

THE CORPORATION OF THE CITY OF PORT COQUITLAM

BYLAW NO. 2945

A Bylaw to establish required standards for the maintenance
of real property and to prohibit littering.

Whereas Section 932 (g), (h), (h.1), (i), (k) and (l) of the Municipal Act empowers Council to enact regulations governing the appearance and maintenance of property;

Now therefore the Municipal Council of The Corporation of the City of Port Coquitlam, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as the "Property Maintenance Bylaw, 1994, No. 2945".

2. In this Bylaw:

"Bylaw Enforcement Officer" means every person employed by the City for the purpose of enforcement of the City's bylaws and includes the peace officers of the Royal Canadian Mounted Police.

"Building Inspector" means every person employed as a building inspector or Director of Building Permits and Inspections.

"Unightly" includes but is not limited to:

(a) an outdoor accumulation of building material on any property other than premises identified in a business licence for building material sales or storage, or premises where construction is in progress pursuant to a valid building permit;

(b) an accumulation of motor vehicle parts or all or part of any motor vehicle which is not:

(i) registered and licenced in accordance with the Motor Vehicle Act; or

(ii)capable of movement under its own power; and

(c) any accumulation of filth, discarded materials or rubbish of any kind, including but not limited to ashes, dead animals, paper, cardboard, tin cans, leaves, wood, bedding, furniture, crockery, glass, bags and appliances.

3. No owner or occupier of real property shall allow that property to become or remain unsightly.

4. No person shall cause or permit water, rubbish or noxious, offensive or unwholesome matter to collect or accumulate around their premises.
5. No person shall deposit or throw bottles, broken glass or other rubbish in any open place.
6. No person shall place graffiti on walls, fences or elsewhere on or adjacent to a public place.
7. Every owner and occupier of real property shall eliminate or reduce the emission of dust from that property into the atmosphere such that no airborne dust travels beyond any boundary of the property. Without limiting the generality of this section, during excavation or construction on property, dust shall be controlled by the application of water or other dust control agents.
8. Every owner and every occupier of real property shall:
 - (a) remove from the property every unsightly accumulation of filth, discarded materials, rubbish or graffiti;
 - (b) clear the property of brush, noxious weeds, wild grass and other untended growths; and
 - (c) prevent infestation of caterpillars and other noxious or destructive insects and shall clear the property of such caterpillars and insects.
9. Where any person fails to comply with Section 8 of this Bylaw, the Bylaw Enforcement Officer or Building Inspector may give written notice to that person to comply within a specified time from the date of the notice, and in the event of failure to comply with the notice within the specified time, the City may by its employees or contractors, at reasonable times and in a reasonable manner, enter the property and remedy the offending conditions at the expense of the person who has failed to comply.
10. The cost of effecting removal pursuant to Section 9 of this bylaw shall be due and payable by the person in default immediately upon removal, and if such costs remain unpaid on December 31 in the year the removal was done, the costs shall be added to and form part of the taxes payable on the property as taxes in arrears.
11. Any Bylaw Enforcement Officer or Building Inspector may at all reasonable times enter on property to ascertain whether the regulations and directions of this bylaw are being observed.
12. If any portion of this bylaw is held to be invalid by a Court of competent jurisdiction, such invalidity shall not affect the validity of the remaining portions of this bylaw.
13. Any person who violates any of the provisions of this bylaw, or who neglects or refrains from doing anything required to be done by this bylaw, is guilty of an offence and on summary conviction therefor shall be liable to a fine not exceeding two thousand dollars (\$2,000.00), and the costs of the prosecution and every day during which there is an infraction of this bylaw, shall constitute a separate offence.

14. The "Property Maintenance Bylaw, 1984, No. 2053" is repealed.

Read a first time by the Municipal Council this 14th day of November, 1994.

Read a second time by the Municipal Council this 14th day of November, 1994.

Read a third time by the Municipal Council this 14th day of November, 1994.

Reconsidered, finally passed and adopted by the Municipal Council of the Corporation of The City of Port Coquitlam this 28th day of November, 1994.

L.M. TRABOULAY

Mayor

S. RAUH

City Clerk

RECORD OF AMENDMENTS

Bylaw No. 3593

Section 2(c) and Section 9

2007 06 25