

PROVINCE OF BRITISH COLUMBIA

PROPERTY MAINTENANCE BYLAW

BEING A BYLAW OF THE VILLAGE OF CHASE
IN THE PROVINCE OF BRITISH COLUMBIA
TO ESTABLISH PROVISION TO REGULATE THE
MAINTENANCE OF PROPERTY

WHEREAS a Municipal Council may, by bylaw, prohibit persons from causing or permitting water, rubbish, or noxious, offensive or unwholesome matter to collect or accumulate around their premises or in any open place;

AND WHEREAS a Municipal Council may, by bylaw, prohibit persons from placing graffiti on walls, fences or elsewhere on or adjacent to a public place and prohibit the owners or occupiers of real property or their agents from allowing their property or their agents from allowing their property to become or remain unsightly and require the owners or occupiers of real property or their agents to remove from it any accumulation of filth, discarded material, rubbish or graffiti;

AND WHEREAS a Municipal Council may, bylaw, require the owners or occupiers of real property or their agents to clear the property or brush, trees, noxious weeds or other growths;

NOW THEREFORE the Municipal Council of the Village of Chase, in the Province of British Columbia, duly assembled, **HEREBY ENACTS AS FOLLOWS:**

- i This bylaw may be cited as the "Maintenance of Property Bylaw"

SECTION 1.0 – DEFINITIONS

- 1.1 **"Bylaw Enforcement Officer"** means a person or persons appointed from time to time by resolution of Village council.
- 1.2 **"Container"** means a dumpster, garbage can, garbage bin or other receptacle designed, intended or used to hold rubbish, discarded materials and debris.
- 1.3 **"Council"** means the Council of the Village of Chase.

- 1.4 **"Graffiti"** means writing or pictorial representation scratched, scribbled, painted or otherwise applied to walls, roofs, fences or windows.
- 1.5 **"Rubbish"** means refuse.
- 1.6 **"Refuse"** means any includes, but is not limited to, food wastes, market wastes, combustibles such as paper, cardboard, plastics, yard trimmings and brush, non-combustible such as metal cans, glass containers, bulky wastes such as furniture, appliances, tires, construction and demolition waste, unlicensed, unused or stripped automobiles, trucks, trailers, boats, vessels, machinery, mechanical or metal parts.
- 1.7 **"Village"** means the Village of Chase.

SECTION 2.0 - AUTHORITY TO ENTER UPON PROPERTY

- 2.1 Bylaw Enforcement Officers of the Village are hereby authorized to enter at all reasonable times upon any property within the Village for the purpose of ascertaining whether the regulations under this Bylaw are being observed, or whether a requirement of the Village is being met.

SECTION 3.0 - RUBBISH AND LITTER CONTROL

- 3.1 No Person shall:
 - (a) cause or permit water, rubbish, or noxious, offensive or unwholesome matter to collect or accumulate around lands or buildings owned or occupied by them;
 - (b) deposit or throw bottles, broken glass or other rubbish in any open place;
 - (c) cause or permit rubbish to overflow from or accumulate around any container.
 - (d) without limiting the generality of the foregoing, no person shall, in respect to property for which a Building Permit has been issued by the Village, cause or permit demolition

waste, construction waste or trade waste to accumulate on the property.

SECTION 4.0 UNSIGHTLY PROPERTY

- 4.1 No person shall place graffiti on walls, fences or elsewhere on or adjacent to a public place.
- 4.2 No owner or occupier of real property or their agents shall allow such property to become or remain unsightly by the accumulation of filth, discarded materials or rubbish.

SECTION 5.0 UNSIGHTLY GROWTH

- 5.1 Every owner or occupier of real property or their agents shall clear the property of brush, trees, noxious weeds or other growths that remain unsightly.

6. VEHICLE STORAGE

- 6.1 No person shall:
 - (a) cause or permit motor vehicles to be placed as outdoor storage not displaying current year insurance.
 - (b) cause or permit on real property storage of more than 2 recreational vehicles, which for purposes of this section as defined to include, but is not limited to, motor homes, trailers, campers, boats, snowmobiles, seadoos, all terrain vehicles, golf carts and off-road motor bikes.
 - (c) cause or permit on real property storage of motor vehicle or recreational parts or supplies.
 - (d) cause or permit on real property materials in the front of a residential dwelling unit.
 - (e) cause or permit on real property materials at the side of a residential dwelling unit where that side area is visible from the boulevard or street adjoining the front property line of the real property to be placed or stored.

- (f) materials at the side of a residential dwelling unit that is not visible from the boulevard or street adjoining the front of the property or the rear of such dwelling unit, may be permitted if such storage meets the following criteria.
 - i) does not exceed more than 7% of the total outdoor side and rear areas,
 - ii) is kept in a neat and tidy condition, and
 - iii) is located so as to minimize the visual impact on adjoining property owners.

SECTION 7.0 ENFORCEMENT

- 7.1 Owners or occupiers of real property or their agents shall under Sections 3,4,5, and 6 of this Bylaw remove from the property unsightly accumulations of filth, discarded materials, rubbish, graffiti, brush or other materials.
- 7.2 Where a person fails to comply with a requirement under 7.1, the Village may by its employees or other persons, at reasonable times and in a reasonable manner, enter on the property and effect the removal at the expense of the person who failed to comply.
- 7.3 Where the person at whose expense removal is carried out under 7.2 does not pay the costs of the removal on or before December 31st, in the year that the removal was done, the costs shall be added to and form part of the taxes payable on the property as taxes in arrears.

SECTION 8.0 PENALTY

- 8.1 Every person who violates any of the provisions of this Bylaw, or who causes, suffers or permits any act or thing to be done in contravention or in violation of any of the provisions of this Bylaw or who neglect or refrains from doing anything required to be done by any of the provisions of this Bylaw, or who carries out or who suffers, causes or permits to be carried out any development in a manner prohibited by or contrary to any of the provisions of this Bylaw, or who fails to comply with any order, direction or notice given under this Bylaw in addition to any other penalties provided

for in this Bylaw, shall be liable on summary conviction to a fine not exceeding Two Thousand Dollars (\$2,000.00); or, if an information is laid by means of a ticket, in accordance with the procedure set out in the Offence Act, a fine as stipulated in Schedule "A" of this Bylaw.

SECTION 9.0 REMAINDER OF BYLAW TO BE MAINTAINED INTACT

9.1 If any portion of this Bylaw is held to be invalid by a decision of a court of competent jurisdiction, such invalidity shall not affect the validity of the remaining portions of this Bylaw.

SECTION 10.0 REPEAL

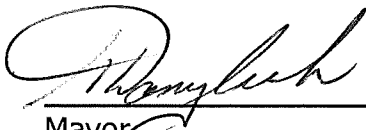
10.1 Village of Chase Unsightly Premises Bylaw Number 551 and amendments thereto, is hereby repealed.

READ A FIRST TIME THIS 19th DAY OF December 2007

READ A SECOND TIME THIS 19th DAY OF December 2007

READ A THIRD TIME THIS 19th DAY OF December 2007

RECONSIDERED AND ADOPTED THIS 8th DAY OF January 2008



Mayor



Corporate Administrator

Certified a true copy of
Bylaw No. 705-2007.



Corporate Administrator

VILLAGE OF CHASE

SCHEDULE "A"

FINE SCHEDULE

Fines for tickets issued pursuant to this Bylaw, shall be as follows:

<u>DESCRIPTION OF OFFENCE</u>	<u>SECTION #</u>	<u>AMOUNT OF FINE</u>
Cause or permit rubbish to collect	3.1(a)	\$200.00
Deposit rubbish in open space	3.1(b)	\$200.00
Permit rubbish to accumulate around container	3.1(c)	\$200.00
Fail to contain demolition waste	3.1(d)	\$200.00
Place Graffiti	4.1	\$200.00
Allow unsightly property	4.2	\$200.00
Fail to clear unsightly growth	5.1	\$200.00
Cause or permit vehicles to accumulate on real property	6.1(a)	\$200.00
Cause or permit storage of recreational vehicles in excess of regulation	6.1 (b)	\$200.00
Cause or permit storage of motor vehicle or recreational vehicle parts or supplies	6.1(c)	\$200.00
Cause or permit materials on real property	6.1(d)	\$200.00