

# Clean and Clear Yards By-law Proposals

What We Are Changing	Why We Are Doing This	How We Will Achieve This	Specific Changes	By-Law Section
Increased Tools for Enforcement	-Shorten time to achieve compliance for routine matters	-Remove standardized time frames; make compliance reasonable to each circumstance -Require immediate compliance for nuisances, litter and hazards	-New System of Issuing Orders -Now have discretionary timeframes -One (1) notice only -Authorization to act immediately for nuisances and hazards	Old By-law: Sec 7.0 Sec 7.07 Sec 6.02 – 6.07 Sec.7.04 (d)  New By-Law: Sec 10-13
Revise Maintenance Standards	-Consistent and more equitable application across all property types and sizes -Incorporate Naturalized Areas -Reduce greenhouse gases from maintenance on larger properties and vacant lands	-Continue same height standard, when cutting grass is required -Reduce cutting on vacant lands, rules vary on size and adjoining use -Standardize maintenance requirement for non-residential properties that are not vacant	-Removing requirement to cut all vacant land entirely -Remove exemption for larger land owners to be exempt from any lawn maintenance	Old By-law: Sec.4.01 Sec 4.02  New By-law: Sec 6.1 Sec 6.2-6.8 Sec 7.1-7.3
Introducing Naturalized Areas	-Support urban environmental stewardship, bio-diversity and support for native species -Help improve storm water management	-Allow up to 50 % of open-yard areas to be naturalized -Encourage agreements with adjoining property owners for continuous naturalized areas -Require buffers to adjoining lands for naturalized areas	-Remove requirement to cut all open-yard area, including vacant land -Remove undergrowth maintenance as it applies to naturalized areas	Old By-Law: Sec 4.01 Sec 4.02 Sec 4.03  New By-Law: Sec 7.1 – 7.3
Inoperative Vehicle Rules – Prohibition starting in 2025	-Remove visual and environment pollution -Reduce noise complaints (flapping tarps)	-Require proper opaque vehicle covers, to be maintained and secured -Ending vehicle storage on residential lots in 2025	-Remove ability to store vehicles or parts in yards, on residential property. -Remove permission to use a canvas or other tarps, not designed to fit vehicles, to cover vehicle	Old By-law: Sec 2.02 Sec 2.03 (c)  New By-law:

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	-Stop outdoor storage on residential properties in 2025			Sec 8.1-8.4
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New Compliance Orders	-Simple one-notice system issued to property owner -Hazards and Nuisance Orders issued without first notice	-Issue Work Order or Stop Work Order, as required -Issue Order post-city clean-up if hazard/nuisance continues	-Remove two-notice Order requirement -Remove option of dealing with By-law Manager and work directly with Property Standards Appeal process	Old By-law: Sec 7.04 Sec 7.07 Sec 6.02 – 6.07 Sec 7.04, 7.05 (d)  New By-law: Sec 10-13
Entry Powers & Officer Protection is now Clearly Defined	-Some believe Municipal Law Enforcement Officers cannot enter private lands without permission -Officers cannot be prevented from entering property to conduct inspection	-Ensure the public is aware of existing powers of entry -Add new obstruction offence to assist Officers from completing their duties	-Include Rights of Entry authorities from Section 435 and 436 of the Municipal Act into By-law -Include the offence of Obstruction authorized under Sec 426 of the Municipal Act in By-Law	Old By-law: Sec 7.02  New By-law: Sec 14 Sec 15
Increasing deterrence for By-law infractions	-Fines need to serve as deterrent -Repeat offenders drain staff resources -Courts need authorization to impose prohibition Orders -Corporate owners of rental properties need greater deterrence from continually driving By-law complaints	-Activate new system of fines, in addition to old POA limits -Set minimum fine for first offence (\$300) -Set minimum fines for repeat offenders (individuals up to \$10,000 and corporations between \$5,000 and \$100,000) -Establish a system of fines that escalate daily for non-compliance	-Add new system of fines from Sec 429 of the Municipal Act -Add enabling section from Municipal Act -Designate what constitutes a continuing offence -Set out minimum fines -Set out repeat offences for individuals and corporations -Remove existing penalty section (POA only)	Old By-law: Sec 7.08  New By-law: Sec 16.1-16.5 Sec 17.1