner of the property as appears on the last revised rolls of the municipality, and any other person whom the officer believes is contravening this By-Law.

7.3 The order shall contain sufficient information to specify the nature of the contravention, its location, a description of the work required to bring the property into conformity with this By-Law, and a statement that failure to comply with the order within the time specified shall entitle the municipality itself or by its contractors or agents to enter onto the property without further notice for the

purpose of performing the work set out in the order and otherwise bringing the property up to the standards prescribed ;by this By-Law and recovering all expenses incurred in so doing by action or in like manner as municipal taxes.

7.4 Notwithstanding the foregoing, if upon inspection of a property, an officer is satisfied that the property poses an immediate danger to the health or safety of any person, the officer may perform or cause to be performed at the owner's expense such remedial repairs or other work necessary to terminate the immediate danger.

7.5 Every person who fails to comply with an order issued under the provisions of this By-Law, or who contravenes any other provision of this By-Law is guilty of an offence and on conviction is liable to a minimum fine of not less than \$500.00 and not more than the maximum fine of \$5,000.00.

7.6 If an owner or occupant of a property fails to comply with an order issued pursuant to this By-Law, the Municipality shall have the right to enter onto the property without further notice and to carry out such work as to otherwise bring the property up to the standards prescribed in the order at the expense of the owner, and the municipality may recover the expense of performing such work by action or in like manner as municipal taxes.

7.7 Any owner or occupant of a property, who has been served an order, may appeal this order, or any part thereof to the Council of The Corporation of the Township of Rideau Lakes.

7.8 Any owner or occupant of a property who is appealing an order, or any part thereof, to Council must do so within twenty-one (21) days of receipt of the order.

## **SECTION 8 – OFFENCE & PENALTIES**

8.1 Every person who contravenes any provision of this by-law, is guilty of an offence.

8.2 Penalties shall be imposed in accordance with Sections 425, 429 and 434.1 of the Municipal Act, 2001, including fines for continuing offences, special fines and AMPs.

## SECTION 9 – ADMINISTRATION

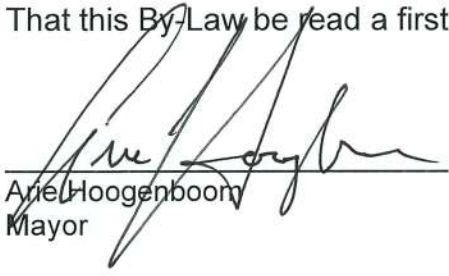
The provisions of this by-law shall be administered by the By-Law Enforcement Officer of the Township of Rideau Lakes.

## SECTION 10 – SHORT TITLE

This By-Law may be referred to as the "Safe Property By-Law".

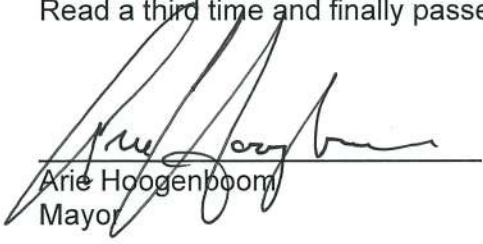
**AND FURTHER** that this By-Law repeals any previous contravening By-Laws, Resolutions, Motions or Actions of Council – 2006-85.

That this By-Law be read a first and second time this 7<sup>th</sup> day of April, 2026.

  
Arie Hoogenboom  
Mayor

  
Mary Ellen Truelove  
Clerk

Read a third time and finally passed this 7<sup>th</sup> day of April, 2026.

  
Arie Hoogenboom  
Mayor

  
Mary Ellen Truelove  
Clerk