

**VILLAGE OF VETERAN
BYLAW 505-11
UNSIGHTLY PREMISES BYLAW**

BEING A BYLAW OF THE VILLAGE OF VETERAN IN THE PROVINCE OF ALBERTA, TO PREVENT AND COMPEL THE ABATEMENT OF UNTIDY AND UNSIGHTLY PREMISES.

WHEREAS, under section 7 (c) of the Municipal Government Act of Alberta being Chapter M-26 of the Revised Statutes of Alberta 2000 and amendments thereto, the Council of the Village of Veteran may pass a bylaw for municipal purposes preventing nuisances, including unsightly property.

NOW THEREFORE, THE COUNCIL OF THE VILLAGE OF VETERAN DULY ASSEMBLED ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the “Unsightly Premises” Bylaw
2. “Nuisance” for the purpose of this bylaw includes any use of or activity upon any property which is offensive to any person, or destructive or harmful or has or may have a detrimental impact upon any person or other property in the neighbourhood, or anything troublesome or bothersome to other people for which complaints are received, and without limiting the generality of the foregoing, includes the following:
 - 1) the failure to cut grass, weeds, shrubs, trees or other landscaping features incidental to landscaped area;
 - 2) the failure to maintain grass, weeds, shrubs, trees or other landscaping features incidental to an approved landscaped area in a commercial, industrial, institutional, government or multi-family development;
 - 3) the failure to destroy restricted weeds, control noxious weeds, or prevent the spread or scattering of nuisance weeds;
 - 4) the use of any pesticide or herbicide which is not available to the general public and has significant detrimental or environmental effects on surrounding areas;
3. **Grass, Weeds, Trees & Shrubs**
 - 1) the failure to cut grass, weeds, shrubs, trees or other landscaping features incidental to landscaped area;
 - 2) the failure to maintain grass, weeds, shrubs, trees or other landscaping features incidental to an approved landscaped area in a commercial, industrial, institutional, government or multi-family development;
 - 3) the failure to destroy restricted weeds, control noxious weeds, or prevent the spread or scattering of nuisance weeds;
 - 4) the use of any pesticide or herbicide which is not available to the general public and has significant detrimental or environmental effects on surrounding areas;
4. **Control of Litter, Debris, Trash & Garbage**
 - 1) the failure to remove from property the accumulation of any material that creates unpleasant odours, any material that attract or harbour vermin or pests or any animal remains, parts of animal remains or animal feces;
 - 2) the storage or accumulation of or failure to dispose of discarded or dilapidated furniture or household appliances, loose garbage, rubbish, packaging material, scrap metals, scrap lumber, tires, parts of disassembled machinery, equipment or appliances and motor vehicle parts;
5. **Animal Debris/Pests**
 - 1) no person shall allow their pet (cat/dog) to defecate on public or private property that is not their own. A person who has allowed their cat or dog to defecate on property other than their own shall forthwith remove it.
 - 2) the failure to control or eliminate insect pests harmful to the growth and development of trees and shrubs or any vegetable or plant life;

6. Accessory Buildings & Fences

- 1) the failure to maintain an accessory building, structure or fence such that it deteriorates, becomes unsightly or becomes a safety hazard;

7. Motor Vehicles including Recreational Vehicles

- 1) residential properties may only have one (1) unregistered or dilapidated vehicle on the property.
- 2) no person shall park any recreational vehicle, attached or unattached trailer or holiday trailer on a roadway except for the purpose of loading and unloading for a period not exceeding 1 week or 168 hours;

8. Repair of Motor Vehicles/Salvage Yards

- 1) A person may conduct repair work on motor vehicles, including repairs, auto body work, frame repair, collision repair, auto painting, auto detailing or modifications to the body or rebuilding of a motor vehicle, on any site in a residential district provided that;
 - a) the activity does not create a nuisance or noise complaints from neighbourhood;
 - b) there is no escape of offensive, annoying or noxious odours, fumes or smoke from the site;
 - c) vehicle fluids oil, gasoline products or other hazardous materials are properly stored and disposed of and not swept or washed into lanes, streets, or down storm sewers;
 - d) all discarded vehicle parts and materials are properly stored and disposed of from the site;
 - e) no power washing of motor or power train is performed on the site;
 - f) all building and fire code regulations are met.
- 2) All outdoor salvage yards, auto wreckers, or other business which by their nature appear untidy, shall be obscured by approved screening from surrounding properties.
- 3) The Council, or the CAO, shall have the authority to direct the owner of any property that is in contravention of this Bylaw to:
 - a) erect a minimum six foot high fence around the property as set out in an order directed by Council as per the current Land Use Bylaw guidelines;
 - b) clear and improve that property as the Council may direct.

9. Authority to Remove

The Council or CAO may authorize any Village employee, or other person, to remove and put in storage or destroy anything placed upon Village property in contravention of this bylaw.

10. Penalties

Any person who breaches any section of this Bylaw is guilty of an offence and liable to:

- a) The Council may cause such work to be done as to remedy a breach of this bylaw and charge the costs of such work to the tax account of the owner of the premises on which the breach occurred.
- b)

First Offence	\$100
Second Offence	\$250
Third Offence	\$500

11. Severability

The invalidity of any provision of this Bylaw shall not affect the validity of the remainder.

Bylaw #361-83 is repealed at the passing of Bylaw #505-11

Read a first time this _____ day of September, 2011.

Read a second time this _____ day of November, 2011.

Read a third and final time this _____ day of January, 2012.

Mayor

CAO