

THE FOLLOWING DOCUMENT HAS BEEN REPRODUCED FOR CONVENIENCE ONLY and is a consolidation of the following:

1. Maple Ridge Regulation of Untidy and Unsightly Premises Bylaw No. 6533-2007
2. Maple Ridge Untidy and Unsightly Premises Amending Bylaw No. 6806-2011
3. Maple Ridge Untidy and Unsightly Premises Amending Bylaw No. 6982-2013

Individual copies of any of the above bylaws can be obtained by contacting the Clerk's Department.

DISTRICT OF MAPLE RIDGE

BYLAW NO. 6533-2007

A bylaw to regulate Untidy and Unsightly Premises in the District of Maple Ridge

The Council of the District of Maple Ridge, in open meeting assembled, enacts as follows:

1. **Name of Bylaw** - This bylaw may be cited as "District of Maple Ridge Regulation of Untidy and Unsightly Premises Bylaw No. 6533-2007.
2. **Definitions** - The following words and phrases shall have these designated meanings:

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"Building Materials" includes items used in the construction of structures or in landscaping, including, but not limited to lumber, windows, doors, fill, and soil;

"Bylaw Enforcement Officer" means a peace officer or person appointed by the Council as a Bylaw Enforcement Officer, Building Inspector or Director of Licences, Permits & Bylaws;

"Council" means the Council of the District of Maple Ridge;

"Discarded Materials" means derelict, discarded, or unused materials, filth or rubbish whether or not used for commercial purposes or as part of a trade or calling, including but not limited to dead animals, paper products, crockery, glass, metal, plastics, plastic containers, wire, ropes, machinery, tires, inoperable vehicles, vehicle parts, appliances, and any other scrap or salvage;

"District" means the Corporation of the District of Maple Ridge;

"Graffiti" means drawing, printing or writing scratched, sprayed, painted or scribbled on a wall, fence, or other surface which is visible from a highway, park or other public place, but does not include a sign for which a permit has been issued by the District.

"Order" means an order issued pursuant to section 9 of this Bylaw;

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“Owner” means any person who is the registered owner, or owner under agreement, of real property, and includes any person in actual or apparent possession of real property under a lease, license or other agreement with another owner;”

“Property” means any parcel of land in the District

“Parcel” means any lot, block or other area in which land is held or into which it is subdivided, but does not include a highway;

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“Rubbish” means decaying or non-decaying solid and semi-solid wastes, including but not limited to both combustible and non-combustible wastes, such as paper, trash, refuse, cardboard, waste material, cans, yard clippings, wood, glass, bedding mattresses, crates, rags, barrels, boxes, lumber not neatly piled, scrap iron, tin an other metal, scrap paving material, discarded appliances, discarded furniture, dry vegetation, weeds, dead trees and branches, overgrown vegetation and trees which may harbor insect or rodent infestations or may become a fire hazard and piles of earth mixed with any of the above.

“Special Container” means a specially designed garbage receptacle fitted with equipment that enables it to be dumped mechanically by a garbage truck; and

“Standard Container” means a metal or plastic container or plastic bag weighing no more than 75lbs when full and not exceeding 3.5 cubic feet in volume.

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“Unightly” means property having any one or more of the following characteristics:

- (a) the accumulation of junk, filth, litter, brush, discarded materials, refuse, rubbish, garbage, graffiti; derelict vehicles and vehicle parts;
- (b) fences characterized by holes, breaks, rot, crumbling, cracking peeling or rusting;
- (c) landscaping that is dead, characterized by uncontrolled growth or lack of maintenance, or is damaged; or
- (d) any other similar conditions of disrepair and deterioration.

Prohibitions

- 3. No Owner or Occupier of Property shall cause, permit or allow the Property to become or remain untidy or unsightly.
- 4. No Owner or Occupier of Property shall cause permit or allow Graffiti on the Property.
- 5. Unightly Real Property - Every owner or occupier of Property must remove, or cause to be removed, from the Property any unsightly accumulations of filth, rubbish, or Discarded Materials.

6. Every Owner or Occupier of Property must remove, or cause to be removed, any Graffiti from the Property.
7. **Adequate Containers**
 - (a) Every Owner or Occupier of Property shall acquire and maintain in good order and repair a sufficient number of Standard Containers or Special Containers in which to store all rubbish generated on the Property.
 - (b) No Owner or Occupier of Property may cause, permit or allow rubbish to overflow the Standard Containers or Special Containers on the Property.
 - (c) Every Owner or Occupier of Property must ensure that all Standard Containers and Special Containers are kept lidded or closed when not being emptied or filled, and at all times secured against disturbance by animals.
 - (d) If a Special Container is used, the Occupier must ensure that the lid on the Special Container is locked at all times.
 - (e) Every Owner or Occupier of Property shall keep the area on the Property used for the storage of Standard Containers and Special Containers clean, sanitary and free from ponding water and loose rubbish.

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8. **Overgrowth** - No Owner or Occupier of Property may cause, permit or allow the Property to become overgrown with any grasses in excess of 30 centimetres in height or brush of any type or allow such brush to encroach onto neighbouring public or private property or Noxious Weeds listed in Schedule "A".

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9. No Owner or Occupier of Property shall cause, permit or allow:
 - (a) Except when specified as a permitted use in the Zoning Bylaw, no Owner of a property may cause, allow or permit the accumulation of building materials on the property for more than 15 days unless:
 - i. The Owner is in possession of a valid building permit in respect of the property; or
 - ii. The building materials are stored in a closed building or structure such that they are not visible from another property, highway or other public space

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10. Removal Orders

(1) If an owner has failed to perform the obligations pursuant to sections 3 to 8, the Bylaw Enforcement Officer, at their discretion, may serve on such owner an Order which requires the owner to remove the contravention:

- a) Within 30 days or,

- b) Within 14 days or,
- c) Within 7 days if the Bylaw Enforcement Officer believes the contravention is a nuisance under this bylaw.

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Such Order must be sent in writing by express mail to the Owner of the property where the contravention exists within the time frame set out in the notice. This notice must also be posted on the subject property if there is an occupied premise.

(2) Upon any failure by the Owner or Occupier of Property to comply with an Order under this section, the District may, by its own forces or those of a contractor, immediately enter on the Property and carry out the work described in the Order at the expense of the Owner or Occupier and, whether the Order was directed at the Owner or the Occupier of the Property, or both, recover the costs in the same manner and with the same remedies as ordinary taxes on land and improvements under the *Community Charter*.

(3) Should an Owner or Occupier of Property wish to contest an Order, that person must within 5 days of the posting or mailing of the Notice, inform the District's Clerk in writing that he or she wishes to appear before the Council to contest the Order. Upon hearing the Owner or Occupier, staff and any other affected persons, the Council may affirm, vary or revoke the Order.

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- 11. **Offence and Penalty** - Every person who offends against any of the provisions of this Bylaw, or who suffers or permits any act or thing to be done in contravention, or who refrains from doing anything required to be done by any of the provisions of this Bylaw, or who does any act or thing which violates any of the provisions of this Bylaw, shall be liable on summary conviction to a penalty not exceeding \$10,000 and not less than \$1,000.
- 12. **Inspection** - The Bylaw Enforcement Officer may, in accordance with section 16 of the Community Charter, enter on any Property at any reasonable time to ascertain whether the requirements of this bylaw, or any Order issued pursuant to this bylaw, are being observed.
- 13. **Severability** - If any section or phrase of this Bylaw is for any reason held to be invalid by a decision of any court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this Bylaw.
- 14. **Repeal of Existing Bylaw** - Bylaw No. 6239-2004 is hereby repealed.

READ A FIRST TIME this 27th day of May, 2008.

READ A SECOND TIME this 27th day of May, 2008.

READ A THIRD TIME this 27th day of May, 2008.

ADOPTED this 10th day of June, 2008.

MAYOR

CORPORATE OFFICER

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Schedule "A" to Maple Ridge Regulation of Untidy and Unsightly

Premises Bylaw No. 6533-2007

Noxious Weeds

Canada Thistle	<i>(Cirsium areense)</i>
Bindweed or Morning Glory	<i>(Convolvulus)</i>
Couchgrass	<i>(Agropyron repens)</i>
Purple Loosestrife	<i>(Lythrum salicaria)</i>
Giant Hogweed	<i>(Heracleum mantegazzianum)</i>
Japanese Knotweed	<i>(Fallopia Japonica)</i>