



THE CORPORATION OF THE TOWNSHIP OF ST. CLAIR

BY-LAW NUMBER 33 of 2020

Being a By-law for requiring and regulating the cleaning and clearing of land, the clearing of refuse or debris from lands and prohibiting the depositing of refuse or debris on land in the Township of St. Clair

WHEREAS Section 11(2) of the *Municipal Act, 2001* provides that a Municipality may pass by-laws respecting matters for purposes related to the health, safety, and well-being of the inhabitants of the Municipality, and Section 11(3) of the *Municipal Act, 2001* provides that a Municipality may pass by-laws respecting matters within the sphere of jurisdiction of drainage and flood control and waste management;

AND WHEREAS under Section 127 of the *Municipal Act S.O., 2001* as amended, a local Township may:

- i. require the owner or occupant of land to clean and clear the land, not including buildings, or to clear refuse or debris from the land, not including buildings;
- ii. regulate when and how matters required under this Bylaw shall be done;
- iii. prohibit the depositing of refuse or debris on land without the consent of the owner or occupant of the land; and,
- iv. define "refuse" for the purpose of this Bylaw;

AND WHEREAS Section 127 of the *Municipal Act, 2001* provides that a municipality may regulate when and how the owner or occupant of land cleans and clears the land or to clear refuse or debris from the land;

AND WHEREAS Section 128 of the *Municipal Act, 2001*, provides that a municipality may prohibit and regulate with respect to public nuisances, including matters that, in the opinion of Council, are or become a cause for public nuisances, and it is the opinion of Council that the failure to clear refuse and debris from land is a public nuisance or a contributor to the spread of vermin;

AND WHEREAS Section 425(1) of the *Municipal Act, 2001* provides that a municipality may pass by-laws providing that a person who contravenes a by-law is guilty of an offence;

AND WHEREAS Section 446(2) of the *Municipal Act, 2001* provides that a municipality may enter upon any land at any reasonable time for the purpose of doing the matter or thing that the person was directed or required to do and defaulted in doing;

AND WHEREAS Section 446(3) of the *Municipal Act, 2001* provides that a municipality may recover the costs/expenses of doing a matter or thing as provided for in Section 446(1) of the *Municipal Act, 2001* from the person directed or required to do it by action or by adding the cost/expenses to the tax roll and collecting them in the same manner as property taxes;

AND WHEREAS Section 15 of the *Police Services Act* authorizes the municipality to appoint persons to enforce the by-laws of the municipality and that such persons are peace officers for the purpose of enforcing municipal by-laws;

NOW THEREFORE Council for the Corporation of the Township of St. Clair enacts as follows:

Part 1: DEFINITIONS

1.0 In this By-law, the following definitions shall apply:

Building for the purposes of Graffiti cleaning and removal requirements of this By-law, includes a building, structure, erection, object, fence, retaining wall, paved or similarly finished surface, vehicle, trailer, and Waste container.

Cleared means lands:

- (a) free of weeds or grass more than 20 centimeters (8 inches) in height;
- (b) free of stock piles of soil or other aggregate material not required for general lawn and garden activities or to complete the grading of the lot on which the stock pile is located;
- (c) free of water, by way of draining, disposal and/or treating, that is a health or safety hazard, or is malodorous or is a breeding place for mosquitoes; and
- (d) that are otherwise in full compliance with the By-law.

Composting means the biological degradation or breakdown of organic material into a dark soil-like material called humus.

Composting Container means the holding unit used to store yard, garden and household Waste for the purpose of Composting.

Costs/Expenses means all costs and/or expenses (including labour, materials and disbursements) incurred by the Municipality in enforcing this By-law (which includes, for greater certainty, the Enforcement Officer's time, preparation and issuance of Notices, searching title, site visits, drafting correspondence, conducting title searches, searching sheriff certificates, and any other action taken to bring the Land into compliance with this By-law and the costs of the service Servant/Agent retained to assist the Municipality in doing so).

Domestic and/or Agricultural Waste means any article, thing, matter or effluent belonging to or associated with a residence, household, farm or dwelling unit that appears to the Enforcement Officer to be waste material and includes but is not limited to any of the following:

- (a) grass clippings, tree cuttings, brush, leaves and garden refuse;
- (b) dead, dying or decaying trees, shrubs, bushes or vegetation;
- (c) paper, cardboard, clothing;
- (d) kitchen and table waste, of animal or vegetable origin resulting from the preparation or consumption of food except any material of vegetable placed in a Composting Container;
- (e) cans, glass, plastic containers, dishes;

- (f) new, used or decaying/decayed material resulting from or for the purpose of construction, alteration, repair or demolition of any building or structure;
- (g) refrigerators, freezers, stoves, or other appliances and furniture;
- (h) furnaces, furnace parts, pipes, fittings to pipes, water or fuel tanks;
- (i) a Motor Vehicle that appears by reason of its age, appearance, mechanical condition, or lack of current validated license plate to be inoperative;
- (j) inoperative mechanical equipment of any type, including agricultural equipment;
- (k) automotive and mechanical parts and accessories;
- (l) rubble, inert fill, fencing materials; and
- (m) sewage.

Enforcement Officer means a Provincial Offences Officer as that term is defined in the Provincial Offences Act, R.S.O. 1990, c. P.33 and such other person appointed by the Municipality to enforce this Bylaw.

Excavation means any man-made opening or depression in the ground other than: (a) an Excavation conducted pursuant to a pit license issued under the *Aggregate Resources Act*, (b) an abandoned pit, (c) an irrigation pond, and (d) a fish pond or a water garden.

Graffiti means one or more letters, symbols, figures, etchings, scratches, inscriptions, stains or other markings that disfigure or deface a building, howsoever made, including but not limited to: initials, slogans, emblems, logos or drawings, either written in ink, spray paint, chalk, marker, or any other writing implement on private property and visible to the public.

Industrial and/or Commercial Waste means any article, thing, matter or effluent belonging to or associated with industry or commerce or any trade, business, calling or occupation that appears to the Enforcement Officer to be waste material and includes but is not limited to any of the following:

- (a) piping, tubing, conduits, cable fittings or other accessories, or adjuncts to the piping, tubing conduits or cable;
- (b) containers of any size, type or composition;
- (c) rubble, inert fill;
- (d) mechanical equipment, mechanical parts, accessories or adjuncts to mechanical equipment, including tires;
- (e) articles, things, matter, effluent which are derived from or are constituted from or consist of:
 - (i) agricultural, animal, vegetable, paper, lumber or wood products; or
 - (ii) mineral, metal or chemical products;
- (f) bones, feathers, furs, hides;
- (g) dead, dying or decaying trees, shrubs, bushes, or vegetation;
- (h) paper or cardboard packaging or wrapping;

- (i) material resulting from, or being part of, construction or demolition projects;
- (j) a Motor Vehicle, Inoperative, Derelict, Abandoned;
- (k) an Unlicensed Motor Vehicle;
- (l) automotive and mechanical parts and accessories; and
- (m) sewage

Land means real property and includes grounds, yards, vacant lots or any part of a lot that is not beneath a building.

Motor Vehicle means an automobile, truck, motor home, motorcycle, and/or any other vehicle propelled or driven other than by muscular power.

Motor Vehicle, Inoperative, Derelict, Abandoned means a Motor Vehicle which is in state of advanced disrepair having missing or damaged parts or deteriorated body conditions that render it inoperative, and includes a Motor Vehicle that has been evidently abandoned and left in a state of apparent disuse, regardless of whether it is either operable or inoperable or licensed or unlicensed for operation.

Motor Vehicle, Unlicensed means a Motor Vehicle that is unlicensed in accordance with the *Highway Traffic Act*, R.S.O. 1990, c.H.8 and fails to display a current validated sticker.

Municipality means the Corporation of the Township of St. Clair.

Order means a notice issued by an Enforcement Officer posted on-site and sent by registered mail identifying to an Owner the items that violate this Bylaw and provides a deadline to bring the Land into compliance.

Owner includes the legal owner(s), lessee(s) and or occupants(s) of the Land.

Refuse means Waste and also includes any article, thing, matter, substance or effluent that has been cast aside, discharged or abandoned or is discarded from its usual and intended use or is used up, in whole or in part or expended or worn out in whole or in part, and such waste does not cease to be refuse by reason that it may be commercially saleable or recyclable.

Servant/Agent means any service provider who has been contracted or engaged to carry out the works necessary to bring property into compliance with this Bylaw which may include but not limited to paid duty police officers, security personnel, property estimators, professional engineers, qualified tradespeople, and municipal employees.

Sewage includes any liquid or pelletized Waste containing human, vegetable, or mineral matter but does not include roof water or storm runoff.

Waste means Domestic and/or Agricultural Waste and/or Industrial and/or Commercial Waste.

Woodlot has the meaning given to it in the Corporation of the County of Lambton *Woodlands Conservation By-law*, as amended from time to time.

Yard means the land around and appurtenant to the whole or any part of a building and used or intended to be used or capable of being used in connection with that building and, notwithstanding the foregoing, includes Land.

Part 2: GENERAL PROVISIONS

2.1 Administration

This Bylaw is administered by the Municipality and any other person, including corporation, appointed by the Municipality to administer this Bylaw and/or any part thereof.

2.2 Land – filled up and drained – owner responsibility

Every Owner shall keep his Land free of standing water.

2.3 Excavations – filled – exception – enclosed by barrier

Every Owner shall fill in any Excavation on the Land to an adjacent grade with non-contaminated fill unless:

- (a) the Excavation is enclosed completely by a fence having a minimum height of at least 122 centimeters or 48 inches in height; or
- (b) construction is proceeding on the Land where the Excavation is located for which a valid building permit has been issued by the Municipality.

2.4 Water – exceeding 30 cm – drained exception

Every Owner shall drain Land of the accumulations of water that exceeds 30 centimeters (12 inches) in depth unless the water:

- (a) is completely enclosed by a temporary barrier of at least 122 centimeters (48 inches) in height;
- (b) constitutes a storm water management pond approved by the Municipality;
- (c) constitutes a natural body of water or results from the periodic flooding of a natural water course;
- (d) constitutes a water garden or fish pond; or
- (e) constitutes a private drain or a municipal drain or any part thereof.

2.5 Land – cleared

Every Owner shall keep his Land Cleared and free of Refuse.

2.6 Dumping – prohibited – without lawful authority

No Owner shall throw, place, dump or deposit Refuse on private property or municipal property without lawful authority.

2.7 Swimming pool – maintained

Every Owner shall keep or maintain water in a swimming pool in a condition which is not: (a) a health or safety hazard, (b) foul-smelling, or (c) a breeding place for mosquitoes.

2.8 Land – removal of refuse

Every Owner shall remove Refuse from his Land.

- 2.9 **Storm water run-off – drainage**
Every Owner shall direct storm water run-off generated on his Land away from neighbouring lands. Every Owner shall grade and maintain his Land so as to prevent ponding or the entry of water onto adjacent lands.
- 2.10 **Ditches, private drains, swells and water courses**
Every Owner shall maintain ditches, private drains, swells and water courses on his Land to facilitate the unimpeded flow of water and to prevent ponding.
- 2.11 **Storm Water or Roof Water Discharge**
No Owner shall discharge storm or roof water on to a sidewalk, walkway, steps, porches or other pedestrian's access to a property that could be hazardous or result in a potential safety risk to any other person.
- 2.12 **Weeping tile, foundation, drain, roof drain or land drain**
No Owner shall connect or discharge a weeping tile, foundation, drain, roof drain or land drain into any sanitary sewage system.
- 2.13 **Graffiti – removal**
Every Owner shall clean Graffiti off of the exterior of any Building located on his Land.

Part 3: GENERAL PROHIBITIONS

- 3.1 **Refuse, Grass, Weeds – not cleared – from land – prohibited**
No Owner shall fail to keep his Land Cleared and free of Refuse.
- 3.2 **Excavation – failure to enclose – prohibited**
No Owner shall fail to enclose an Excavation with a temporary barrier of at least 122 centimeters or 48 inches in height.
- 3.3 **Water – 30cm deep – failure to drain – prohibited**
No Owner shall fail to drain an accumulation of water on his Lands exceeding 30 centimeters (12 inches) in depth, except as permitted in 2.4.
- 3.4 **Private Property – refuse – deposit on**
No Owner shall deposit Refuse on private property without lawful authority.
- 3.5 **Municipal Property – refuse – deposit on**
No Owner shall deposit Refuse on public property without lawful authority.
- 3.6 **Water in Swimming Pool – fail to maintain**
No Owner shall fail to keep or maintain water in a swimming pool located on his Land in accordance with the provisions of this Bylaw.
- 3.7 **Land use – prohibited**
No Land shall be used as a place to store, keep, display, pile or accumulate in the open any Waste, scrap, iron or other scrap metals, used building materials, clothing or household goods, furnishings, fixtures, appliances, or any parts or portions thereof unless such lot is specifically zoned and approved by the Municipality for such purpose.
- 3.8 **Land use**
Notwithstanding section 3.7 above, Lands may be used for the sale or display of household goods, furnishings, apparel and similar articles provided such sale and display is limited to not more than four (4) days in any calendar year.

3.9 Waste – collection

Refuse shall be placed for collection in accordance with the Municipality's bylaws and shall be disposed of.

3.10 No obstruction of Enforcement Officer

No Owner shall hinder or obstruct, or attempt to hinder or obstruct, an Enforcement Officer in the administration or enforcement of this Bylaw.

3.11 Yards – Motor Vehicle

All Yards shall be kept free and clear of Motor Vehicle, Inoperative, Derelict, Abandoned and Motor Vehicle, Unlicensed and all other dismantled, discarded, wrecked or abandoned vehicles, farm machinery and equipment, railway cars, trailers, boats and street car bodies, and kept free of Refuse and of parts of motor vehicles whether inoperative or not unless the Lands upon which the Yard is situated:

- (a) are licensed as a salvage yard in accordance with the Municipality's bylaws; or
- (b) constitute a waste disposal site for which an environmental certificate of compliance has been granted pursuant to the *Environmental Protection Act*, R.S.O. 1990, c. E.19, as amended; or
- (c) is enclosed in a building; or
- (d) constitutes a permitted use and is in conformity with the Municipality's zoning bylaw or otherwise constitutes a legal non-conforming use under the *Planning Act*, R.S.O. 1990, c. P.13.

3.12 Graffiti – removal

No Owner shall fail to clean and remove Graffiti from the exterior of a Building on his Lands.

Part 4: EXEMPTIONS

4.1 Collection of Waste – exemption

This Bylaw does not apply to the placement or collection of Waste left at the curb in accordance with the Municipality's waste collection bylaw(s).

Part 5: INSPECTIONS AND NOTICES

5.1 Enforcement Officer

The Bylaw Enforcement Officer may, by written Order posted on the Land and either provided personally to the Owner or sent to the Owner by registered mail, require the Owner to take such action as may be necessary to bring the Land or structure in compliance with this Bylaw within the time period specified in the Order.

5.2 Notice

An Order given by an Enforcement Officer to an Owner shall identify the Land or structure at issue and violation(s) observed by the Enforcement Officer.

5.3 Address

Where an Order is to be sent by registered mail to an Owner, it shall be sent to the attention of the Owner of the Lands at the address shown on the most up-to-date tax assessment roll maintained by the Municipality.

5.4 Deadline

An Order to an Owner shall also define the deadline, being the date and time, for the Owner to comply with this Bylaw, which deadline shall not be less than five (5) days excluding Saturday, Sunday and public statutory holidays in the Province of Ontario.

5.5 Cost/Expense Notification

An Order to an Owner shall advise that unless the Owner brings the Land into compliance with this Bylaw within the deadline stated in the Order, the Owner shall be liable for the Costs/Expenses incurred by the Municipality in accordance with Section 6.4 to bring the Land into compliance with the bylaw.

5.6 Appeal

An Order shall advise the Owner of the Owner's option to appeal the Order and any requirements contained therein together with the person and/or position at the Municipality with whom such appeal shall be filed and the applicable deadline for filing such appeal.

5.7 Service

An Order is deemed served upon the Owner as follows:

(a) three (3) days after the Order is posted on the Lands or sent by registered mail; or

(b) on the day the Order is served personally on the Owner.

5.8 Inspection

The Enforcement Officer, with or without a Servant/Agent, may enter onto or inspect the use of any land for the purpose of determining whether the Land complies with this Bylaw.

5.9 Deface or Remove Notice

No Owner shall remove or deface an Order which has been posted on the Land pursuant to this Bylaw.

Part 6: ENFORCEMENT AND OFFENCE

6.1 Offence – Penalty for Contravention

Any person who contravenes any provisions of this Bylaw is guilty of an offence and on conviction is liable to a fine and such other penalty as provided for in the Provincial Offences Act, R.S.O., 1990, c.P.33. Each day that such an offence is committed, or permitted to continue, shall constitute a separate offence and may be punishable as such.

6.2 Continuation – repetition – prohibited – by Order

The court in which a conviction has been entered and any court of competent jurisdiction thereafter may make an order prohibiting the continuation or repetition of the offence.

6.3 Enforcement Officer – Entry to Inspect

An Enforcement Officer with or without a Servant/Agent, may enter upon any Land at any reasonable time to inspect and enforce compliance with this Bylaw.

6.4 Default – not remedied – Costs and Expenses and Removal

(a) Where an Owner has been required by Order to take such steps and actions to comply with the provisions of the Bylaw and has not done so, the Municipality may, in default of it being done by

the Owner as directed, cause it to be done at the Owner's expenses/costs.

- (b) Where an Owner has defaulted in complying with the provisions of this Bylaw, the Municipality may recover all Costs/Expenses incurred in bringing the Lands into compliance from the Owner by action or by adding the Costs/Expenses to the Land's tax roll and collecting them in the same manner as property taxes.
- (c) Where any items are removed from the Land, the items shall be immediately disposed of by the Enforcement Officer and/or its Servant/Agent. The Municipality shall have no liability whatsoever to any person for any reason for any items so disposed.

Part 7: APPEAL

- 7.1 If the recipient of an Order disagrees with all or part of its content, the recipient may, within two (2) days after the date the recipient is deemed pursuant to Section 5.7 above to have received the Order, excluding Saturdays, Sundays, and public statutory holidays in the Province of Ontario, file a written appeal to the Township of St. Clair by completing the Appeal Form attached as Schedule "A" to this Bylaw and submitting it to the office of the Clerk. The recipient shall not be entitled to a hearing on his or her appeal.

The Enforcement of the Order shall be stayed until such date as the appeal is addressed and a decision on the Order is rendered pursuant to section 7.2 below.

- 7.2 Council for the Township of St. Clair shall review the recipient's completed Appeal and has the authority to modify, rescind or confirm all or any part of the content of the Order under appeal, and Council's decision shall be final and is not subject to any further appeal. The recipient shall comply with Council's decision, if applicable, within the deadline stated in the decision to bring the Land into compliance with this Bylaw; failing which the Owner shall be in violation of this Bylaw.

Part 8: GENDER

- 8.1 All references to the masculine gender shall, where appropriate, include references to all genders and all references to the singular shall, where appropriate, include references to the plural.

Part 9: TITLE

- 9.1 The short title of this Bylaw is the *Clearing of Land Bylaw*.

Part 10: SEVERABILITY

- 10.1 If any section or sections of this Bylaw or parts thereof are found by any court to be illegal or beyond the power of the Municipality to enact, such section or sections or parts thereof shall be deemed to be severable and all other sections or parts of this Bylaw shall be deemed to be separate and independent therefrom and continue in full force and effect unless and until similarly found and this Bylaw shall be enacted as such.

Part 11: COMMENCEMENT

11.1 This Bylaw shall come into force and effect upon full passing thereof.

Part 12: REPEAL

12.1 Bylaw 14 of 2009 is hereby repealed.

This Bylaw read a FIRST, SECOND, and THIRD time and finally passed this 20
day of April 2020.


Clerk Jeff Baranek


Mayor Steve Arnold



Schedule A – Appeal Form to an Order issued under Bylaw 33 of 2020 – makes up part of this Bylaw.



Schedule "A" to Bylaw 33 of 2020 Clearing of Land

NOTICE OF APPEAL

Date: _____, 20__.

TO: *To the office of the Clerk
The Corporation of Township of St. Clair
1155 Emily Street,
Mooretown, ON
N0N 1M0*

RE: Order to Remedy - Violation of the **Clearing of Land** By-Law at:

Municipal Address: _____

Date of Order: _____

TAKE NOTICE of the appeal of the undersigned to the Clerk because of dissatisfaction with the above referenced Order to Remedy Violation of the Clearing of Land By-Law served upon the undersigned.

Owners Name(s): _____

Address: _____

Email Address: _____

Telephone Number: _____

Nature of Appeal:

Signature of owner or authorized agent