



BYLAW NO. 422/21 PROPERTY STANDARDS BYLAW

A BYLAW OF THE TOWN OF STRASBOURG, IN THE PROVINCE OF SASKATCHEWAN, TO PROVIDE FOR THE REGULATION OF PROPERTY STANDARDS

The Council of the Town of Strasbourg in the Province of Saskatchewan enacts as follows:

1. DEFINITIONS

1.1 In this Bylaw:

- a. **Accessory Building** - A building or use that is subordinate to and serves the principal building or principal use; is subordinate in area, mass, extent, and purpose to the principal building or principal use served; contributes to the comfort, convenience, or necessity of occupants of the principal building or assists the principal use; and is located on the same site as the principal building or use.
- b. **Administrator** - The person appointed as Administrator pursuant to Section 110 of *The Municipalities Act*.
- c. **Boulevard** - That portion of property located between the sidewalk or property pins and the adjacent street, whether marked with a curb or not.
- d. **Building** - A structure constructed on, in, or over land and used for shelter or accommodation of persons, animals, goods, or chattels, and includes any structure covered by a roof supported by walls or columns.
- e. **Council** - The Mayor and Councillors of the Town elected pursuant to the provisions of *The Local Government Election Act, 2015*.
- f. **Dilapidated Building** - A building or structure that is in disrepair in that it is in a ruined or decayed condition.
- g. **Driveway** - That portion of a residential property used for the parking of vehicles and for access to an enclosed garage structure or permanently covered carport.
- h. **Excavation** - The space created by the removal of soil, rock, or fill for the purposes of construction. It may also be performed by natural occurrences such as sink holes or holes dug by animals.
- i. **Fence** - A structure used to enclose or screen areas of land.
- j. **Flankage** - Means to the side of a lot, parcel, or site.
- k. **Front Yard** - The area of the yard that extends from the front corner of the principal building to the front property line. For the purpose of this Bylaw, the front yard does not include the driveway.
- l. **Garbage & Junk** - Discarded food waste or any other unwanted or useless material, including accumulation of new or used furniture, lumber, cardboard, paper, newspapers, appliances, vehicle parts, tires, cans, bottles, barrels, scrap metal, scrap plastic, needles, syringes, carrion, building materials, rags, rubbish, litter, debris, other waste material or other junk whether of any apparent value or not.
- m. **Graffiti** - Form of vandalism that includes any drawing, inscription, writing, or other marks that disfigure or deface any building, accessory building, privacy wall, fence, or other structure.
- n. **Imminent Danger** - Any property conditions which are such that a hazard exists and could reasonably be expected to cause death or serious physical harm immediately or before the imminence of such hazard can be eliminated through normal compliance enforcement procedures.
- o. **Inspector** - Any person designated by the Town as either a Bylaw Enforcement Officer, Pest Control Officer, Predator Control Officer, Weed Inspector, Dutch

Elm Disease Inspector, Building Official, Fire Inspector, or Public Health Inspector.

- p. **Junked Vehicle** - Any automobile, tractor, truck, boat, trailer, ATV, snowmobile, or other vehicle that:
 - i. is in a rusted, wrecked, partly wrecked, dismantled, partly dismantled, inoperative, or abandoned condition; and
 - ii. is located on private land, but that:
 - a) is not within a structure erected in accordance with any bylaw respecting the erection of buildings and structures in force within the Town;
 - b) does not form a part of a business lawfully operated on that land.
- q. **Minimum Standards** - The requirements for property maintenance, aesthetics, and health and safety as prescribed by this Bylaw.
- r. **Nuisance** - A condition of property, structure, thing, or activity that adversely affects or may adversely affect the safety, health, or welfare of people in the neighbourhood, people's use and enjoyment of their property, or the amenity of the neighbourhood and includes but is not limited to:
 - i. An incomplete building or structure;
 - ii. A building or structure in an abandoned state;
 - iii. A building or structure in a ruinous or dilapidated state of repair;
 - iv. Land that is overgrown with grass, weeds, or other vegetation;
 - v. A building that is boarded or placarded for a period exceeding 90 calendar days;
 - vi. Untidy and unsightly property;
 - vii. Junked vehicles;
 - viii. Vehicles parked contrary to provisions in this Bylaw;
 - ix. Fences constructed contrary to provisions in this Bylaw;
 - x. Unsecured open excavations or holes; and/or
 - xi. High intensity, flashing, or flickering exterior lighting.
- s. **Occupant** - A resident of a building.
- t. **Owner** - A person who has any right, title, estate, or interest in land or buildings.
- u. **Placarded** - An order prohibiting occupancy issued by a Public Health Inspector having jurisdiction.
- v. **Portable Garage** - A non-permanent structure with various covering material that is used for motorized vehicles or any other storage use. Although it does not have a permanent foundation, these structures are still considered as accessory buildings and are subject to all current zoning conditions with respect to their size and location.
- w. **Property** - Land, buildings, or structures and any combination of these.
- x. **Rear Yard** - The area of the yard that extends from the rear corner of the principal building to the rear property line.
- y. **Side Yard** - The area of the yard that begins at the front corner of the principal building and extends to the rear corner of the principal building.
- z. **Structure** - Any building, fence, retaining wall, scaffolding, garbage container, trailer, mobile home, shed, or portable shack including canvas or tarp-covered portable sheds.
- aa. **Town** - The Town of Strasbourg.
- bb. **Untidy and Unsightly** - A condition that is caused due to the over accumulation of any type of materials in any yard such that the yard becomes visually unattractive and negatively affects the value of other properties in a neighbourhood.
- cc. **Yard** - The open space located on a lot and unoccupied by buildings or structures.

SECTION 1 – PROPERTY MAINTENANCE & NUISANCES

2. GENERAL

- 2.1 No person shall cause or permit a nuisance to occur or remain on any property owned by that person.
- 2.2 Unless otherwise specified, the owner of a property, that includes land, buildings, or structures, shall be responsible for carrying out the provisions of this Bylaw, including receiving all Notice of Violations and Orders. Any occupant of a property (who is not the owner) will receive copies of all Notice of Violations and Orders.
- 2.3 Unless otherwise specified, the provisions in this Bylaw include all residential and commercial properties.
- 2.4 All property including land, buildings, or structures is to be maintained in accordance with the standards set out in this Bylaw.
- 2.5 Any structure that has been a Placarded Structure for a period exceeding 90 calendar days is deemed to be a nuisance.

3. DILAPIDATED BUILDINGS

- 3.1 No person shall cause or permit a building or structure to deteriorate into a ruinous or dilapidated state such that the building or structure:
- a. Is dangerous to the public health or safety; or
 - b. Substantially depreciates the value of other land or improvements in the neighbourhood.

4. UNOCCUPIED BUILDINGS

- 4.1 No person shall cause or permit an unoccupied building to become damaged or to deteriorate into a state of disrepair such that the building is an imminent danger to public safety.
- 4.2 Where the exterior doors, windows, or other exterior openings of an unoccupied building are damaged, broken, or otherwise in disrepair, an Inspector may order the property owner to board up all the exterior openings to the building as an interim measure to prevent unauthorized entry to the building and infiltration of vermin.
- 4.3 Boarding as ordered under Subsection 4.2 shall comply with the following requirements:
- a. All boards shall be properly fitted to the size of the exterior opening and securely fastened to the building; and
 - b. All boards shall be painted or otherwise treated so that the colour is compatible with the surrounding building exterior.
- 4.4 No unoccupied building shall remain boarded up for a period longer than 90 calendar days. After 90 calendar days, the owner shall ensure that all boards are removed and that all windows and doors are replaced or repaired to the standards set out in Section 20.1.

5. UNTIDY OR UNSIGHTLY PROPERTY (RESIDENTIAL AND COMMERCIAL)

- 5.1 All residential and commercial property are prohibited from being in an untidy and unsightly condition such that:
- a. The storage of any vehicles are done in such a way as to cause unsightly clutter and therefore adversely affects the visual aesthetics of the Town;

- b. The storage of any items on a property is done in such a way as to cause unsightly clutter and therefore adversely affects the visual aesthetics of the Town.

5.2 All property, including front, rear, and side yards, shall be kept free and clean from the following at all times:

- a. Garbage and junk, unless in an approved container;
- b. Junked vehicles;
- c. Holes and excavations;
- d. Growth of weeds or grass in excess of six (6) inches (15 cm);
- e. Infestations of rodents, vermin, or insects;
- f. Dead or hazardous trees;
- g. Refrigerators or freezers with hinges, latches, lids, or doors attached;
- h. Discarded appliances of any kind;
- i. Dismantled machinery;
- j. Any material that is deemed to clutter and make the property appear untidy and unsightly.

5.3 a. All residential front yards regardless of whether they are landscaped or hardscaped shall be kept free of the following:

- i. Motorized vehicles including, but not limited to, automobiles, ATVs, motorcycles, snowmobiles, boats, and motor homes;
- ii. Trailers of any type;
- iii. Campers of any type;
- iv. Portable garages;
- v. Any accessory building whether portable or permanent as per the Town's Zoning Bylaw and any amendments thereto.

- b. Vehicles, trailers, and campers parked on a graveled boulevard that have been previously approved by the Town are exempt from Section 5.3.

5.4 All residential driveways are to be kept free of the following:

- a. Portable garages;
- b. Construction vehicles and equipment;
- c. Any commercial vehicle with a gross vehicle weight exceeding 17,636 lbs (8,000 kg) or a total length of greater than 22 feet (6.7 metres).

5.5 Outdoor storage of materials in residential yards shall comply with the following:

- a. No owner or occupant of a property shall allow the accumulation of new or used building materials on the premises unless they are being used for a construction or renovation project for that specific property;
- b. Any building materials for the purpose of a renovation are to be neatly stacked in piles and elevated off the ground;
- c. Building materials are to be stacked at least three (3) feet (one (1) metre) from any property line;
- d. Any construction or renovation work must be completed in a timely manner and work may not be suspended for a period of more than 30 days;
- e. Excess building materials from any renovation project must be removed from the residential property with 10 days following the completion of the work.

5.6 Outdoor storage of materials in non-residential yards shall comply with the following:

- a. Any materials such as lumber, scrap metal, boxes, or similar items stored in a yard shall be neatly stacked in piles and elevated off the ground;

- b. Materials in a non-residential yard that are not relevant to the operation of the business occupying the property are to be stored within an approved and fully enclosed structure or removed;
- c. Materials stored in a non-residential yard that are determined to be a potential safety hazard to individuals able to access them shall be securely enclosed with a wall or fence. The fence is to be strongly built and a minimum of six (6) feet (1.8 metres) in height and adhere to the regulations of the Town's Zoning Bylaw.

5.7 All residential and commercial yards shall be graded and drained so as to prevent the following:

- a. Excessive ponding of water;
- b. Excessive amounts of moisture accumulating near a building or structure;
- c. Any accumulation of moisture that may adversely affect any neighbouring property.

6. JUNKED VEHICLES

6.1 A maximum of two (2) junked vehicles are permitted to be stored on any residential property provided that they are fitted with an approved vehicle cover that is to be replaced if torn and/or shredded. Storage is not permitted in front yards. The non-compliance of any cover will be determined at the discretion of the Inspector.

6.2 Junked vehicles are permitted to be stored on any commercial property provided they contribute to the day-to-day operations of the business located on the property (e.g., auto mechanical business, auto body business). Junked vehicles on commercial property that are permitted as per this Section must be stored in a neat and orderly fashion, and if possible, screened by fences or hedges.

7. OPEN EXCAVATIONS

7.1 No owner shall have any excavation on their residential or commercial property that is deemed to be a public safety hazard. Excavations for the purpose of construction must be enclosed with a strongly constructed fence a minimum of six (6) feet (1.8 metres) in height.

7.2 Subject to Section 7.1, no owner shall suffer, cause, or permit any open excavation for longer than 15 calendar days.

8. RELOCATED, DEMOLISHED, OR PARTLY DEMOLISHED RESIDENTIAL BUILDINGS

8.1 Residential buildings that have been relocated, demolished, or partly demolished are required to provide a secure and strongly built fence surrounding any remaining excavation. The fence is required to be a minimum of six (6) feet (1.8 metres) in height and is required to remain until the excavation is either filled in or new construction is placed on it.

9. OUTDOOR LIGHTING

9.1 No owner shall suffer, cause, or permit an outdoor light, excluding lighting within public right-of-way and public properties, to shine directly into the living room or sleeping area of an adjacent dwelling.

9.2 No owner shall suffer, cause, or permit flashing, flickering, or other similar lighting fixtures on the exterior of a property or in a yard.

10. OVERGROWN GRASS, VEGETATION & WEEDS

10.1 No owner shall cause, permit, or suffer their property to be overgrown with grass or vegetation.

10.2 For the purposes of this Section, "overgrown" means a length of grass blade or height of grass, weeds, or other vegetation in excess of six (6) inches (15 centimetres).

10.3 This Section shall not apply to any growth which forms part of well-manicured natural garden/landscape that has been deliberately planted to produce ground cover, decoration, or food, including one or more species of wildflowers, shrubs, trees, perennials, fruits, vegetables, and ornamental grasses or combination of them, whether native or non-native, consistent with a managed and natural landscape other than regularly mown grass. Examples of acceptable natural gardens/landscapes are shown in Schedule "C," which is attached hereto and forms part of this Bylaw.

10.4 Properties deemed to have prohibited, noxious, and/or nuisance weeds by the Inspector will be required to remedy the property as per *The Weed Control Act*. All prohibited, noxious, and nuisance weeds are listed in Schedule "B" of this Bylaw, which are the current prohibited, noxious, and nuisance weeds as declared by the Minister of Agriculture and as amended from time to time.

11. LANDSCAPING STANDARDS

11.1 Items such as toilets, bathtubs, rubber tires, and any other similar items are generally not permitted for the process of landscaping, but these items may be permitted at the discretion of the Inspector and/or Town if deemed aesthetically pleasing and in compliance with Clause 1.1(q).

12. TREES

12.1 All maintenance, removal, and disposal of trees, including elm trees, must adhere to the Town's Urban Forestry policy, which is enforced by the Inspector.

13. RAIN WATER COLLECTORS

13.1 All containers on residential property used for the collection of rain water shall be equipped with the following:

- a. A covering device designed to prevent insects that lay their eggs in standing water from entering;
- b. An overflow device that discharges excess water away from any foundation including neighbouring property.

14. FENCES AND WALLS

14.1 All fences and walls that enclose the yard of a property shall be:

- a. In a safe and acceptable state of repair;
- b. Free of material that is in a damaged or poor condition;
- c. Free from any graffiti - it is the responsibility of the owner of the property to remove any graffiti found on a fence or wall;
- d. For commercial fences, secured to prevent entry by the public during off hours; and
- e. Weather-resistant.

SECTION 2 – EXTERIOR BUILDING STANDARDS

15. BUILDING COMPONENTS

15.1 The structural components of every building, including roofs, stairs, railings, porches and decks shall be maintained in good repair and shall be capable of performing the function that they were intended to perform. They shall be capable of sustaining their own weight and any normal load to which it may be subjected.

15.2 Every foundation wall forming part of a building shall be maintained in good repair and be structurally sound to prevent excessive settlement of the building.

16. DISPLAY OF CIVIC NUMBERS ON BUILDINGS

16.1 All civic addresses shall comply with the rules set out in the Town's Civic Addressing Bylaw.

17. EXTERIOR WALLS

17.1 All exterior walls of a building shall be completely covered with paint, stain, siding, brick, stucco, or other weatherproof cladding material.

17.2 Exterior walls shall be free of holes, breaks, loose or rotting boards or timbers, or any other conditions that would allow the penetration of moisture and/or insects into the interior walls or the interior spaces of the building.

18. ROOFS, ROOF-MOUNTED STRUCTURES, AND EAVESTROUGHS

18.1 Every roof shall be covered with shingles or other water repellent roofing material.

18.2 A roof including the fascia board, soffit, cornice, and flashing shall be neatly finished and maintained in a watertight condition.

18.3 Loose materials including dangerous accumulations of snow and ice shall be removed from the roof of a building as soon as reasonably possible to prevent damage to the building or injury to persons near the building.

18.4 Eavestroughs and downspouts shall be watertight and maintained in good repair. Downspouts shall be equipped with extensions to carry runoff a minimum of six (6) feet (1.8 metres) away from the foundation. Downspouts must be directed to the front or rear of the property and shall not be directed to the neighbouring property.

18.5 All downspouts in new construction shall terminate a minimum of 10 feet (three (3) metres) from a front sidewalk or rear alley.

18.6 Garages located in rear yards where their location is such that a 10 foot (three (3) metre) setback of the downspout is not possible from the alley will be exempted from the requirement.

18.7 Antennas and any attachments of similar purposeful use shall be securely attached to the building and shall be maintained in good repair, free of rust, and free of fire and accident hazards.

19. CHIMNEYS

19.1 Chimneys, flue pipes, and smoke stacks shall be maintained in good repair as to prevent gases, water, or any other substance from leaking into a building in accordance with *The National Fire Code* and *The National Building Code*.

20. EXTERIOR DOORS, STORM DOORS, WINDOWS, AND SCREENS

20.1 All exterior doors, windows, and storm or screen windows in or on a building shall meet the following minimum standards:

- a. Shall not be broken, cracked, or missing, and shall completely fill the opening in which they are installed;
- b. Doors, storm doors, windows, and storm windows, frames, sashes, casings and screens must be maintained free from damage, decay or deterioration;
- c. Have storm sash or double-glazed windows;

- d. For windows that are designed to be opened, have a screen;
- e. Be capable of being locked;
- f. Have weather-stripping; and
- g. Be maintenance free, painted, or be treated with a similarly effective preservative.

20.2 When an opening is used or required for ventilation or illumination and is not required to be protected by a door, window or similar closure, it shall contain a wire mesh screen, metal grill, or other equivalent durable material.

21. STAIRS, PORCHES, DECKS, AND RAILINGS

21.1 Stairs, porches, decks, and railings shall be installed and maintained in good repair at all times, free of components that are broken, loose, rotted, or warped.

21.2 A handrail shall be installed on exterior stairs per the requirements of the latest adopted edition of the *National Building Code* and any amendments thereto.

21.3 Guards shall be installed on decks, landings, balconies, mezzanines, and raised walkways per the requirements of the current adopted edition of the *National Building Code* and any amendments thereto.

22. VERMIN, RODENTS, PIGEONS, AND INSECTS

22.1 All yards, buildings, and structures shall be maintained to prevent the entry of vermin, rodents, pigeons, and insects.

22.2 Any condition liable to cause the presence of vermin, rodents, pigeons, or insects shall be removed from yards, buildings, or structures and when yards, buildings, or structures are infested, all measures shall be taken to eradicate the vermin, rodents, pigeons, or insects immediately, and preventative measures undertaken to prevent the reappearance of such vermin, rodents, pigeons, and insects.

SECTION 3 – INTERIOR BUILDING STANDARDS

23. CLEANLINESS

23.1 Buildings and structures shall be maintained in a clean and sanitary condition and buildings and structures shall be kept free from rubbish or other debris or conditions which constitute a fire, accident, or health hazard.

24. FLOORS, STAIRWAYS, AND HANDRAILS

24.1 Every floor shall:

- a. Be free of all loose, warped, protruding, broken or rotted materials;
- b. Be free of defective floor boards; and
- c. Be reasonably level and smooth and maintained in good condition.

24.2 All floor coverings shall be maintained in good condition and where installed in bathrooms, kitchens, toilet rooms, or shower rooms, shall be so maintained as to be water resistant and readily cleaned.

24.3 All interior handrails shall be maintained in good repair and firmly attached so as to provide reasonable protection against accident and injury as per *The National Building Code* and any amendments thereto.

25. WALLS & CEILINGS

- 25.1 Every wall and ceiling shall be maintained in good condition and free from holes, large cracks, loose plaster, and other hazards.
- 25.2 The surface of every wall and ceiling shall be maintained in a reasonably clean and sanitary condition. Surfaces shall be cleaned so as to avoid buildup of grease or other flammable material.

26. HEATING, MECHANICAL & FIRE SAFETY STANDARDS

- 26.1 All plumbing facilities in a building are to be built to the standards of the *National Building Code* and any amendments thereto.
- 26.2 All buildings shall be supplied with electrical service and built to the standards of the *National Building Code* and any amendments thereto.
- 26.3 Gas stoves, water heaters, and other gas appliances shall be installed as per the manufacturer's specifications.
- 26.4 Solid fuel burning appliances including but not limited to fireplaces, wood stoves, and similar installations shall be connected to safe and functioning chimneys, smoke pipes, flues, or gas vents as per manufacturer's specifications as well as the *National Fire Code* and any amendments thereto.
- 26.5 Sufficient smoke alarms shall be installed on all levels. The location and number of smoke alarms required is determined by the current adopted edition of the *National Building Code* and *National Fire Code* and any amendments thereto.
- 26.6 Every dwelling with a fuel-burning appliance or attached garage shall have carbon monoxide alarms. The number and location of alarms shall be determined by the current adopted edition of the *National Building Code* and the *National Fire Code* and any amendments thereto.

SECTION 4 - ENFORCEMENT, OFFENCES, AND PENALTIES

27. INSPECTIONS & ENFORCEMENT OF BYLAW

- 27.1 The Administrator for the Town is hereby authorized to further delegate the administration and enforcement of this Bylaw to appointed Inspectors.
- 27.2 The inspection of property by the Town and appointed Inspectors is to determine if this Bylaw is being complied with is hereby authorized.
- 27.3 An Inspector may, at their discretion, make an order that any property is in violation of the provisions contained within this Bylaw.
- 27.4 As per Section 362 of *The Municipalities Act*, an Inspector may enter a property for the purposes of enforcing this Bylaw.

28. OCCUPANCY PROHIBITED

- 28.1 Any building that does not meet the standards contained within this Bylaw herein may be deemed unfit for occupancy at the discretion of an Inspector. Occupancy shall remain prohibited until a Building Inspector appointed by the Town issues permission to occupy the property.

29. ORDER TO REMEDY CONTRAVENTION

- 29.1 If an Inspector finds that a property, or any part thereof, is in contravention of this Bylaw, the Inspector may, by written order, require the owner of the property to remedy the contravention.
- 29.2 If an Inspector determines that any violation endangers public health or safety, emergency action may be taken to eliminate the danger in accordance with the provision of Section 367 of *The Municipalities Act*. The cost of such work will be a debt owed to the Town and may be added to the taxes on the land where the work was performed.
- 29.3 The owner has the right to submit a written appeal to the Administrator within 15 days of receiving an order from an Inspector that requires them to perform work that will rectify the violation in accordance with Section 365 of *The Municipalities Act*.
- 29.4 If the owner fails to comply with work required by an order within the prescribed time limit, the Town may proceed to have the work done at the owner's expense in accordance with Section 366 and Section 369 of *The Municipalities Act*.
- 29.5 Any order requiring compliance with this Bylaw may be delivered as follows:
- a. By delivering it personally to the individual, or a person over the age of 18 at the respective residence;
 - b. By sending it registered mail to the individual's last known address; or
 - c. Posting a copy on the structure or property in violation.
- 29.6 Any order issued pursuant to this Bylaw shall be accompanied by information regarding application for an appeal hearing.

30. WARNING NOTICE & NOTICE OF VIOLATION

- 30.1 When an Inspector has reason to believe that an owner or occupant has contravened any provision of this Bylaw, the Inspector may issue a Warning Notice or Notice of Violation to the owner or occupant in contravention which shall indicate that the Town will accept voluntary payment in an amount listed in Schedule "A," which is attached hereto and forms part of this Bylaw.
- 30.2 At the discretion of the Inspector, a Warning Notice may be issued prior to the issuance of a Notice of Violation.
- 30.3 Service of the Warning Notice and Notice of Violation may be made by any one of the following methods, and if so made, shall be deemed to be effective service for the purposes of this Bylaw:
- a. By delivering it personally to the individual, or a person over the age of 18 at the respective residence;
 - b. By sending it registered mail to the individual's last known address; or
 - c. Posting a copy on the structure or property in violation.
- 30.4 The Administrator may only cancel a Warning Notice or Notice of Violation where, in their opinion, the Warning Notice or Notice of Violation was issued improperly or in error.
- 30.5 A violator of any of the sections of this Bylaw, upon being served with a Notice of Violation, may during the regular office hours, voluntarily pay the penalty at the municipal office within 14 days and upon payment as so provided, that person shall not be liable to prosecution of the offence.

30.6 Payment of a voluntary payment amount specified in a Notice of Violation does not relieve the owner or occupant of the property from compliance with an order issued pursuant to *The Municipalities Act* and this Bylaw.

31. OFFENCES

31.1 No person shall:

- a. Fail to comply with an order pursuant to *The Municipalities Act* and this Bylaw;
- b. Obstruct or hinder any Inspector or any other person acting under the authority of this Bylaw;
- c. Fail to comply with any other provision of this Bylaw;
- d. Remove, deface, or destroy a Notice of Violation or an Order to Remedy issued pursuant to *The Municipalities Act* and this Bylaw.

31.2 Any person that fails to comply with the above is guilty of an offense and liable on summary conviction:

- a. A fine in the amount set out in Schedule "A" of this Bylaw; or
- b. Where a fine is not specified in Schedule "A," to a fine in an amount provided for in *The Municipalities Act*.

32. REGISTRATION OF NOTICE OF ORDER

32.1 If an order is issued, the Town may, in accordance with Subsection 364 of *The Municipalities Act*, give notice of the existence of the order by registering an interest against the title to the land that is the subject of the order.

32.2 Such registration ensures the order remains in effect until remedied, regardless of ownership.

33. CIVIL ACTION TO RECOVER COSTS

33.1 The Town may, in accordance with Section 368 of *The Municipalities Act*, collect any unpaid expenses and costs incurred in remedying a contravention of this Bylaw by civil action for debt in a court of competent jurisdiction.

34. SEVERABILITY

34.1 A decision of the court that one or more of the provisions of this Bylaw are invalid in whole or in part does not affect the validity, effectiveness, or enforceability of the other provisions or parts thereof with respect to this Bylaw.

35. REPEAL OF BYLAWS

35.1 Bylaw No. 356/15, being a Bylaw to Provide for the Regulation of Property Standards, is hereby repealed.

36. EFFECTIVE DATE OF BYLAW

36.1 This Bylaw shall come into force on the date of final approval by the Council of the Town of Strasbourg.



Mayor

Annika Josephsen

Administrator

Certified to be a true copy of Bylaw
No. 422/21 adopted by the Council
of the Town of Strasbourg, on the
9th day of March, 2022.

[SEAL]

Administrator



**SCHEDULE "A"
BYLAW NO. 422/21
ENFORCEMENT AND PENALTIES**

SECTION	OFFENCE	VOLUNTARY PAYMENT	PENALTY
5	Untidy or Unsightly Property	\$500.00	\$750.00
6	Junked Vehicle	\$200.00	\$250.00
7	Open Excavation	\$200.00	\$300.00
9	Outdoor Lighting	\$100.00	\$150.00
10	Overgrown Grass & Vegetation	\$100.00	\$150.00
14	Fences	\$175.00	\$225.00
31	Failure to Comply with an Order	\$500.00	\$1,000.00
31	Deface, Destroy, or Remove a Posted Order	\$100.00	\$150.00



SCHEDULE "B"
BYLAW NO. 422/21
PROHIBITED, NOXIOUS, & NUISANCE WEEDS

PROHIBITED WEEDS	Common Name	Botanical Name
	barberry, common	<i>Berberis vulgaris</i> L.
	bartsia, red	<i>Odontites serotina</i> Dum.
	chervil, wild	<i>Anthriscus sylvestris</i> (L.) Hoffm.
	crupina, common	<i>Crupina vulgaris</i> Cass.
	cupgrass, woolly	<i>Eriochloa villosa</i> (Thunb.) Kunth
	darnel	<i>Lolium temulentum</i> L.
	foxtail, giant	<i>Setaria faberi</i> Herrm.
	goatgrass, jointed	<i>Aegilops cylindrical</i> Host
	halogeton	<i>Halogeton glomeratus</i> (M. Bieb.) C.A. Mey.
	hemlock, poison	<i>Conium maculatum</i> L.
	hogweed, giant	<i>Heracleum mantegazzianum</i> Sommier & Levier
	hound's-tongue	<i>Cynoglossum officinale</i> L.
	knapweed, diffuse	<i>Centaurea diffusa</i> Lam.
	knapweed, spotted	<i>Centaurea stobe</i> L.(= <i>Centaurea biebersteinii</i> DC)
	knapweed, squarrose	<i>Centaurea virgata</i> Lam.
	mustard, garlic	<i>Allaria petiolata</i> (M. Bieb.) Cavara & Grande
	pepperweed, perennial	<i>Lepidium latifolium</i> L.
	pondweed, curly-leaved	<i>Potamogeton crispus</i> L.
	puncturevine	<i>Tribulus terrestris</i> L.
	rue, African	<i>Peganum harmala</i> L.
	rush, flowering	<i>Butomus umbellatus</i> L.
	saltcedar	<i>Tamarix</i> sp
	scabious, field	<i>Knautia arvensis</i> (L.) Coult.
	star-thistle, yellow	<i>Centaurea solstitialis</i> L.
	toadflax, Dalmatian	<i>Linaria dalmatica</i>
	water-milfoil, Eurasian	<i>Myriophyllum spicatum</i> L.
	floating heart, yellow	<i>Nymphoides peltata</i> (S.G. Gmel.) Kuntze

NOXIOUS WEEDS	Common Name	Botanical Name
	absinthe	<i>Artemisium absinthum</i> L.
	alyssum, hoary	<i>Beretoa incana</i> (L.) DC.
	baby's-breath	<i>Gypsophila paniculata</i> L.
	bindweed, field	<i>Convolvulus arvensis</i> L.
	brome, downy	<i>Bromus tectorum</i> L.
	brome, Japanese	<i>Bromus japonicus</i> Thunb.
	buckthorn, European	<i>Rhamnus cathartica</i> L.
	burdock, common	<i>Arctium minus</i> Bernh. Subsp. <i>minus</i>
	campion, bladder	<i>Silene vulgaris</i> (Moench) Garcke
	catchfly, night-flowering	<i>Silene noctiflora</i> L.
	chamomile, scentless	<i>Matricaria perforata</i> Mérat (= <i>Tripleurospermum perforatum</i> (Mérat) M. Lainz)
	cleavers	<i>Galium aparine</i> L.
	cleavers, false	<i>Galium spurium</i> L.
	cockle, white	<i>Silene alba</i> (Mill.) E.H. L. Krause
	daisy, oxeye	<i>Leucanthemum vulgare</i> Lam.
	darnel, Persian	<i>Lolium persicum</i> Boiss. & Hohen.

hawk's-beard, narrow-leaved	<i>Crepis tectorum</i> L.
henbane, black	<i>Hyoscyamus niger</i> L.
hoary cress	<i>Cardaria</i> spp. (L.) Desv.
kochia	<i>Kochia scoparia</i> (L.) Schrad. (= <i>Bassia scoparia</i> (L.) A.J. Scott)
knapweed, Russian	<i>Acroptilon repens</i> (L.) DC. (= <i>Centaurea repens</i> L.)
lettuce, prickly	<i>Lactuca seriola</i> L.
loosestrife, purple	<i>Lythrum</i> spp. L.
mallow, round-leaved	<i>Malva pusilla</i> Sm. (= <i>Malva rotundifolia</i> L.)
parsnip, wild	<i>Pastinaca sativa</i> L.
rocket, dame's	<i>Hesperis matronalis</i> L.
sow-thistle, annual	<i>Sonchus oleracea</i> L.
sow-thistle, perennial	<i>Sonchus arvensis</i> L.
sow-thistle, spiny annual	<i>Sonchus asper</i> L.
spurge, Cypress	<i>Euphorbia cyparissias</i> L.
spurge, leafy	<i>Euphorbia esula</i> L.
stork's-bill	<i>Erodium cicutarium</i> (L.) L'Hér. ex Aiton
tansy, common	<i>Tanacetum vulgare</i> L.
thistle, bull	<i>Cirsium vulgare</i> (Savi) Ten.
thistle, Canada	<i>Cirsium arvense</i> (L.) Scop.
thistle, nodding	<i>Carduus nutans</i> L.
toadflax, yellow	<i>Linaria vulgaris</i> Mill.

NUISANCE WEEDS

<u>Common Name</u>	<u>Botanical Name</u>
barley, foxtail	<i>Hordeum jubatum</i> L.
dandelion	<i>Taraxacum officinale</i> G.H. Weber ex Wiggers
goat's-beard, meadow	<i>Tragopogon pratensis</i> L.
lettuce, blue	<i>Lactuca tatarica</i> (L.) C.A. Mey. subsp. <i>Puchella</i> (Pursh) Stebbins
povertyweed	<i>Iva axillaris</i> Pursh
grass, quack	<i>Elytrigia repens</i> (L.) Desv. ex B.D. Jacks. (= <i>Agropyron repens</i> (L.) P.Beauv.)
thistle, Russian	<i>Salsola kali</i> L. (= <i>Salsola pestifer</i> A. Nels.)



**SCHEDULE "C"
BYLAW NO. 422/21
EXAMPLES OF ACCEPTABLE NATURAL GARDENS/LANDSCAPES**



Mowed edges along streets and sidewalks demonstrates the property is being actively managed and is acceptable.



Massing and drifting of plants is considered acceptable landscaping. Plants are clustered instead of just using one of everything. The example above shows a mass of Hummingbird Sage (plant with dark purple flowers) surrounding the large rocks and smaller plants.



Using different heights with crisp edges and patterns in landscaping demonstrates the area is being managed and is acceptable. Tall elements can include large shrubs and trees while low elements can include flowering annuals and grasses.



The use of wildlife friendly elements such as nest boxes, bee houses, bird feeders, and bird baths is deemed acceptable.



Containers, structures, and other objects, including walls, rocks, or paths, can be used to define a space in a yard and is considered acceptable landscaping.



Other examples of acceptable natural gardens/landscaping



*Examples of **unacceptable** natural gardens/landscaping*



**FORM 1
BYLAW NO. 422/21
UNTIDY/UNSIGHTLY YARD NOTICE OF VIOLATION**



**Town of Strasbourg
UNTIDY/UNSIGHTLY YARD NOTICE OF VIOLATION**



Date: _____, 20____ Time: _____
 Civic Address: _____ Phone Number: _____
 Property Owner(s): _____

Observations:

The listed items render the property to be **Untidy and Unsightly** contrary to Section ___ of **The Property Standards Bylaw (PSB) No. _____** and are to be **removed or stored in a permitted structure:**

<input type="checkbox"/> Cardboard/Paper/Plastic:	<input type="checkbox"/> Electronics:	<input type="checkbox"/> Plumbing/Electrical:
<input type="checkbox"/> Auto Parts:	<input type="checkbox"/> Scrap Wood/Pallets:	<input type="checkbox"/> Tools & Equipment:
<input type="checkbox"/> Appliances/Furniture:	<input type="checkbox"/> Inoperative:	<input type="checkbox"/> Tree Parts/Organics:
<input type="checkbox"/> Reno/Demo Debris:	<input type="checkbox"/> Paint/Haz Mat:	<input type="checkbox"/> Household/Fitness:
<input type="checkbox"/> O/G Grass/Weeds: (>15 cm/6 inches)	<input type="checkbox"/> **Outdoor Storage:	

****Building materials, including firewood, stored outdoors shall be neatly stacked and elevated off the ground to discourage infestation by vermin.**

- Section 4 of the PSB also prohibits buildings or structures to become unsightly. The following repairs are required:

- Section 14 of the PSB requires that fences and walls be safe and free of damaged components and graffiti. The following repairs are required:

- Any additional debris or items that constitute an unsightly appearance or potential health hazard:

Reinspection Date: _____ Property Owner Signature: _____

*If this violation is not in compliance by this date, an Order to Remedy may be served.

BYLAW ENFORCEMENT OFFICER: _____



**FORM 2
BYLAW NO. 422/21
JUNKED VEHICLE NOTICE OF VIOLATION**



**Town of Strasbourg
JUNKED VEHICLES NOTICE OF VIOLATION**



Date: _____ Time: _____ Property Owner: _____

Civic Address: _____ Phone: _____

BYLAW: _____ SECTIONS: _____

The listed vehicles meet the criteria for Junked Vehicles:

- Inoperative; and/or
- In a state of unacceptable disrepair; and/or
- Not within a permitted structure i.e. garage.

Notwithstanding the above:

- A maximum of two (2) junked vehicles are permitted to be stored on any residential property provided that they are fitted with an approved vehicle cover that is to be replaced if torn and shredded. Storage is not permitted in front yards.
- Junked vehicles are permitted to be stored on any commercial property provided they contribute to the day-to-day operations of the business located on the property (e.g., auto mechanical business, auto body business).

MAKE	MODEL	TYPE	COLOR	PLATE	VIN

To achieve compliance, relocate the vehicle to within a permitted structure OR:

MAKE	MODEL	TYPE	COLOR	PLATE	VIN

To achieve compliance, relocate the vehicle to within a permitted structure OR:

MAKE	MODEL	TYPE	COLOR	PLATE	VIN

To achieve compliance, relocate the vehicle to within a permitted structure OR:

MAKE	MODEL	TYPE	COLOR	PLATE	VIN

To achieve compliance, relocate the vehicle to within a permitted structure OR:

Reinspection Date: _____ Property Owner Signature: _____

**If this violation is not in compliance by this date, an Order to Remedy may be served.*

BYLAW ENFORCEMENT OFFICER: _____



**FORM 3
BYLAW NO. 422/21
ORDER TO REMEDY**



Town of Strasbourg

Box 369
Strasbourg, SK S0G 4V0
(306) 725-3707



ORDER TO REMEDY

Your cooperation is requested. Further violation may result in court action.

Legal Address of Offense:

Lot _____ Block _____ Plan _____

Civic Address: _____

The above-named property was inspected on _____, 20____, and was deemed to be in violation of Bylaw _____.

The following deficiencies were noted:

<input type="checkbox"/>	Dilapidated buildings	<input type="checkbox"/>	Unoccupied buildings
<input type="checkbox"/>	Overgrown grass and weeds	<input type="checkbox"/>	Untidy and unsightly property
<input type="checkbox"/>	Junked vehicles	<input type="checkbox"/>	Open excavations
<input type="checkbox"/>	Maintenance of yard	<input type="checkbox"/>	Outdoor storage of material
<input type="checkbox"/>	Refrigerators and freezers	<input type="checkbox"/>	Fences
<input type="checkbox"/>	Other:	<input type="checkbox"/>	

DESCRIPTION OF WORK TO BE COMPLETED:

Compliance with the Order is required on / before the _____ day of _____, 20____.

A person may, within 15 (fifteen) days after the date of this order, appeal to Council through the Administrator to show just cause why the required work should not be done.

Please note: an appeal does not operate as a "Stay of Order" appealed from, unless Council decides otherwise. Failure to remedy the bylaw contravention, or not registering an appeal to Council through the Administrator, may result in the Town of Strasbourg taking whatever actions or measures necessary to remedy the contravention, and unpaid expenses and costs incurred by the Town of Strasbourg in remedying the contravention may be added to the taxes on the property on which work is done.

If you have any questions and / or concerns with this Order to Remedy, please feel free to contact the Town Office.

ISSUED THIS _____ DAY OF _____, 20____.

Bylaw Enforcement Officer: _____ Hand delivered ___ Posted ___ Regular mail ___



FORM 4
BYLAW NO. 422/21
WEED CONTROL ORDER



Town of Strasbourg
Box 369
Strasbourg, SK S0G 4V0
(306) 725-3707



WEED CONTROL ORDER

Order No. 202_SG-W__

Civic Address _____

Property Owner: _____ Telephone: _____

It has come to my attention that the following weeds:

declared _____ under *The Weed Control Act* have become established on
(prohibited/noxious/nuisance)
your land as described above.

In accordance with Section 21 of *The Weed Control Act*, you are hereby notified:

(Detail instructions including methods to be used to destroy weeds and setting out any prohibitions or other measures the Weed Inspector considers necessary or appropriate)

Compliance with this Order is required on / before the ____ day of _____, 20____.

As per Section 34 of *The Weed Control Act*, a person may, within five (5) days after the date of this Order, appeal to Council through the Administrator to show just cause why the required work should not be done. A notice of appeal must include the name and address of the appellant, a copy of this order, the legal description of the land affected, and set out the grounds for appeal. As per Section 8 of *The Weed Control Regulations*, an appeal fee of \$550 must accompany the appeal. The appeal fee will be refunded if the appellant's appeal is successful.

Please note, an appeal does not operate as a "Stay of Order" appealed from, unless Council decides otherwise. Failure to remedy the Weed Order, or not registering an appeal to Council through the Administrator, may result in the Town taking whatever actions or measures necessary to remedy the contravention, and unpaid expenses and costs incurred by the Town in remedying the contravention may be added to the taxes on the property on which work is done.

If you have any questions and/or concerns with this Weed Control Order, please contact the Town Office.

Issued this ____ day of _____, 20____.

(Weed Inspector)

Hand Delivered__ Posted__ Regular Mail__