

PROPOSED SAFE PROPERTY BY-LAW

MMills PROPERTY STANDARDS BY-LAW 03-35

<p>a) Every owner, tenant or occupant of property shall maintain said property to be clean and free from refuse and/or debris;</p>	<p>4 a)</p>	<p>2.1.1 All urban lands shall be kept clean and free from rubbish and debris and from objects or conditions such as holes that might create a health, fire or accident hazard, including dilapidated buildings, structures or vegetation such as trees which may be hazardous to the health, safety and welfare of the inhabitants.</p> <p>2.2.1 Every yard, including vacant lots, shall be kept clean and free from:</p> <p>(1) rubbish or debris and objects or conditions that may create a health, fire, or accident hazard;</p>
<p>a) Every <i>owner, tenant or occupant of property</i> shall keep the vegetation on the property maintained so that its height is maintained not to exceed a maximum of approximately 15 cm (6 inches) but does not include edible crops and, to be free from any overgrowth of plants deemed objectionable such as, but not exclusive to the following: dandelions, ragweed, thistles, burdocks, wild parsnip and/or any other plants that may commonly be described as a <i>nuisance plant</i>. Any noxious weeds must be controlled and or removed from the <i>property</i> as required</p>	<p>4 b)</p>	<p>2.2.4 Grass and plants shall be tended and maintained, except on lands in current crop production, pasture land, town land designated as open space and reforested land. Heavy growth and noxious weeds, as defined by the Weed control Act, shall be controlled. Notwithstanding the aforementioned, a naturalized garden that is tended and maintained shall be permitted within this by-law.</p>
<p>c) Grass or improved surfaces adjacent to a private property, within the "road allowance", between the private property and the road curb line and/or road edge of pavement referred to as the inner or outer boulevard shall be maintained in a state of good repair as set out in this by-law by the owner, tenant or occupant of the adjacent private property, and kept in a clean, clear and safe condition. Property located in the following zones, as designated in the Comprehensive Zoning By-law as amended, shall be exempt from the above provision: Agricultural (A), Rural (RU), Environmental Protection (EP), Environmental Hazard (EH) unless developed, Open Space (OS), Parks & Recreation (PR), Development lands (D) and any exception zones to these zones;</p>	<p>4 c)</p>	<p>2.2.5 Grass and plants shall be tended and maintained, except on lands in current crop production, pasture land, town land designated as open space and reforested land. Heavy growth and noxious weeds, as defined by the Weed control Act, shall be controlled. Notwithstanding the aforementioned, a naturalized garden that is tended and maintained shall be permitted within this by-law.</p>
<p>d) Every owner, tenant or occupant of property shall keep hedges, shrubs and trees adjacent to a public sidewalk, walkway, neighbouring properties to be cut and trimmed so as not to encroach onto the sidewalk, walkway, roadway and neighbouring properties to allow safe, unhindered passage by pedestrians or vehicles;</p>	<p>4 d)</p>	<p>2.2.1 No person shall plant, grow, maintain, or permit on his/her property any hedge, shrub, plant, or tree where:</p> <p>1) its location creates a public safety hazard.</p> <p>2) it affects the safety of vehicular traffic or pedestrian traffic.</p> <p>3) overhangs or encroaches upon any sidewalk or pavement or traveled portion of any street or highway posing a safety risk to pedestrians and motorists; or</p> <p>4) it is located in a site triangle with a height higher than 0.8 metres (2.62 ft)</p>

e) No person shall throw, place or deposit, or permit any person to throw, place or deposit, any refuse, debris or aggregate / organic material as herein defined on any property within the Municipality without the written consent of the property owner, and, only then in accordance with this by-law;	4 e)		2.1.1 All urban lands shall be kept clean and free from rubbish and debris and from objects or conditions such as holes that might create a health, fire or accident hazard, 2.2.4. The owner of a residential property shall maintain the residential property or part thereof and land which he/she occupies or controls, in a clean, sanitary and safe condition and shall dispose of garbage and debris in accordance with the Town of Mississippi Mills' Garbage By-law
f) Every owner, tenant or occupant shall keep their property free and clear of infestations of injurious insects, termites, rodents, vermin or attract other pests including wildlife but, does not include attracting birds and bees;	4 f)	2.2.1	(4) injurious insects, termites, rodents, vermin or other pests ; and (5) dead, decayed or damaged trees that poses a safety hazard.
g) No unused, inoperative, unlicensed, uninsured motor vehicles, derby cars, vehicle parts, other inoperative or derelict equipment or machinery shall be stored on the property unless, the subject item(s) are stored in a side or rear yard and, that the subject item(s) are screened from view from any street and/or, from any other residential property and/or, the subject item(s) are, stored out of sight in an enclosed structure. One motor vehicle undergoing restoration may be stored outside under a cover designed for motor vehicles (no loose tarps);	4 g)	2.2.1 2.1.3	(3) wrecked, dismantled, discarded or abandoned machinery, vehicles, trailers or boats unless it is necessary for the operation of a business enterprise lawfully situated on the property; No derelict vehicle, scrap and/or junk material including, without limiting its generality, wrecked, dismantled, unused, unlicensed or non-restorable vehicles, trailers, machinery, tools, tires, appliances, equipment or any part thereof shall be parked, stored, moored or left on lands or water front property unenclosed except in an establishment licensed or permitted to conduct and operate such a business, and only then under circumstances that prevent unsafe or unsightly conditions.
d) No <i>owner</i> , tenant or <i>occupant</i> of land shall keep the following, a swimming pool, hot tub, wading pool or artificial pond, unless it is maintained in good working condition and, free of stagnant water, algae, scum, discolored water and would not meet pool condition standards for swimming or hot tub use.	4 h)	19-41	POOL BY-LAW 19-41 1. Water in a <i>pool</i> shall be maintained and not become stagnant , and any stagnant water in a pool shall be fully restored to an acceptable standard or be removed.
i) No owner or occupant shall permit water discharge from roofs, land, sumps, buildings, or pool drainage onto a neighbouring property. Water shall not be discharged on to public property such as a sidewalk, a roadway/highway or into the municipal sewer system without written approval from the municipality, this does not apply to natural slopes, engineered swales directing water to catch basins;	4 i)	2.3.3 2.3.4 2.3.5	Storm water shall be drained from the yard so as to prevent recurrent or excessive ponding or the entrance of water into a basement or cellar. No roof or sump pump drainage shall be directly discharged onto sidewalks, stairs, neighbouring property, and roadways or into a sanitary sewer system unless the municipality authorizes approval. All air conditioners located in buildings shall be equipped with proper devices for the prevention of condensation drainage upon public sidewalks or neighbouring properties.
j) No person shall allow a bin to be loaded above the recommended height or over the top of the container;	4 j)		