

**VILLAGE OF ZEBALLOS
BYLAW NO. 457-2012**

A Bylaw to Prohibit the Accumulation of Noxious, Offensive or Unwholesome Matter on Premises or Open Spaces

NOW THEREFORE the Council of the Village of Zeballos in open meeting assembled enacts as follows:

1. TITLE

This bylaw may be cited as the Village of Zeballos Unsightly Premises Bylaw 457-2012.

2. DEFINITIONS

In this Bylaw, unless the context otherwise requires:

- a) "**ADMINISTRATION**" means the Administration of the Village of Zeballos.
- b) "**COUNCIL**" means the Municipal Council of the Village of Zeballos.
- c) "**DISCARDED MATERIAL**" includes but is not limited to dilapidated or discarded articles of any kind, including a wrecked vehicle, motor vehicle parts, household furnishings or appliances and scrap or salvage material.
- d) "**DILAPIDATED**" means falling to pieces or in a state of disrepair, broken down, shabby or decrepit.
- e) "**NOXIOUS WEEDS**" means the weeds listed in the regulations of the *Weed Control Act*.
- f) "**OWNER**" includes the lessee, licensee, tenant, caretaker, user or other occupier of a building or a part of a building, or the agent of the owner.
- g) "**PERSON**" includes any corporation, partnership or party and the heirs, executors, administrator or other legal representative or such person to whom the context can apply according to the law and also includes the owner, his agent or the holder of a purchaser's interest in an Agreement for Sale of any real or personal property or premises within the Village.
- h) "**REAL PROPERTY**" includes in addition to the common dictionary definition that portion of the right-of-way between the property line and the lines or lateral lines of a roadway.
- i) "**RUBBISH**" includes all discarded, broken or useless items and, without restricting the generality of the foregoing, shall include any and all manner of garbage, old paper or wood products no longer in use or wrecked vehicles.
- j) "**SCREENING**" shall mean a suitable and approved barrier to prevent the accumulation of materials of any kind to be seen from outside the property boundaries.
- k) "**UNSIGHTLY**" shall mean repulsive to the sight or ugly but without restricting the generality of the same, may include:
 - i) The storage of building materials on a site where construction is not taking place;

- ii) The storage or accumulation of motor vehicles that are not roadworthy or parts thereof;
 - iii) The storage, repairing or servicing of motor vehicles, hauling or construction equipment except where the same is carried out entirely within a building.
- l) **“WRECKED VEHICLE”** means a vehicle that is:
- i) dilapidated, physically wrecked or disabled so that it cannot be operated by its own mode of power, or
 - ii) a vehicle that is dilapidated or appears to be physically wrecked although it could be operated by its own mode of power but is not displaying thereon a lawful current licence for its operation on a highway.

3. RUBBISH AND LITTER CONTROL

- a) No person shall cause or permit water, rubbish or noxious, offensive or unwholesome matter to collect or accumulate upon or around his or her premises.
- b) No person shall deposit or throw bottles, broken glass or other rubbish in any open place.

4. UNTIDY PREMISES

- a) No owner of real property shall allow such property to become or to remain untidy or unsightly by the accumulation thereon of any filth, discarded material or rubbish of any kind.
- b) It shall be a good and sufficient defence to any prosecution commenced for violations of paragraph 4(a) hereof, for an owner of any commercial establishment to provide evidence that the storage of materials or the accumulation and storage of unroadworthy motor vehicles or parts thereof is an essential part of a legally licensed business.
- c) A valid business license issued by the Village of Zeballos shall be deemed evidence as referred to in 4(b).
- d) Any premises satisfying 4(c) shall be required to provide screening on the property suitable to prohibit viewing of the materials or accumulation and storage of unroadworthy motor vehicles or parts by any neighbours or from any road or lane.

5. DEMOLITION SITES

- On any property where the demolition of any buildings or structure has taken place;
- a) all debris and material whether to be discarded or retained shall be removed immediately;
 - b) any basement or other excavation shall immediately be filled in or covered over to lot grade level .

6. REFUSE ON STREETS

No person shall throw, drop, deposit, leave or let fall any bottle or bottles, cans, glass, wood or refuse of any kind or any object or materials whatever, on or upon any street and person/s so responsible for such littering on or upon any street shall

immediately remove any of such objects or materials on or upon every part of such street.

7. OFFENSIVE GROWTH

Every owner of real property shall upon receipt of notice given pursuant to this bylaw clean such property of brush or noxious weeds.

8. FENCES

- a) In any zone where a fence has been erected no person shall allow a fence located on a property of which he or she is the owner to fall into a state of disrepair.
- b) Subject to notice given pursuant to this bylaw where any fence has fallen into a state of disrepair the owner of property upon which the said fence is located shall repair or remove same.

9. GRAFFITI AND POSTINGS

- a) No person shall post, exhibit or distribute placards, playbills, posters, advertising, writings or pictures on walls, fences or elsewhere, on or adjacent to a highway or public place.
- b) No person shall place or permit the placement of graffiti on walls and fences.
- c) Notwithstanding Section 9(a) any person may place posters to advertise public events or garage sales with the requirement that these are removed promptly after the event.

10. NOTICE

Any notice to be given pursuant to this bylaw may be given by an employee of the Village and shall be deemed to have been delivered if personally served or if sent by regular Canada Post service.

11. FAILURE TO COMPLY

If, after the date stated in the notice, the work required to be performed by such notice remains either wholly or partially incomplete, the Village shall follow up with a second notice reminding the owner of his or her obligations under this bylaw and a further seven days deadline is given.

The period between the first notice and by which the owner is to complete the work required under this bylaw shall not exceed thirty (30) days after the notice is sent.

If voluntary compliance is not forthcoming following a second notice, the matter will be reported to the Chief Administrative Officer who will report on the matter at an open meeting of Council.

In the event of default of an Owner complying with a notice issued under this bylaw, the Municipality, by its employees or others, may enter and effect the removal of any accumulation of filth, discarded materials or rubbish of any kind or may clear the property of brush, noxious weeds or other growth at the expense of the Owner and the charges for doing so, if unpaid on December 31 in any year, shall be added and form part of the taxes payable on that real property as taxes in arrears.

12. RIGHT TO RECONSIDERATION

- a) A person may request that council reconsider the remedial action by presenting a written request within fourteen (14) days of the date on which the notice of remedial action was sent.
- b) If the council receives a notice that complies with subsection (a), it must provide the person with an opportunity to make representation to the council.
- c) After providing the opportunity referred to in subsection (b), the council may confirm, amend or cancel the remedial action requirement.

13. ENFORCEMENT AND PENALTIES

Any person who violates the provisions of this bylaw or permits an act or thing to be done in contravention of this bylaw commits an offence punishable on summary of conviction and shall be liable to a fine not less than One Hundred Dollars (\$100) a day for continuing offences and costs and in default thereof.

14. SEVERABILITY

If a court of competent jurisdiction declares any portion of this bylaw invalid, then the invalid portion must be severed and the remainder of the bylaw is deemed valid.

15. REPEAL

Bylaw 233, 1985 is hereby repealed.

READ A FIRST TIME ON THE 17th DAY OF January 2012.

READ A SECOND TIME ON THE 17th DAY OF January 2012

READ A THIRD TIME ON THE 17th DAY OF January 2012

RECONSIDERED AND ADOPTED THIS 7th DAY OF February 2012

E.J. Lewis

Mayor

E. Lovestrom

Corporate Officer