

# TOWN OF STAR CITY

## BYLAW NO. 529-2023

### Nuisance Abatement Bylaw

*A bylaw of The Town of Star City respecting the authority to address the abatement of nuisances within the Town of Star City*

**WHEREAS** *The Municipalities Act*, enables a Council to pass a bylaw for purposes of establishing standards for nuisances, including property, activities and items that affect the amenity of a neighborhood;

THEREFORE, THE COUNCIL OF THE TOWN OF STAR CITY IN THE PROVINCE OF SASKATCHEWAN ENACTS AS FOLLOWS:

#### **Part I - Interpretation**

**1. Short Title**

This Bylaw may be cited as "The Nuisance Abatement Bylaw".

**2. Purpose**

The purpose of this bylaw is to identify what constitutes a nuisance and provide for the abatement of nuisances, including property or things that adversely affect:

- a) the safety, health and welfare of people in the neighborhood;
- b) people's use and enjoyment of their property; or
- c) the amenity of a neighborhood.

**3. Definitions**

In this Bylaw:

- a) "Act" means *The Municipalities Act*;
- b) "Accessory building" means an accessory building within the meaning of The Town of Star City's current Zoning Bylaw;

- c) Animal – means an animal within the meaning of the Animal Health Act.
- d) "Boarded" means, in the case of a door or a window frame or casing, a frame or casing that is covered and/or secured, whether by temporary or permanent measures, by plywood or other materials instead of a door or a window;
- e) "Building" means a building as defined in the meaning of *The Municipalities Act*;
- f) "Designated Officer" means the employee or person appointed by Council to act as a municipal inspector for the purposes of this Bylaw;
- g) "CAO/Administrator" means the Chief Administrative Officer of the Town of Star City or his/her designates;
- h) "Officer" means a Bylaw Enforcement Officer
- i) "Municipality" means the Town of Star City;
- j) "Council" means the Council of the Town of Star City;
- k) "Graffiti" means any drawings, 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 not mentioned or defined herein, that, either:

- i) is in a rusted, wrecked, partly wrecked, dismantled, partly dismantled, inoperative or abandoned condition;

and is located on private land, but that:

- ii) is not completely obscured or enclosed within a structure erected in accordance with any bylaw respecting the erection of buildings and structures in force within the Town; and

- iii) does not form part a business enterprise, such as a garage or salvage, junkyard, scrap metal, etc., lawfully being operated on that land;

m) "Nuisance" means a condition of property thing, a dead animal, or an activity that adversely affects or may adversely affect:

- i) the safety, health and welfare of people in the neighborhood;
- ii) people's use and enjoyment of their property; or
- iii) the amenity of a neighborhood;

and includes:

- iv) a building that:
  - (A) is an imminent danger to public safety, which shall be deemed to include, without limitation, a building that is:
    - 1. unoccupied; or
    - 2. damaged;
  - (B) has door or window frames or casings that are boarded; or
  - (C) is the subject of an Order for repair, remedy or upgrade issued pursuant to a Bylaw of the Town of Star City or provincial legislation or regulation for which the repair, remedy or upgrade has not been completed within a timeframe specified by the Order.
- v) Land that is overgrown with grass, weeds, bushes, shrubs or trees;
- vi) Untidy and unsightly property;
- vii) Junked vehicles; or
- viii) Open excavation(s) on property;

n) "Occupant" means an occupant as defined in *The Municipalities Act*;

o) "Owner" means an owner as defined in *The Municipalities Act*;

p) "Property" means land or buildings or both;

q) "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.

**4. Responsibility**

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

**Part II Nuisances**

**5. Nuisances Prohibited Generally**

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

**6. Dilapidated Buildings**

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 deemed a danger to the public's health or safety; or
- b) substantially depreciates the value of other land or improvements in the neighborhood.
- c) Is substantially detrimental to the amenities of the neighborhood.

**7. Unoccupied Buildings**

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 or shall become an imminent danger to public safety.

**8. Overgrown Grass, Weeds and Trees/Shrubs**

- a) 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.
- b) For the purposes of this section, "overgrown" means grass or weeds in excess of 0.20 metres or 7.9 inches in height.-
- c) 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, grasses or combinations of them, whether native or non-native, consistent with a managed and natural landscape other than regularly mown grass.

- d) Property owners are responsible for the trees on their property to ensure they don't encroach onto any public right-of-way, sidewalk or street.

**9. Untidy and Unsightly Property**

- a) Notwithstanding the generality of Section 5, no person shall cause or permit any 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, sharp or dangerous materials or junk.

**10. Junked Vehicles**

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.

**11. Open Excavations**

Notwithstanding the generality of Section 5, no person shall cause or permit any basement, excavation, drain, ditch, pond, 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's safety or health.

**12. Graffiti**

Notwithstanding the generality of Section 5, no person shall permit graffiti to remain on any building, accessory building, and fence or on any other structure on property owned by that person.

**13. Dead Animals**

Notwithstanding the generality of Section 5, every person in possession or control of a dead animal shall:

- a) Remove, bury, or dispose of the dead animal to the satisfaction of the local authority and in accordance with the laws of the Province of Saskatchewan;
- b) Minimize the odours generated by the dead animal;
- c) Minimize any run-on or run-off water at the site where the dead animal is located;
- d) Minimize the risk of the spread of disease; and
- e) Ensure that the dead animal does not create a nuisance.

**Part III - Abatement of Nuisances**

**14. General Conditions**

- a) All property, including land, buildings and structures, not kept in a condition consistent with the minimum standards prescribed in this Part shall be deemed a nuisance as defined under this bylaw.
- b) No person shall cause or permit the occupancy or use of any property, including land, building or structures that do not conform to the minimum standards.

- c) Notwithstanding Section 4, 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) keep 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.
- d) Human habitation is not permitted in any recreation vehicles, trailer or accessory building for more than 14 consecutive days in any three month period. No trailer, motor home, camper or tent trailer shall be supplied with a permanent connection to a utility such as gas or power for more than 14 consecutive days in a three month period. No trailer, mobile home, camper or trailer shall be electrified or heated through the use of electrical cords powered from a permanent structure for more than 14 consecutive days in a three month period.

#### **15. Yards**

A yard shall be kept free and clean from:

- a) garbage and junk;
- b) junked vehicles and dismantled machinery;
- c) excessive growth of weeds, grass or trees;
- d) holes and excavations that could cause an accident;
- e) an infestation of rodents, vermin or insects;
- f) dead or hazardous trees, or encroaching on any public property; and
- g) sharp or dangerous materials.
- h) dead animals

#### **16. Outdoor Storage of Materials**

- a) 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.

- b) Materials referred to in Subsection (1) shall be elevated at least 0.15 metre (.5 ft) off the ground and shall be placed 3 metres (9.8 ft) from the exterior walls of any building and 1 metre (3.28 ft) from the property line.
- c) Reference to Subsections 15 (a) and (b) above must not be located in the front yard of a property for more than 72 hours, or they shall be relocated to be obscured from public view.

**17. Waste & Recycle Disposal (Residential)**

- a) Every building shall be provided with a sufficient number of roll out receptacles to contain all waste generated from the site. Waste shall not be allowed to accumulate on site without a means of containment.
- b) All roll out receptacles are to be removed from the curb within 24 hrs of the collection day.

**18. Accessory Buildings**

- a) Accessory buildings shall not be nuisances and shall be kept:
  - i) in good repair;
  - ii) free of infestation by rodents, vermin and insects;
  - iii) free of health, fire and safety hazards; and
  - iv) free of graffiti.
- b) Accessory buildings shall be equipped with doors or closures and shall be kept secured so as to prevent unauthorized entry.
- c) Accessory buildings shall not have any human habitation.

**19. Fences**

- Fences shall be kept:
- a) in a safe and reasonable state of repair;
  - b) free of graffiti; and
  - c) free of material that is in a damaged or poor condition.
  - d) Must be made of fence board, composite board or chain link. No pallets, ply wood, page wire, wooden slabs or barb wire are permitted.

**20. Refrigerators and Freezers**

Any refrigerators or freezers left in a yard shall first have its hinges, latches,

lid, door or doors removed and must not remain on the property for more than 2 weeks

#### **21. Stairs, Porches, Decks and Railings**

- a) Stairs, porches, decks and railings shall be kept in good repair with no components that are broken, loose, rotted or warped.
- b) A handrail shall be installed on at least one side of all exterior stairs having more than three risers.
- c) A guardrail shall be installed on all open sides where the difference in elevation between the adjacent ground level the walking surface exceeds 0.6 meters (1.96 ft).
- d) Guardrails shall be 0.9 meters (2.95 ft) in height where the walking surface is not more than 1.8 meters above grade.
- e) Guardrails shall be 1.07 meters (3.51 ft) height where the walking surface is greater than 1.8 meters (5.9 ft) above grade.
- f) Guardrails shall have openings not exceed 0.1 meters (.32 ft) between the balusters and shall not facilitate climbing.

### **Part IV - Enforcement, Offences and Penalties**

#### **22. Enforcement of Bylaw**

- a) Administration and enforcement of this bylaw is hereby delegated to the CAO for the Town of Star City.
- b) The Council for the Town of Star City is hereby authorized to further delegate the administration and enforcement of this bylaw to a Bylaw Enforcement Officer(s).

#### **23. Inspections**

- a) The inspection of property by the Town to determine if this bylaw is being complied with is hereby authorized.
- b) Inspections under this bylaw shall be carried out in accordance with *The Municipalities Act*.
- c) No person shall obstruct a Bylaw Enforcement Officer who is authorized to conduct an inspection under this section, or a person who is assisting a Bylaw Enforcement Officer.
- d) A Bylaw Enforcement Officer may request that the owner supply confirmation of a condition, a thing or an activity by providing a certificate,



letter, or any other documentation from an expert in a field related to the condition, thing, or activity. Failure to do so is an offence under this bylaw.

#### **24. Order to Remedy Contraventions**

- a) If a Bylaw Enforcement Officer finds that a person is contravening this bylaw, the Bylaw Enforcement Officer may, by written Order, require the owner or occupant of the property to which the contravention relates to remedy the contravention.
- b) Orders given under this bylaw shall comply with *The Municipalities Act*.
- c) Orders given under this bylaw shall be served in accordance with *The Municipalities Act*.

#### **25. Registration of Notice of Order**

If an Order is issued pursuant to Section 28 of this bylaw, the Town may, in accordance with *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.

#### **26. Appeal of Order to Remedy**

- a) A person may appeal an Order made in accordance with *The Municipalities Act*.
- b) Appeals shall be made initially to the Town of Star City Council.

#### **27. Town Remediating Contraventions**

- a) The Town may, in accordance with *The Municipalities Act*, take whatever actions or measures are necessary to remedy a contravention of this bylaw.
- b) The Town and/or its officers, may direct or authorize the removal of any vehicles not in compliance with this bylaw, off of the property in contravention, at the expense of the property owner.

#### **28. Adding Amounts to Tax Roll**

The Town may, in accordance with *The Municipalities Act*, add any unpaid expenses and costs incurred by the Town in remediating a contravention of this bylaw to the taxes on the property on which the work was done.

#### **29. Emergencies**

In the event that it becomes an emergency to remedy a contravention of this bylaw, the Town may take whatever actions or measures are necessary to eliminate the emergency in accordance with the provisions of *The Municipalities Act*.

### **30. Offences and Penalties**

- a) No person shall:
  - i) fail to comply with an Order made pursuant to this bylaw;
  - ii) obstruct or hinder any Bylaw Enforcement Officer or any other person acting under the authority of this bylaw; or
  - iii) fail to comply with any other provision of this bylaw.
- b) Every person who contravenes any provision of Subsection (a) is guilty of an offence and liable on summary conviction, in addition to any surcharge imposed by the Courts:
  - i) in the case of an individual, to a fine of not less than \$500 and not more than \$10,000;
    - (A) on a first offence, a fine not less than \$500;
    - (B) on a second offence, a fine not less than \$750;
    - (C) on a third offence, a fine not less than \$1,000.
  - ii) in the case of a corporation, to a fine of not less than \$1,000 and not more than \$25,000;
    - (A) on a first offence, a fine not less than \$1,000;
    - (B) on a second offence, a fine not less than \$1,500;
    - (C) on a third offence, a fine not less than \$2,000;
  - iii) in the case of a continuing offence, to a maximum daily fine of not less than \$100 per day and not more than \$2,500 per day.

**31.** A Designated Officer who has reason to believe that a person has contravened any provision of this Bylaw may serve on that person a Notice of Violation.

**32.** Payment of any Notice of Violation does not exempt the person from enforcement of an order of this Bylaw.

### **33. Severability**

If a Court of competent jurisdiction should declare any section or part of a section of this bylaw to be invalid, such section or part of a section shall not be construed as having persuaded or influenced the Council to pass the remainder of the bylaw, and is hereby declared that the remainder of the bylaw shall be valid and shall remain in force and effect.

**35. Repeal of Bylaws**

Bylaw No 526-2022 is hereby repealed upon Bylaw 529-2023 coming into force.

**36. Coming Into Force**

This bylaw shall come into force on 19th day of June, 2023.

INTRODUCED AND READ A FIRST TIME THIS 19th DAY OF June 2023.

READ A SECOND TIME THIS 19th DAY OF June 2023.

READ A THIRD TIME AND PASSED 19th DAY OF June 2023.

Beth Baerwald  
MAYOR



A. Tkachuk  
CHIEF ADMINISTRATIVE OFFICER

Certified a True and Correct Copy  
of Bylaw No. 529-2023 Nuisance Abatement  
Bylaw Passed this 19th day of June, 2023

A. Tkachuk  
Anita Tkachuk, CAO

