

THE CORPORATION OF THE TOWNSHIP OF LAIRD

By-law Number 959-15

Being a by-law to govern yard maintenance for the Corporation of the Township of Laird.

THE COUNCIL of the Corporation of the Township of Laird, **ENACTS** as follows:

1. Definitions

In this by-law:

“Chief Building Official” means the Chief Building Official (CBO) or any of his or her designates

“City” means the Corporation of the Township of Laird

“debris” includes refuse, waste, discarded materials or garbage of any kind whatsoever and includes, whether of value or not:

- a) accumulations of litter, remains, garbage, rubble, waste, construction material,
- b) weighty or bulky items such as appliances, furnaces, furnace part, pipes, pipe fittings, water or fuel tanks placed in a condition or location where they cannot or are not being used for their intended purposes,
- c) paper, boxes, cartons,
- d) dilapidated or abandoned furniture,
- e) crockery, glass, cans, containers,
- f) garden refuse and trimmings,
- g) post-construction and –demolition project materials,
- h) domestic and industrial waste,
- i) earth or rock fill,
- j) mechanical equipment or equipment parts placed in a condition
- k) clothing or other household linens lying in an unprotected condition.

“inoperative vehicles” means licensed or unlicensed motor vehicles, trailers, boats, snowmobiles having missing, damaged, deteriorated or removed parts including, but not limited to wheels, motor transmission, doors, glass or other parts or mechanical equipment necessary for its safe operation.

“yard” means a space, appurtenant to a building or structure, located on the same lot as the building or structure, and which space is open, uncovered and unoccupied from the ground to the sky except for such accessory buildings, structures or uses as are specifically permitted.

2. **Rescind Section 4.3 of Property Standards By-law 574-83**

Section 4.3 of Property Standards By-law 574-83 is hereby rescinded.

3. Every yard, including vacant lots shall be kept clean and free from:
 - a) grass in excess of 20cm
 - b) heavy undergrowth and excessive growth of weeds
 - c) dead, decaying or damaged trees or other natural growth, or branches or limbs that create an unsafe condition
 - d) debris that constitutes an unsafe condition
 - e) broken glass from any source including glass from windows, doors and vehicles
 - f) holes, pits, excavations or trenches constituting an unsafe condition
 - g) inoperative, wrecked or dismantled vehicles or other machinery or any part thereof, except in an establishment licensed or authorized to conduct and operate such a business
 - h) dilapidated, collapsed or abandoned partially constructed structures
 - i) dilapidated, collapsed or abandoned partially constructed fences
 - j) abandoned or discarded appliance such as refrigerators, stoves and freezers
 - k) post-construction or –demolition material resulting from, or as part of, construction or demolition projects
4. Where a yard is in any of the aforementioned conditions, the City shall notify the owner of the property in writing of the reach of a condition of this by-law.
 - a) The owner or occupant shall have minimum of seven days to bring his or her yard into compliance with the provisions of this by-law.
 - i. The owner or occupant may request from the CBO an extension of time to achieve compliance
 - ii. The CBO may extend compliance for a reasonable time
 - iii. The reasonable time for compliance shall be determined by the Chief Building Officer
5. After a reasonable time and in accordance with s. 436(1) and (2) of the Municipal Act, the City may enter onto the property for the purpose of determining if compliance has been achieved.
6. If, after an inspection under s.4 and after such a reasonable time as set out in s.4(a) has passed, the CBO determined that the property or any portion thereof remains in a non-compliant condition, the City may enter the premise and perform the work necessary or authorize the entry and performance of the work. The work shall be done at the expense of the owner of the property and the cost of such work and any associated administrative fees shall be then due and payable to the City that shall recover the expense in the same manner as municipal taxes.
7. Without limiting s.5, the City may, in conjunction with bringing the yard into compliance with this by-law, proceed with prosecution of the owner for breach of the terms of this by-law.
8. Every person who contravenes any provision of this by-law is guilty of an offence and liable to a fine as provided for in the s.61 of the Provincial Offences Act R.S.O. 1990 c.P.33.
9. **Effective Date**

This by-law takes effect on the day of its final passing.

Passed in open meeting this 21st day of January, 2015.

Mayor -

Clerk -

