

The Corporation of the Town of Pelham

By-law No. 4453(2022)

**Being a By-law to repeal and replace By-law 4237(2020) being a by-law to regulate the keeping and maintenance of property within the Town of Pelham, known as the Clean Yards By-law.**

**WHEREAS** the *Municipal Act, 2001*, S.O. 2001, c.25, as amended (the "Act") section 128 provides that a local municipality may prohibit and regulate with respect to public nuisances, including matters that, in the opinion of Council, are or could become or cause public nuisances;

**AND WHEREAS** Section 128(2) of the Act states that the opinion of Council, if arrived at in good faith, is not subject to review by any court;

**AND WHEREAS** Section 127 of the Act provides that the municipality may, among other things, require the Owner or occupant of land to clean and clear the land, not including buildings and regulate when and how these matters shall be done and to prohibit the depositing of Refuse or debris on land, and to define Refuse for the purposes of this section;

**AND WHEREAS** Section 446 of the said Act, among other things, authorizes municipal remedial action, entry onto land, recovery of costs and addition of costs to the tax roll;

**AND WHEREAS** Section 425 of the Act permits a municipality to pass by-laws providing that any Person who contravenes any by-law of the municipality is guilty of an offence;

**AND WHEREAS** Section 131 of the Act provides that a local municipality may prohibit and regulate the use of land for the storage of used motor vehicles for the purpose of wrecking or dismantling them or salvaging parts of them for sale or other disposition;

**AND WHEREAS** Section 391 of the Act provides that a municipality may impose fees or charges on Persons for services or activities provided or done by or on behalf of it, and which by-law may provide for interest charges and other penalties, including the payment of collection costs, for fees and charges that are due and unpaid;

**AND WHEREAS** the Council of the Corporation of the Town of Pelham deems it necessary and expedient to use the powers granted to it pursuant to the aforementioned Sections of the Act;

**NOW THEREFORE** Council of the Corporation of the Town of Pelham Enacts as Follows:

1. Short Title

This By-law may be referred to as the Clean Yards By-law.

## 2. Definitions

For the purposes of this By-law all words shall have their normal and customary meaning save and except for those hereinafter defined:

**"By-Law Enforcement Officer"** means a Person appointed by The Corporation of the Town of Pelham for the purposes of enforcement of its By-laws.

**"Composting"** means the biological decomposition of organic materials by micro-organisms under controlled, aerobic conditions to a relatively stable humus-like material.

**"Dumpster"** means a type of movable waste container to be used temporarily and designed to be brought and taken away by a special collection vehicle. May also be known as a lugger box, lugger bin, salvage bin, etc.

**"Inoperative Motor Vehicle"** means and includes any motor vehicle other than a motor vehicle which is currently licensed with a valid license plate assigned to that vehicle and is operable; but, does not include:

- a. One (1) unplatd vehicle per premises, owned by the Owner, provided the vehicle is:
  - i. A "hobby repair vehicle" where hobby repair is being actively carried on; or
  - ii. A "historic vehicle", being an automobile that is at least thirty (30) years old; or
  - iii. A vehicle used seasonally and plated annually for a period of time less than a full year; or
  - iv. A vehicle is enclosed in a building or permitted accessory structure, or covered with a fitted car cover approved by the By-law Enforcement Officer.
- b. A vehicle in a salvage yard and the like where an unplatd vehicle is an integral component of a legally operating business.

**"Naturalized Area"** means a portion of a lot or yard containing vegetative growth which may or may not have been previously maintained by the Owner, which has been allowed to, or has been deliberately implemented to, re-establish a reproducing population of native species, through natural regeneration and/or deliberated plantings



of species or other species to emulate a natural area other than regularly mown grass.

**"Order"** means any notice of non-compliance issued under this By-law.

**"Owner"** means and includes an Owner, lessee or occupant.

**"Person"** means an Owner, individual, corporation or other entity.

**"Property"** means and includes yards, vacant lands, or any part of a lot not occupied by a principal building, if any, and includes the space within or upon unenclosed decks, unenclosed porches, unenclosed carports and unenclosed accessory structures.

**"Refuse"** means any debris, article, thing, matter or effluent that: has been cast aside, discarded or abandoned; or is used up in whole or in part, or expended or worn out in whole or in part; or appears to be worthless, or useless or of no practical value; and for greater certainty, but not so as to restrict the generality of the foregoing terms of this clause it is hereby declared that Refuse extends to the following classes:

- a. Branches, brush or tree clippings;
- b. Paper, paper cartons, and other paper products;
- c. Rotting food, vegetable matter, or rotting animal matter, unless it is contained in an appropriate Composting container;
- d. Appliances (white goods), including refrigerators, stoves, dishwashers, microwaves, freezers, washers, dryers or any part or parts of such things;
- e. Electronic devices, including televisions, computers and related components, radios, amplifying devices, speakers, audio and visual players and any parts of such things;
- f. Furnaces or furnace parts, air-conditioners, ducting, pipes, heat pumps, fittings and wire;
- g. Water or fuel tanks;
- h. Inoperative motor vehicles, and parts or accessories of such items;
- i. Inoperative bicycles, lawnmowers, engines and mechanical tools;
- j. Accumulations, deposits, leavings, litter, remains, rubbish or

- trash of any sort, whether animal, mineral or vegetable;
- k. Broken or discarded furniture;
  - l. Crockery, dishes, pots and pans, and small kitchen appliances;
  - m. Sewage;
  - n. Animal waste products, hides, parts of carcasses other than those arising from industrial or agricultural businesses legally operating on the land;
  - o. Construction, demolition, repair or renovation debris;
  - p. Accumulation of broken concrete, asphalt pavement, brick pavers and sidewalk slabs;
  - q. articles, things, matter, effluent which in whole or in part or fragments thereof, are derived from or are constituted from or consist of:
  - r. agricultural, animal, vegetable, lumber or wood products; or
  - s. mineral, metal, or chemical products, whether or not the products are manufactured or otherwise processed;
  - t. Piles of miscellaneous plastic, wood or metal parts, or combinations of such materials; and
  - u. Discarded clothing;

Refuse as defined in this By-law does not cease to become Refuse by reason only that it may be commercially saleable or recyclable.

**"Region"** means The Regional Municipality of Niagara.

**"Sewage"** means any liquid waste containing human, vegetable, or mineral matter, waste that is in suspension whether domestic or industrial or any other waste whether in suspension or precipitated, but does not include roof water or storm run-off.

**"Standing Water"** means any still water found upon any privately owned Property in the Town between April 1 and October 31 of each year other than:

- a. A natural, moving body of water;
- b. A body of water effectively maintained and treated to prevent the breeding or larval existence of mosquitos;



- c. A body of water containing live fish;
- d. Storm water management ponds and catch basins on private Property;
- e. A body of water which is a natural pond, bog, marsh or wetland; and
- f. A body of water contained for less than four (4) days.

**"Town"** means the Corporation of the Town of Pelham or the geographic area of the municipality, as the context requires.

**"Unightly Object"** means any object or condition which might constitute a health, safety, or accident hazard or may be considered unsightly as deemed by a By-law Enforcement Officer.

**"Weed"** means a weed designated by or under the *Weed Control Act*, R.S.O. 1990, c. W.5, including any weed designated as a local weed under a by-law of the Town under that Act.

### **3. Refuse and Unightly Objects**

- 3.1. Insert Every Owner of Property in the Town of Pelham shall keep and maintain the same in a clean and clear condition and free from Refuse of any kind and Unightly Objects;
  - a. Notwithstanding Section 3.1, Inoperative Motor Vehicles, trucks, trailers, disused machinery, machinery parts and automotive parts shall be deemed not be Refuse if:
    - i. Kept or stored on a farm; and
    - ii. Used for replacement parts in the farm operations; and
    - iii. Where located within 153 m. from any neighbouring dwelling, are adequately screened by fencing or landscaping from such dwelling.
- 3.2. No Person shall throw, place or deposit by any means any Refuse on any lands without the written authority of the Owner or occupant of the Property.
- 3.3. No Owner shall permit Refuse to remain on any Property within the Town.
- 3.4. No Person shall throw, place or deposit any Refuse on Town Property or Region Property without the written authority of the Town or Region and where such Property is occupied by a Person other than the Owner, without the written authority of the occupant.

3.5. Every Owner shall, in accordance with the provisions of the *Environmental Protection Act*, dispose of Refuse at a site approved by the Ministry of Environment and Energy.

#### **4. Health and Safety**

4.1. No Person shall put, permit to be put, or permit to remain in an unsafe condition:

- a. Any Property;
- b. Any excavation or opening on any Property;
- c. Any septic tank, cistern or well located on any Property.

4.2. Every Owner of Property in the Town of Pelham shall keep and maintain the same in a clean and clear condition and free from the following:

- a. Injurious insects, termites, rodents, vermin or other pests;
- b. Refrigerators, freezers, appliances, and other containers that could trap a Person;
- c. Syringes, needles and, sharps or other drug paraphernalia.

#### **5. Vegetation**

5.1. Every Owner of Property in the Town of Pelham shall cut, trim or remove the grass and Weeds whenever the growth of the grass or Weeds exceeds two hundred (200) millimetres in height except on land used for agricultural purposes or where a Naturalization Area has been established.

5.2. All yards shall be kept free from Weeds including Noxious Weeds as defined under the Weed Control Act R.S.O. 1990, as amended, and these Weeds shall be eliminated from all yards.

#### **6. Refuse Containers**

6.1. Every Owner shall ensure that all Refuse which accumulates on their Property and when not placed out for collection is:

- a. In containers:
  - i. Made of rigid, watertight construction;
  - ii. Provided with a tight fitting cover, which may be removed only when the container is empty or is being actively loaded;
  - iii. Maintained in good condition;



- iv. On residential properties, located in the side or rear yard against a building, structure, fence or retaining wall and arranged in an Orderly manner.
- b. Not permitted to accumulate longer than 7 days.

## **7. Dumpsters Temporarily on Residential Properties**

A Dumpster may be placed temporarily on a residential Property as a waste container for demolition or renovation purposes directly relating to the Property on which the Dumpster has been placed, for a maximum ninety (90) consecutive days per 365-day cycle. The first day of the 90-day period begins on the first day the Dumpster is placed onto the Property.

## **8. Standing Water**

- 8.1. Every Owner shall keep and maintain any Property free from Standing Water.
- 8.2. Every Owner shall maintain every swimming pool, hot tub, wading pool and artificial pond within on any Property in a safe and proper manner and in a good state of repair.
- 8.3. No Owner shall obstruct or cause or permit the obstruction of a private drain, swale or watercourse in a manner which causes the holding or ponding of Standing Water on any Property.
- 8.4. Every Owner shall keep and maintain all vessels, containers, statuary or objects on any Property, which are capable of holding Standing Water, free from Standing Water.

## **9. Work Order**

- 9.1. Where a By-law Enforcement Officer is satisfied that an Owner has failed to comply with any provision of this By-law, the By-law Enforcement Officer may issue an Order requiring the Owner to correct the contravention.
- 9.2. An Order shall set out:
  - a. The municipal address and/ or the legal description of the Property;
  - b. Reasonable particulars of the contravention adequate to identify the contravention;
  - c. The date by which there must be compliance with the Order.
- 9.3. Every Owner who contravenes an Order is guilty of an offence.
- 9.4. Any Order issued under this by-law may be given by ordinary mail, registered mail or hand delivered to the address of the Owner



according to the last revised assessment roll of the subject Property or the notice may be posted at the subject Property, and such service shall be deemed good and sufficient service.

- 9.5. Only one (1) Order per calendar year is required for any contravention of Section 5. If, after an Order has been served in accordance with this by-law, the By-law Enforcement Officer, determines that a subsequent violation has occurred, the Municipality may proceed with the remedy set forth in Section 9.7 without further notice. In addition, the Town shall publish annual notice once in a local newspaper of general circulation advising residents of the requirements of Section 5.
- 9.6. Every Owner shall comply with any Order issued under the authority of this by-law.
- 9.7. Where the Owner is in default of an Order, the By-law Enforcement Officer may, without notice and in addition to any other action, cause the work to be done at the Owner's expense. Without limitation, the Town, its employees, agent or contractor may enter upon the land and remove such things or carry out the work required to make the Property comply with this By-law. The Town's rights pursuant to this section are in addition to the penalty provisions contained in section 6 and the Town shall have the option to exercise the rights contained herein as well as the rights contained in Section 11.
- 9.8. Anything removed may be immediately disposed of or deposited elsewhere on the Property on which it is located, or may be stored by the Town, its employees, agent or contractor. Where a thing has been removed and stored, the Owner or Person may reclaim such thing upon payment to the Town any costs incurred by the Town, its employees, agent or contractor in the removal of such thing. Where the thing has not been reclaimed within thirty (30) days of its removal, such thing may be forthwith destroyed or otherwise disposed of by the Town, its employees, agent or contractor.
- 9.9. Where any of the matters or things are done in accordance with Subsection 9.7, the expense of having the thing done shall be recovered in a like manner as municipal taxes, in accordance with Section 446 of the Act.

## **10. Administration, Enforcement and Right of Access**

- 10.1. This By-law shall be administered and enforced by the Town, the By-law Enforcement Officer or anyone appointed or otherwise delegated the authority of administration and enforcement.
- 10.2. If there is a conflict between a provision of this By-law and a provision of any other Town By-law, the provision in this By-law shall apply.



- 10.3. It is hereby declared that notwithstanding that any part of this By-law, or parts thereof, may be found by any Court of law to be invalid or beyond the power of Council to enact such section or sections or parts thereof shall be deemed to be severable and that all other sections or parts of this By-law are separate and independent there from and enacted as such.
- 10.4. Pursuant to the provisions of Sections 23.1 to 23.5 of the Act, the Clerk of the Town of Pelham is hereby authorized to effect any minor modifications or corrections of an administrative, numerical, grammatical, semantical or descriptive nature or kind to this By-law as may be necessary after the passage of this By-law.
- 10.5. A By-law Enforcement Officer designated to perform inspections pursuant to this By-law may at all reasonable times, enter upon any land for the purpose of carrying out an inspection to determine whether or not this By-law is being contravened and/ or to determine if an Order has been complied with.
- 10.6. A By-law Enforcement Officer may, for the purposes of the inspection under Section 10.5, alone or in conjunction with a Person possessing special or expert knowledge, make examinations or take tests, samples or photographs necessary for the purposes of the inspection.
- 10.7. Any cost incurred by the Town in exercising its authority to inspect under Section 10.6, including but not limited to the cost of examination, test, sample or photograph necessary for the inspection, shall be paid by the Owner of the Property where the inspection takes place.
- 10.8. The By-law Enforcement Officer shall have inspection powers described in Section 436 of the Act.
- 10.9. No Person shall obstruct or hinder, or attempt to obstruct or hinder, a By-law Enforcement Officer, in the exercise of a power or the performance of a duty under this By-law.
- 10.10. No Person shall Refuse to produce any documents or things required by a By-law Enforcement Officer under Sections 5.5 and 5.8 of this By-law, and every Person shall assist any entry, inspection, examination, or inquiry by a By-law Enforcement Officer.
- 10.11. No Person shall knowingly furnish false information in any form to the By-law Enforcement Officer with respect to this By-law.

## 11. **Penalty**

- 11.1. Any Person who contravenes any provision of this By-law is guilty of an offence.
- 11.2. A Person convicted of an offence contrary to a provision of this By-law in a proceeding commenced under Part III of the *Provincial Offences Act*, R.S.O. 1990, c. P. 33, is liable to a fine of no more than Ten Thousand Dollars (\$10,000.00).

- 11.3. Administrative Penalty Process By-law #4352(2022), as amended, applies to each administrative penalty issued pursuant to this By-law.
- 11.4. Any Person who contravenes any provision of this By-law shall, upon issuance of a penalty notice in accordance with Administrative Penalty By-law #4352(2022), as amended, be liable to pay to the Town an administrative penalty in the amount of \$250.00 for each day on which the contravention occurs or continues.

## **12. Exemptions**

- 12.1. This By-law does not apply to Property owned by the Federal Government of Canada, the Province of Ontario, the Region or Municipality.
- 12.2. This By-law does not apply so as to prevent a farm, defined as an "agricultural operation" under the *Farming and Food Production Protection Act*, from carrying on a normal farm practice as defined in that Act.
- 12.3. Section 4.1 of this By-law does not apply to land on which construction is proceeding under a valid building permit or Municipal Consent.
- 12.4. Section 5 of this By-law does not apply to a bog, marsh, forested area or wetland.

## **13. Repeal**


That By-law 1539(1993) and 4237(2020) being Clean Yard By-laws be and are hereby Repealed.

## **14. Force and Effect**

This By-law shall come into force and effect on the date of its enactment.

Read, Enacted, Signed and Sealed this  
16th Day of May, 2022.

  
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Marvin Junkin, Mayor

  
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Holly Willford, Town Clerk