

BYLAW NO. 1203/25

A BYLAW OF THE TOWN OF NIPAWIN, IN THE PROVINCE OF SASKATCHEWAN, TO REGULATE MAINTENANCE AND PROVIDE FOR THE ABATEMENT OF NUISANCES WITHIN THE TOWN OF NIPAWIN

WHEREAS Subsection 8(1)(d) of *The Municipalities Act* provides a Municipality with the general power to pass any bylaws for the purposes of the Municipality that it considers expedient in relation to nuisances, including property, activities or things that affect the amenity of a neighbourhood;

AND WHEREAS Part XII, Division 4 of *The Municipalities Act* allows for enforcement provisions for municipal bylaws;

NOW THEREFORE, The Council of the Town of Nipawin in the Province of Saskatchewan enacts:

PART 1– INTERPRETATION

Short Title

1. This Bylaw may be cited as The Property Maintenance and Nuisance Abatement Bylaw, 2025.

Purpose

2. The purpose of this Bylaw is to establish standards for the maintenance and occupancy of property, to ensure that such standards be maintained, and to provide for the abatement of nuisances, including property or things that affect:
 - (a) the safety, health, or welfare of people in the neighbourhood;
 - (b) people's use and enjoyment of their property; or
 - (c) the amenity of a neighbourhood.

Definitions

3. In this Bylaw:
 - (a) **Accessory Building** means a structure attached or detached, which is incidental and subordinate to the main use of the Building and which is not used or intended for use as human habitation;
 - (b) **Act** means *The Municipalities Act*, SS 2005, c M-36.1.
 - (c) **Building** means a building within the meaning of the Act;
 - (d) **Chief Administrative Officer (CAO)** means the Administrator of the Town of Nipawin, appointed by Council pursuant to Section 110 of the Act and responsible for the overall management and administration of municipal affairs;
 - (e) **Council** means the Council of the Town of Nipawin.

- (f) **Controlled Substance** means a controlled substance as defined and described in Schedules I, II and III of the *Controlled Drugs and Substances Act, 1996 c. 19*, as may be amended from time to time, but does not include the trade or manufacture of a controlled substance that is permitted under that Act.
- (g) **Designated Officer** means an employee or agent of the Municipality appointed by Council to act as a municipal inspector and/or Bylaw Enforcement Officer for the purposes of this Bylaw or any person duly authorized by Council to enforce all bylaws of the Municipality.
- (h) **Dwelling** means a structure containing a room or group of rooms forming part of a residential or partly residential Building and constituting an independent unit used or intended to be used as a place of lodging or residence by one or several persons;
- (i) **Excessive Nuisance Abatement Fees** include the following costs and expenses incurred while responding to a violation of this Bylaw:
 - (i) pro-rata cost of police and the Municipality's staff salaries, including all fringe benefits;
 - (ii) pro-rata cost of using police, fire, and Municipality's equipment and vehicles;
 - (iii) pro-rata administration costs incurred by the Municipality in responding to a nuisance service call or abating a nuisance;
 - (iv) the cost of repairs to damaged Municipality equipment, vehicles, or property; and
 - (v) the cost of providing medical treatment for injured police officers and Municipality officials;
- (j) **Fire Chief** means the Fire Chief of the Town of Nipawin;
- (k) **Graffiti** means any drawing, inscription, writing, or other mark that disfigures or defaces any Building, accessory Building, fence, or other structure, however made, or otherwise affixed;
- (l) **Junked Vehicle** means any automobile, tractor, truck, trailer, or other vehicle that:
 - (i) either:
 - (A) has no valid license plates attached to it; or
 - (B) is in a rusted, wrecked, partly wrecked, dismantled, partly dismantled, inoperative, or abandoned condition; and
 - (ii) is located on private land, but that:
 - (A) is not within a structure erected in accordance with any bylaw respecting the erection of Buildings and structures in force within the Municipality; and

- (B) does not form a part of a business enterprise lawfully being operated on that land;
- (m) **Medical Health Officer** means a medical health officer within the meaning of *The Public Health Act, 1994*, SS 1994, c P-37.1 and a public health officer or designated public health officer under any Act that may be substituted for *The Public Health Act, 1994*, SS 1994, c P-37.1;
- (n) **Municipality** means the Town of Nipawin;
- (o) **Notice to Remedy Uninhabitable Conditions** means a written notice issued by a Designated Officer to a property owner or responsible person identifying conditions that render a dwelling uninhabitable or unsafe for occupancy, requiring specified actions to be taken to correct those conditions within a set timeframe. The notice shall advise of the potential consequences of non-compliance, including the prohibition of continued occupancy or rental, and the recovery of related municipal costs through the tax roll in accordance with the Act.
- (p) **Nuisance** means a condition of property, or a thing, or an activity, that adversely affects or may adversely affect:
- (i) the safety, health, or welfare of people in the neighbourhood;
 - (ii) people's use and enjoyment of their property; or
 - (iii) the amenity of a neighbourhood and includes:
 - (A) a Building in a ruinous or dilapidated state of repair;
 - (B) an unoccupied Building that is damaged and is an imminent danger to public safety;
 - (C) land that is overgrown with grass and weeds;
 - (D) untidy and unsightly property;
 - (E) Junked Vehicles; and
 - (F) open excavations on property;
- (q) **Nuisance Service Call** means the Municipality or police response to a violation of this Bylaw.
- (r) **Occupant** means an occupant as defined in the Act;
- (s) **Owner** means an owner as defined in the Act;
- (t) **Open Space** means the yard, lot areas, and undeveloped areas around a Building or accessory Building;
- (u) **Person** means a physical or juridical person including a corporation, a syndicate, a partnership, a co-operative association, or any other group of persons having an

interest in property as proprietor, co-proprietor, mortgagee, lessee, executor, or other;

- (v) **Police** means the Royal Canadian Mounted Police;
- (w) **Property** means land or Buildings or both;
- (x) **Standards** means the standards set in Part II of this Bylaw;
- (y) **Structure** means anything erected or constructed, including but not limited to tents, mobile homes, trailers, or other vehicles used as a place of lodging or residence of one or several persons, the use of which requires temporary or permanent location on, or support of, the soil, or attached to something having permanent location on the ground or soil; but not including pavement, curbs, walks, or open air surfaced areas.

Responsibility

4. Unless otherwise specified, the owner and/or occupant of a Property, including land, Buildings, and structures, shall be responsible for complying with and carrying out the provisions of this Bylaw.

PART II – PROPERTY MAINTENANCE

Application

5. This Part applies to all Property, Buildings, accessory Buildings, Structures, and Dwelling units within the Municipality except Municipality-owned properties which are obtained through tax enforcement proceedings or to which *The Tax Enforcement Act*, RSS 1978, c T-2 otherwise applies.

Duty to Maintain

6. All Property, including land, Buildings, and structures, shall be maintained in accordance with the minimum standards prescribed in this Part.
 - (a) No person shall cause or permit the occupancy or use of any property, including land, Buildings, or structures that do not conform to the minimum standards.
 - (b) Every occupant of a property, including land, Buildings, and structures, shall:
 - (i) keep in a clean and sanitary condition that part of the Property which the occupant occupies or controls;
 - (ii) maintain exits to the exterior of the Building in a safe and unobstructed condition;
 - (iii) dispose of garbage and refuse and keep the Property free from rubbish and other debris which might constitute fire, health, or safety hazards; and
 - (iv) keep any supplied fixtures clean and sanitary and exercise reasonable care in their proper use and operation.

- (c) Property owners within the downtown area identified in the attached Appendix "D" must ensure sidewalks are cleared of snow or ice within 24 hours of the end of a snow or freezing rain event, creating an even, walkable surface by clearing the sidewalks to the edges and as close to the concrete as possible.

Any products used to melt snow or to de-ice must be recommended for use on sidewalks.

Maintenance of Open Space

- 7. Every owner or occupant of Property that includes Open Space shall ensure that:
 - (a) such Open Space is kept clean and free from rubbish, debris, unused lumber or deadwood, wreckage of car bodies, heavy undergrowth, and nuisance or noxious weeds;
 - (b) Any condition liable to cause the presence of vermin or rodents shall be removed from Open Space.
 - (c) Where the presence of vermin or rodents is evident or suspected, appropriate measures shall be undertaken for immediate extermination, and to prevent their reappearance.

Maintenance of Buildings and Accessory Buildings

- 8. All Buildings and accessory Buildings shall be properly maintained in a state of good repair with paint or other surface finishing applied to ensure a neat and tidy appearance and the elimination of any hazard.

Structural Soundness

- 9. All parts of any Building and accessory Buildings shall be so maintained as to have sufficient physical stability to resist the stresses to which they are subjected and be repaired or replaced as required to eliminate the possibility of hazard or accident.

Building Components

- 10. The structural components of every Building, including but not limited to roofs, stairs, railings, porches, decks, joists, rafters, beams, columns, foundations, floors, walls, and ceilings shall be maintained in a safe condition, and shall be capable of performing the function that they were intended to perform.

Area and Occupancy of Buildings

- 11. The physical occupancy of all Buildings and the distribution of occupants as related to overcrowding, lighting, heating, ventilation, fire exits, fire protection, safety, and hazards, etc., shall be taken into consideration based on local, provincial, or national building codes.

Exterior Walls

12. The exterior walls of any Building and their components shall be maintained so as to prevent deterioration or damage due to weather or accident and shall be so maintained by siding, or painting, as well as restoring, or repairing of the walls, coping, or flashing, by the water proofing of joints and of the walls themselves. Exterior walls and surfaces must be:
 - (a) made of materials which provide adequate protection from the weather;
 - (b) free of holes, breaks, loose or rotting boards or timbers, or any other conditions which might admit rain or dampness to the interior walls or the interior spaces of the Building; and
 - (c) free of graffiti.

Foundation Walls

13. In cases of foundation settlement, heaving, cracking, or similar problems, the foundation walls shall always be kept in good condition so as to prevent the access of vermin or rodents. All foundation walls shall be maintained and treated so as to prevent the infiltration of water, and areas visible from the outside shall have a clean appearance.

Roofs

14. All parts of roofs including metal works, gutters, and rainwater drains shall be kept in good condition and be repaired or replaced, when necessary, in order to prevent any infiltration of water inside of the Building. For a roof to be in "good condition" the following requirements must be met:
 - (a) A roof, including the fascia board, soffit, cornice, and flashing shall be maintained in a watertight condition so as to prevent deterioration or leakage of water into the Building.
 - (b) Loose materials, including dangerous accumulations of snow and ice, shall be removed from the roof of a Building as soon as reasonably possible so as to prevent damage to the Building or injury to persons in or near the Building.
 - (c) Water running off a roof shall be carried away from the Building so as not to cause dampness in the walls, ceilings, or floors in the Building, but it shall not drain onto a public street so as to create a hazardous condition or onto any adjacent property so as to damage that property.
 - (d) Eavestroughs and downspouts shall be watertight and maintained in good repair.

Chimneys

15. Chimneys, flue pipes, and smokestacks must be maintained in good repair. Good repair necessitates the following:
 - (a) Chimneys, flue pipes, and smokestacks shall be maintained in good repair so as to prevent gases, water, or any other substances from leaking into the Building.

- (b) Chimneys, flue pipes, and smokestacks shall be free of any defects.
- (c) Chimneys, flue pipes, and smokestacks shall have all defective masonry or metal components repaired or replaced as needed.
- (d) Chimneys, flue pipes, and smokestacks shall be kept clear of obstructions.

Exterior Doors and Windows

- 16. All exterior openings shall be fitted with doors and/or windows to prevent the infiltration of air, rain, or snow.
- 17. Window and door frames shall be caulked where necessary, and all moveable parts shall function normally and easily.
- 18. Doors, windows, and screens as well as frames and casings shall be restored to good working condition or replaced whenever damaged or defective, and painted at regular intervals in order to protect them and maintain a neat and tidy appearance. All broken glass shall be replaced.

Balconies, Galleries, Catwalks, Stairways

- 19. Balconies, galleries, catwalks, handrails, exterior or interior stairways, and generally all structures projecting from a main Building shall be kept in good condition, repaired, or replaced when necessary, and be properly maintained at regular intervals so as to retain a neat appearance.

Walls and Ceilings

- 20. Walls and ceilings shall be kept in good repair and be free of holes, cracks, or other hazardous defects. Where fire and sound resistant walls exist between separate Dwelling units, they shall be maintained in a condition that retains their fire and sound resistant quality.

Floors

- 21. All floors shall be kept in good repair and free of holes, cracks, or other hazardous defects.

Fireplaces, Chimneys and Furnace Rooms

- 22. Fireplaces, chimneys, furnace rooms, and pipes of whatever type shall, at all times, be maintained in a safe efficient condition preventing any fire hazard or infiltration of combustible gases into Buildings.

Vent and Elevator Shafts

- 23. Vent and elevator shafts shall be kept in good repair, be clean and kept free of any obstruction. Moveable parts of all openings in shafts shall function normally.

Basic Equipment

- 24. All existing basic equipment (including but not limited to plumbing fixtures, water pipes, private drains, heating systems, water heaters, and electric circuits) shall be maintained

in good working order. All necessary repairs shall be made thereto, and such equipment shall be replaced whenever necessary in order to provide for the comfort and health of the occupants and to protect them against fire or other hazards of any nature whatsoever. Lots shall be maintained so as to provide adequate surface drainage without erosion. All plumbing, pipes, fixtures, etc. shall be maintained to ensure sound condition for the expected useful life of the Building and to ensure discharge of sewage or organic waste into the municipal system. All plumbing systems shall be maintained so as to provide adequate hot and cold water, drainage, venting and operation of all fixtures as required by The Plumbing and Drainage Regulations within the National Building Code. All existing wiring and electrical equipment shall be so maintained as to ensure safety and eliminate hazards as required by *The Electrical Inspection Act, 1993*, SS 1993, c E-6.3 and Regulations of the Province of Saskatchewan.

Removal and Demolition

25. If a Building is declared unfit for occupancy by the Designated Officer which cannot be maintained or which constitutes a hazard to the safety or health of the occupants or to the public, the Designated Officer must apply to Council for a resolution deeming the Building be removed or demolished.
26. Upon resolution of Council, all Buildings declared unfit under Section 25 shall be removed or demolished and the cost of such shall be the responsibility of the Property owner.

Vermin and Rodents

27. All Property shall be so maintained as to eliminate any condition liable to bring about the existence or presence of vermin or rodents or to eliminate existing vermin or rodents.

Sanitary Facilities

28. Every Dwelling unit shall be provided with:
 - (a) A functioning toilet;
 - (b) A functioning wash basin; and
 - (c) A functioning bathtub or shower.

PART III – NUISANCES

Nuisances Prohibited Generally

29. No person shall cause or permit a nuisance to occur on any Property owned and/or occupied by that person.

Dilapidated Buildings

30. Notwithstanding the generality of Section 29, no person shall cause or permit any Property, Building, or structure to deteriorate into a ruinous, damaged, state of disrepair, or dilapidated state such that the Property, Building, or structure:
 - (a) is dangerous to the public health or safety;

- (b) substantially depreciates the value of other land or improvements in the neighbourhood; or
- (c) is substantially detrimental to the amenities of the neighbourhood.

Unoccupied Buildings

- 31. Notwithstanding the generality of section 29, no person shall cause or permit an unoccupied Building to become damaged or deteriorate into a state of disrepair such that the Building is an imminent danger to public safety.

Overgrown Grass and Weeds

- 32. Notwithstanding the generality of section 29, no owner or occupant of land shall cause or permit the land to be overgrown with grass or weeds.
 - (a) For the purposes of this section, "overgrown" means in excess of 15 centimetres in height.
 - (b) This section shall not apply to any growth which forms part of a natural garden that has been deliberately planted to produce grounds cover, including one or more species of wildflowers, shrubs, perennials, grasses, or combinations of them, whether native or non-native, consistent with a managed and natural landscape other than regularly mown grass.

Untidy and Unsightly Property

- 33. Notwithstanding the generality of section 29, no person shall cause or permit any Property, land, or Buildings to become untidy and unsightly due to graffiti or the accumulation of new or used lumber, cardboard, paper, newspapers, appliances, tires, cans, barrels, scrap metal or other waste materials or junk.

Junked Vehicles

- 34. Notwithstanding the generality of section 29, no person shall cause or permit any junked vehicle to be kept on any land owned by that person.

Open Excavations

- 35. No person shall cause or permit any basement, excavation, drain, ditch, watercourse, pond, surface water, swimming pool, or other structure to exist in or on any private Property or in or about any Building or structure which is dangerous to the public safety or health.

Graffiti

- 36. Notwithstanding the generality of Section 29, no person shall permit graffiti to remain on any Building, accessory Building, fence, or on any other structure on property owned by that person.

Maintenance of Yards

37. Notwithstanding the generality of Section 28, no person shall cause or permit on any Property owned or occupied by the person:
- (a) an infestation of rodents, vermin or insects;
 - (b) dead or hazardous trees
 - (c) sharp or dangerous materials; and
 - (d) Grass, trees, shrubs, or hedges that encroach from the property line onto any public right-of-way, sidewalk, or back alley.
38. A yard shall be graded in such a manner so as to prevent:
- (a) excessive ponding of water; and
 - (b) excessive dampness accumulating near Buildings or structures.

Outdoor Storage of Materials

39. Building materials, lumber, firewood, or similar items may be stored in a yard on a Property subject to the following:
- (a) shall be neatly stacked in piles;
 - (b) shall be stacked at least 3.0 metres (10 feet) from the exterior walls of any Building; and
 - (c) shall be stacked at least 1.0 metre (3 feet) from the Property line.
40. Building materials stored on site during the construction of any Building on a residential property shall not be subject to the provisions above.

Storage of Containers

41. All boxes, crates, barrels and other containers, empty or otherwise, used or kept in any Building or on any lot, shall be:
- (a) neatly stacked clear of windows and doors to provide clear ingress and egress to any Building; and
 - (b) kept away from any source of fire.
42. If, in the opinion of the Fire Chief or a Designated Officer, any accumulation of boxes, crates, barrels or other containers or packing materials constitutes a fire hazard, the Fire Chief or a municipal inspector may order the owner or occupant of the Building or lot to remove the accumulation immediately.

Refrigerators and Freezers

43. Any refrigerator or freezer left in a yard shall first have its hinges, latches, lid door or doors removed.

Walkways, Driveways and Parking Spaces

44. If a walkway, driveway, or parking space is provided, it shall be maintained to afford safe passage thereon under normal use and weather conditions.

Fences

45. Fences shall be maintained in a safe and reasonable state of repair.

PART IV – ENFORCEMENT, OFFENCES, AND PENALTIES

Enforcement of Bylaw

46. The administration and enforcement of this Bylaw is hereby delegated to the Administrator of the Municipality.
47. The CAO of the Municipality is hereby authorized to further delegate the administration and enforcement of this Bylaw to another employee of the Municipality, including, but not limited to, the Designated Officer or their authorized representative or their authorized representative.

Habitable Environment

48. Every dwelling unit shall provide a safe and sanitary environment for occupants and shall comply with all applicable standards relating to health, safety, structural integrity, and sanitation as required under this Bylaw and any other applicable enactment.

Inspections

49. The Designated Officer is hereby authorized to carry out inspections in accordance with Section 362 of the Act to determine compliance with this Bylaw.
50. No person shall obstruct a Designated Officer, who is authorized to conduct an inspection under this section, or a person who is assisting a Designated Officer.

Declaration of Unfit for Habitation

51. A Designated Officer may inspect any dwelling unit and declare the property unfit for human habitation where, in their opinion, the condition of the property:
 - (a) presents an immediate or ongoing risk to the health or safety of any occupant or the public;
 - (b) contains significant deficiencies related to sanitation, structural integrity, electrical or fire safety, or pest infestation;
 - (c) lacks basic utilities, including potable water, functioning sewage disposal, or heating;

- (d) violates any provision of this bylaw or any other applicable bylaw or enactment related to occupancy, health, or safety.

Notice to Remedy Uninhabitable Conditions and Compliance Timeline

52. Where a property is found to be in contravention under section 48, the Designated Officer may issue a Notice to Remedy Uninhabitable Conditions, which shall include:
- (a) a summary of the deficiencies identified;
 - (b) a deadline for compliance, not less than 14 days unless the Designated Officer determines a shorter time is necessary for health or safety reasons;
 - (c) a statement that continued occupancy or rental of the property after the compliance deadline is prohibited unless deficiencies are remedied to the satisfaction of the Designated Officer;
 - (d) a notice that costs incurred by the Town in inspection, enforcement, or remediation may be added to the tax roll of the property if not promptly paid.

Prohibition on Occupancy and Rental

53. No person shall rent, lease, allow occupancy of, or otherwise permit a person to reside in any Dwelling unit that has been declared unfit for human habitation and for which a Notice to Remedy Uninhabitable Conditions remains outstanding past the stated compliance deadline.

Re-Inspection and Clearance

54. A Designated Officer may reinspect the property at any time to determine whether the deficiencies have been corrected. If the Designated Officer is satisfied that all deficiencies have been remedied, the declaration of unfit for habitation shall be revoked in writing.

Inhabitation and Inspection Recovery

55. Pursuant to sections 369(1)(c) and 369(2)(b) of the Act, the Town of Nipawin may add to the tax roll of the affected property any unpaid amounts representing:
- (a) expenses and costs incurred by the Municipality for inspections and re-inspections necessary to determine compliance with this Bylaw, where such inspections relate to identifying or remedying a contravention under this bylaw;
 - (b) administrative and enforcement costs incurred by the Municipality in issuing Notices to Remedy Uninhabitable Conditions, enforcing compliance, or otherwise addressing contraventions of this bylaw;
 - (c) costs incurred by the municipality to remedy a contravention of this bylaw, including costs of contracting services or materials to correct unsafe or unsanitary conditions on the property;
 - (d) costs incurred by the municipality in eliminating or mitigating an emergency as defined in section 369(2)

Cost recovery for failures to respond to inspection notices

56. To safeguard the health and safety of Nipawin residents and to address nuisances caused by failure to maintain properties or respond to Notices to Remedy Uninhabitable Conditions, the Town may impose the following flat rate fees as cost recovery for municipal inspections, enforcement, and remedial actions under this bylaw:
- (a) Initial Inspection Fee: \$1,000, to cover the costs of conducting the first inspection assessing compliance and safety;
 - (b) Re-Inspection Fee: \$2,500, for each subsequent inspection related to unresolved contraventions within a 12 month period;
 - (c) Remedial Fee: any additional costs incurred by the municipality to remedy contraventions, including contracting services, materials, securing or demolishing unsafe buildings, or other emergency measures.
57. Pursuant to sections 369(1)(c) and 369(2)(b) of the Act, the fees set out in section 56 constitute costs related to inspections and re-inspections that are necessary to remedy contraventions of this bylaw and to address emergency conditions. These costs may be added to the tax roll of the affected property and collected in the same manner as property taxes.

Order to Remedy Contraventions

58. If a Designated Officer finds that a person is contravening this Bylaw, the Designated Officer may, by written Notice of Violation and/or Order to Remedy, require the owner or occupant of the Property to which the contravention relates to remedy the contravention.
59. Notices and/or Orders given under this Bylaw shall comply with Section 364 of the Act.
60. Notices and/or Orders given under this Bylaw shall be served in accordance with Section 390(1) of the Act.
61. The Administrative Process to follow in issuing an Order to Remedy is outlined in Appendix A.
62. Issuing an Order to Remedy does not exempt the person from enforcement of a Notice of Violation pursuant to Section 71 of this Bylaw.

Registration of Notice of Order

63. If an order is issued pursuant to Section 58, the Municipality may, in accordance with Section 364 of the Act, give notice of the existence of the order by registering an interest against the title to the Property that is the subject of the order.

Appeal of Order to Remedy

64. A person may appeal an order made pursuant to Section 58 in accordance with Section 365 of the Act.

Municipality Remediating Contraventions

65. The Municipality may, in accordance with Section 366 of the Act, take whatever actions or measures are necessary to remedy a contravention of this Bylaw.
66. In the event that it becomes an emergency to remedy a contravention of this Bylaw, the Municipality may take whatever actions or measures are necessary to eliminate the emergency in accordance with the provisions of Section 367 of the Act.

Adding Amounts to Tax Roll

67. The Municipality may, in accordance with s. 369 of the Act, add any unpaid expenses and costs incurred by the Municipality in remediating a contravention of this Bylaw to the taxes on the Property on which the work was done.

Offences and Penalties

68. No person shall:
 - (a) fail to comply with an order made pursuant to this Bylaw;
 - (b) obstruct or interfere with any Designated Officer or any other person acting under the authority of this Bylaw; or
 - (c) fail to comply with any other provision of this Bylaw.
69. Every person who contravenes any provision of Section 68 is guilty of an offence and liable on summary conviction:
 - (a) in the case of an individual, to a fine of not more than \$10,000;
 - (b) in the case of a corporation, to a fine of not more than \$25,000; and
 - (c) in the case of a continuing offence, to a maximum daily fine of not more than \$2,500 per day.
70. If an individual is convicted of an offence pursuant to Section 68, and if the individual fails to pay the fine with respect to the conviction within the prescribed time, the individual convicted may be imprisoned for a term of not more than one year, unless the fine is paid sooner.

Failure to Comply – Notice of Violation

71. Notwithstanding the offences set out in Section 68 of this Bylaw, no person shall fail to comply with any other provision of this Bylaw.
72. Notwithstanding the penalties set out in Section 69 of this Bylaw, any person who contravenes any other provisions of this Bylaw is liable on summary conviction to a fine of not less than the minimum penalty shown in Appendix C.

73. Every person who contravenes any provisions in this Bylaw is liable on summary conviction to the increasing minimum penalties for each subsequent contravention made within 24 months, as shown in Appendix C.
74. The following procedure shall apply to contraventions of the Bylaw under Section 71:
- (a) a Designated Officer may issue a Notice of Violation to any person committing a contravention under Section 71. The notice shall require the person to pay to the Municipality the penalty set out in Appendix C;
 - (b) the fine may be paid:
 - (i) in person, during regular office hours, to the cashier located at the Town Office, 210 2 Ave E, Nipawin, Saskatchewan;
 - (ii) by deposit, at the depository located in front of the Town's Municipal Office; or
 - (iii) by mail addressed to the Municipality, c/o Bylaw Enforcement, PO Box 2134, Nipawin SK S0E 1E0.
 - (c) the amount of the fine under Appendix C shall be discounted in accordance with the amounts set out in Appendix C if paid within 15 calendar days of the date of Notice of Violation. The date of payment shall be determined as follows:
 - (i) for payment in person, the date of the payment shall be the date payment is received by the Municipality;
 - (ii) for payment by deposit, the date of payment shall be the date payment is deposited in the depository at the Town Office; or
 - (iii) for payment by mail, the date of payment shall be the post marked date on the remittance.
 - (d) If payment of the fine as provided in Appendix C is not made within 30 calendar days of service of the Notice of Violation, such outstanding fine will be forwarded to a Collection Agency for pursuit at the Municipality's discretion.
 - (e) If payment of the fine as provided in Appendix C is made within 60 calendar days of service of the Notice of Violation, the person shall not be liable to prosecution for that offence.
75. Payment of any Notice of Violation does not exempt the person from enforcement of an order pursuant to Section 58 of this Bylaw.

Excessive Nuisance Abatement Fees

76. Any repeat nuisance service calls will be subject to the following additional penalty:
- (a) Where police, the Designated Officer, or Municipal officials have been required to respond to three (3) or more nuisance service calls for a single residential property within a twelve (12) month period in response to a violation of this Bylaw, the

Municipality may impose upon the owner and/or occupant of the Property an Excessive Nuisance Abatement Fee.

- (b) The Excessive Nuisance Abatement Fee shall be in accordance with the amounts prescribed in Appendix B of this Bylaw.
- (c) The Excessive Nuisance Abatement Fee shall be added to the penalty amounts set out in Appendix C and served upon the person contravening the Bylaw as outlined in Section 74.

77. If the Excessive Nuisance Abatement Fees are not paid in full before the 31st day of December in the year received, upon written notice to the owner, the amount shall be added to and form part of the taxes on the residential property, as taxes in arrears, in accordance with s. 369 of the Act.

78. Nothing in this Section shall be construed to limit the Municipality's other available remedies for violation of this or any other Municipal bylaw.

Notice of Violation Forms

79. Unless otherwise specified, all violations and associated notices will be given in accordance with Bylaw No. 1090/19 known as the General Penalty Bylaw.

Recovery of Unpaid Expenses and Costs

80. Any unpaid expenses and costs incurred by the Municipality in remedying a contravention of this Bylaw may be recovered either:

- (a) by adding the amount to the taxes on the Property on which the work is done in accordance with Section 369 of the Act;
- (b) through submission to a Collection Agency; and/or
- (c) by civil action for debt in a court of competent jurisdiction in accordance with Section 368 of the Act.

Severability

81. In the event that any portion of this Bylaw is declared by a Court of competent jurisdiction to be invalid, then such portion shall be deemed to be severed from the Bylaw to that extent and the remainder of the Bylaw shall continue in force and effect.

Compliance With Other Statutes and Bylaws

82. This Bylaw is not intended to relieve any person from complying with any other statute, regulation, or Bylaw relating to Building construction and repair, fire safety, or public health.

Repeal of Former Bylaws

83. Bylaw No. 1152/22 and all amendments thereto are hereby repealed.

Coming Into Force

This Bylaw shall come into force on final passing thereof.



Mayor

Chief Administrative Officer

Read a third time and

finally adopted this

8 day of September, 2025

Certified a true copy of bylaw number 1203/25

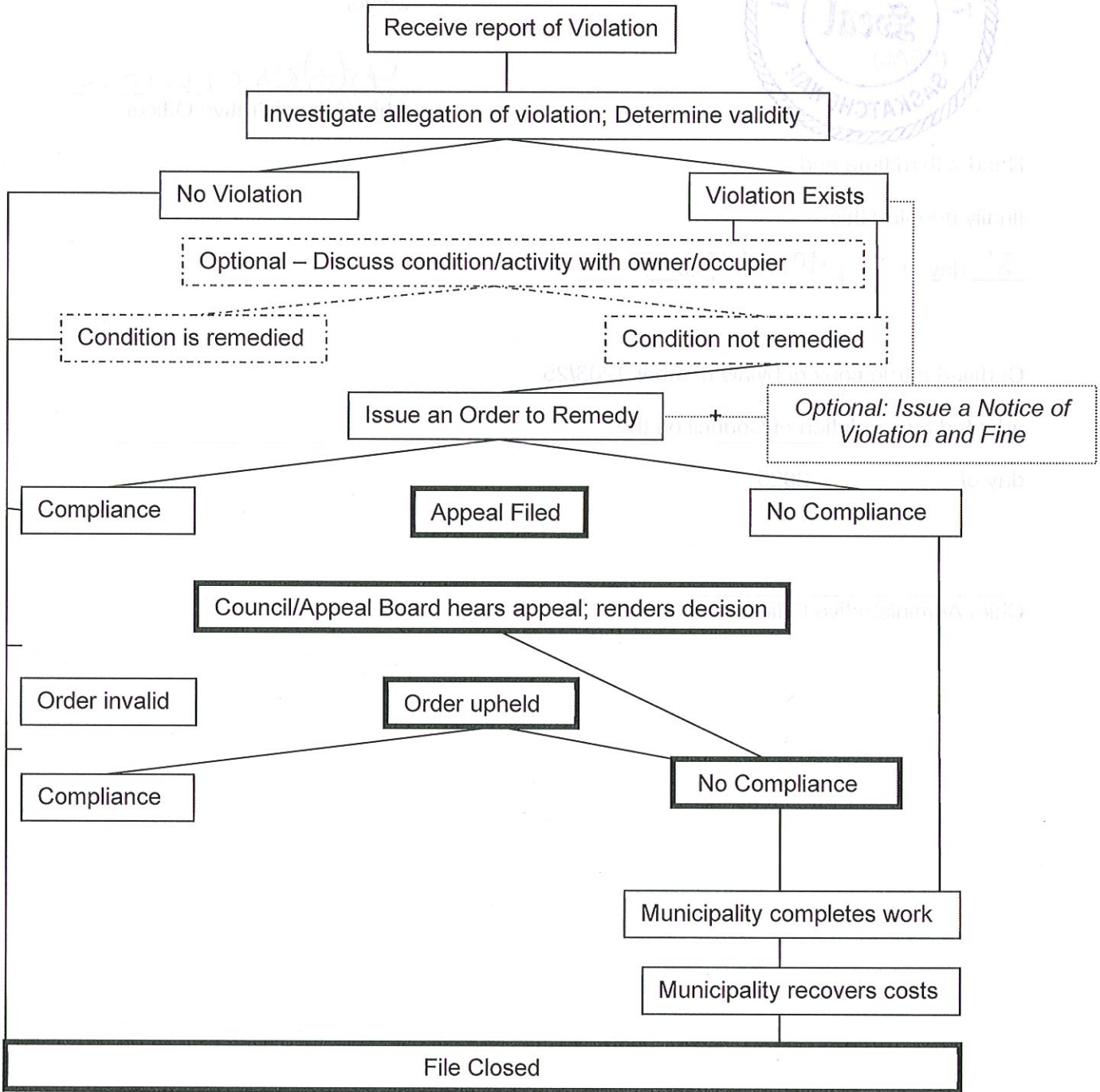
adopted by resolution of Council on the _____

day of _____, 2025

Chief Administrative Officer

APPENDIX A – ADMINISTRATIVE PROCESS ORDER TO REMEDY

DESIGNATED OFFICER WITH FULL AUTHORITY:



APPENDIX B – EXCESSIVE NUISANCE ABATEMENT FEES

1. Police Nuisance Response and Abatement Service Call: \$250.00/call

2. Town Staff Nuisance Response and Abatement Service Call: \$100.00/hr

3. Administration Fee: 10% on Total Service Call Fee

Time of Issuance (paid within 78 days)	1 st Offense	2 nd Offense	3 rd Offense
	\$100.00	\$150.00	\$200.00
	\$250.00	\$500.00	\$750.00
	\$100.00	\$150.00	\$200.00
	\$250.00	\$500.00	\$750.00
	\$100.00	\$150.00	\$200.00
	\$250.00	\$500.00	\$750.00

APPENDIX C – MINIMUM PENALTIES

Offence Pursuant to The Property Maintenance and Nuisance Abatement Bylaw, 2025		Penalty (Fine)	
		Time of Issuance (paid within 15 days)	After 15 days
Section 71: Failure to Comply with an Order to Remedy Contravention	1 st Offence	\$100.00	\$250.00
	2 nd Offence	\$150.00	\$500.00
	3 rd Offence	\$200.00	\$750.00
Failure to Comply with Any Other Provision of This Bylaw	1 st Offence	\$100.00	\$250.00
	2 nd Offence	\$150.00	\$500.00
	3 rd Offence	\$200.00	\$750.00