

TOWN OF MAPLE CREEK

BYLAW NO. 2014-MC-16

A BYLAW OF THE TOWN OF MAPLE CREEK, IN THE PROVINCE OF SASKATCHEWAN, TO PROVIDE FOR THE MAINTENANCE OF PROPERTY AND THE ABATEMENT OF NUISANCES IN THE TOWN OF MAPLE CREEK.

The Council for the Town of Maple Creek, in the Province of Saskatchewan enacts as follows:

Short Title

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

Purpose

2. The purpose of this Bylaw is to provide for the abatement of nuisances, including property, activities, or things that adversely affect:
 - a) the safety, health or welfare of people in the neighborhood;
 - b) people's use and enjoyment of their property; or
 - c) the amenity of a neighborhood.

Definitions

3. In this Bylaw:
 - a) "Act" means *The Municipalities Act*;
 - b) "Boulevard" means the strip of land that lies between a property line and a street or avenue;
 - c) "Building" means a building within the meaning of *The Municipalities Act*;
 - d) "Council" means the Council of the Town of Maple Creek;
 - e) "Designated Officer" means an employee or agent of the Municipality appointed by Council to act as a municipal inspector for the purposes of this Bylaw;
 - f) "Junked vehicle" means any automobile, tractor, truck, trailer or other vehicle that either:
 - i)
 1. has no valid license plates attached to it or proper insurance; OR
 2. is in a rusted, wrecked, partly wrecked, dismantled, partly dismantled, inoperative or abandoned condition; and
 - ii) or is located on private land, but:
 1. is not within a structure erected in accordance with any Bylaw respecting the erection of buildings and structures in force within the Municipality; and
 2. does not form a part of a business enterprise lawfully being operated on that land;
 - g) "Lane" means the right of way that provides vehicle access to the rear of a property;
 - h) "Municipality" means the Town of Maple Creek;
 - i) "Nuisance" means a condition of property, or a thing, or an activity that adversely affects or may adversely affect:
 - j) the safety, health or welfare of people in the neighborhood;
 - i) people's use and enjoyment of their property; or
 - ii) the amenity of a neighborhood and includes:
 1. a building in a ruinous or dilapidated state of repair;
 2. an unoccupied building that is damaged and is an imminent danger to public safety;
 3. land that is overgrown with grass and weeds;
 4. untidy and unsightly property;
 5. junked vehicles; and
 6. open excavations on property;

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- k) "Occupant" means an occupant as defined in *The Municipalities Act*;
- l) "Owner" means an owner as defined in *The Municipalities Act*;
- m) "Proper Insurance" means having adequate coverage of liability insurance on personnel property against a loss.
- n) "Property" means land or buildings or both;
- o) "Structure" means anything erected or constructed, 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 pavements, curbs, walks or open air surfaced areas.
- p) "Unsightly" means lands or buildings that are unpleasant to look at or are aesthetically objectionable.
- q) "Untidy" means lands or buildings that are in a disorderly, slovenly and littered condition and are kept in generally poor order.
- r) "Vehicle" means a "motor vehicle" as defined in The Traffic Safety Act or any Act as may be passed in its stead from time to time and includes a device in, upon or by which a person or thing is or may be transported or drawn upon a street and includes special mobile machines and agricultural implements, and for the purpose of parking and stopping restrictions, includes any portion of a vehicle but does not include a wheelchair.

Responsibility

4. Unless otherwise specified, the owner of a property, including land, buildings and structures, shall be responsible for carrying out the provisions of this Bylaw.

Nuisances Prohibited Generally

5. No person shall cause or permit a nuisance to occur on any property owned by that person.

Dilapidated Buildings

6. Notwithstanding the generality of Section 5, no person shall cause or permit a building or structure to deteriorate into a ruinous or dilapidated state such that the building or structure:
 - a) is dangerous to the public health or safety;
 - b) substantially depreciates the value of other land or improvements in the neighborhood; or
 - c) is substantially detrimental to the amenities of the neighborhood.

Unoccupied Buildings

7. Notwithstanding the generality of Section 5, no person shall cause or permit an unoccupied building to become damaged or to deteriorate into a state of disrepair such that the building is an imminent danger to public safety.

Overgrown Grass and Weeds

8. Notwithstanding the generality of Section 5, no owner or occupant of land shall cause or permit the land to be overgrown with grass or weeds, and for the purposes of this Section:
 - a) the owner or occupant's obligation shall include any portion of a boulevard that is adjacent to the frontage of the property in question; and
 - b) the owner or occupant's obligation shall also include the buffer adjacent to the rear of a property between the property line and the lane.
9. For the purposes of this section, "overgrown" means in excess of 0.15 metres (6 inches) in height.
10. This section shall not apply to any growth which forms part of a natural garden that has been deliberately planted to produce ground cover, including one or more species of wildflowers, shrubs, perennials or combinations thereof.

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11. Owners or occupants of a property shall ensure that the overgrown vegetation is cut and trimmed within thirty-six (36) hours of the receipt of notification of violation;
- a. Notification of violation shall be left at the premises, via door, noting the time frame required to rectify the overgrown vegetation.
 - b. Failure to comply with the notification by the date set forth; the Town of Maple Creek will proceed to undertake action to remedy the contravention; and
- That all costs will be added to, and thereby forms part of, the taxes on the property.

Parking:

12. a) No person shall park or store any vehicle in any private parking place or on any private property, unless he/she is the owner, occupant, licensee or permittee of the parking place or private property, except with the consent of such owner, occupant, licensee or permittee.

Untidy and Unsightly Property

13. Notwithstanding the generality of Section 5, no person shall cause or permit any land or buildings to become untidy and unsightly.

Junked Vehicles

14. Notwithstanding the generality of Section 5, no person shall cause or permit any junked vehicle to be kept on any land owned by that person.

Open Excavations

15. Notwithstanding the generality of Section 5, 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 land or in or about any building or structure which is dangerous to the public safety or health.

Maintenance of Yards

16. Notwithstanding the generality of section 5, no person shall cause or permit on any property owned by that person:
- a) an infestation of rodents, vermin or insects;
 - b) any dead or hazardous trees; or
 - c) any sharp or dangerous objects.

Outdoor Storage of Materials

17. Any building materials, lumber, scrap metal, boxes or similar items stored in a yard shall be neatly stacked in piles and elevated off the ground so as not to constitute a nuisance or harbourage for rodents, vermin and insects.
18. Materials referred to in Section 16 shall be elevated at least 0.15 metres (6 inches) off the ground and shall be stacked at least 1.0 metres (3 feet 3 inches) from the exterior walls of any building and at least 1.0 metres (3 feet 3 inches) from the property line.

Refrigerators and Freezers

19. No refrigerator or freezer shall be stored in any yard.

Fences

20. Fences shall be maintained in a safe and reasonable state of repair.
(a fence that fails to be self-supporting)

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Enforcement of Bylaw

21. The administration and enforcement of this Bylaw is hereby delegated to the Administrator for the Town of Maple Creek.
22. The Administrator of the Town of Maple Creek is hereby authorized to further delegate the administration and enforcement of this Bylaw to the Town Foreman for the Town of Maple Creek, the Bylaw Enforcement Officer for the Town of Maple Creek, or any other Town employee, person or agency deemed appropriate to carry out the actions and responsibilities contained herein.

Inspections

23. The inspection of property by the Municipality to determine if this Bylaw is being complied with is hereby authorized.
24. Inspections under this Bylaw shall be carried out in accordance with Section 362 of *The Municipalities Act*.
25. 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.

Order to remedy Contraventions

26. If a Designated Officer finds that a person is contravening this Bylaw, the Designated Officer may, by written order, require the owner or occupant of the property to which the contravention relates to remedy the contravention.
27. Orders given under this Bylaw shall comply with Section 364 of *The Municipalities Act*.
28. Orders given under Bylaw shall be served in accordance with Section 390(1)(a), (b) or (c) of *The Municipalities Act*.

Registration of Notice of Order

29. If an order is issued pursuant to Section 25, the Municipality may, in accordance with Section 364 of *The Municipalities Act*, give notice of the existence of the order by registering an interest against the title to the land that is the subject of the order.

Appeal of Order to Remedy

30. A person may appeal an order made pursuant to Section 25 in accordance with Section 365 of *The Municipalities Act*.

Municipality Remediating Contraventions

31. The Municipality may, in accordance with Section 366 of *The Municipalities Act*, take whatever actions or measures are necessary to remedy a contravention of this Bylaw.
32. In an emergency, the Municipality may take whatever actions or measures are necessary to eliminate the emergency in accordance with the provisions of Section 367 of *The Municipalities Act*.

Recovery of Unpaid Expenses and Costs

33. Any unpaid expenses and costs incurred by the Municipality in remediating a contravention of this Bylaw may be recovered either:
 - a) by civil action for debt in a court of competent jurisdiction in accordance with Section 368 of *The Municipalities Act*; or
 - b) by adding the amount to the taxes on the property on which the work is done in accordance with Section 369 of *The Municipalities Act*.

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Offences and Penalties

- 34. 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.

- 35. Every person who contravenes any provision of Section 33 is guilty of an offence and liable on summary conviction:
 - a) in the case of an individual, to a fine of not less than \$50.00 and not more than \$10,000.00;
 - b) in the case of a corporation, to a fine of not less than \$100.00 and not more than \$25,000.00; and
 - c) in the case of a continuing offence, to a maximum daily fine of not less than \$50.00 and not more than \$2,500.00 per day.

Coming Into Force

- 36. Bylaw No. 2014-MC-11 is hereby repealed.

- 37. This Bylaw shall come into force upon third reading and final adoption by the Council of the Town of Maple Creek.

THE OFFICIAL DOCUMENT HAS BEEN DULY SIGNED BY AUTHORIZED MUNICIPAL OFFICIALS

Mayor

(SEAL)

Administrator

ADOPTED BY COUNCIL ON JULY 9, 2014