

CITY OF VANCOUVER BRITISH COLUMBIA



UNTIDY PREMISES BY-LAW NO. 4548

This By-law is printed under and
by authority of the Council of
the City of Vancouver

(Consolidated for convenience only
to September 16, 2008)

BY-LAW NO. 4548

A By-law to prevent the existence of untidy premises
within the City of Vancouver

[Consolidated for convenience only,
amended to include By-law No. 9721,
effective September 16, 2008]

THE COUNCIL OF THE CITY OF VANCOUVER, in open meeting assembled, enacts as follows:

1. This By-law may be cited as the "Untidy Premises By-law".
2. Every owner or occupier of real property shall maintain the said property in a neat and tidy condition in keeping with a reasonable standard of maintenance prevailing in the neighbourhood.
- 2A. "Owner" means the registered owner, as the same appears on the records of the Vancouver Land Title Office, or if there is registered an agreement for sale and purchase, "owner" means the person registered as the last holder either directly or by assignment of the agreement for sale and in the case of Crown-owned lands "owner" means the occupier.
3. An owner or occupier of any real property must not allow any accumulation of rubbish, discarded materials, garbage, ashes, or filth upon such real property.
4. In addition to the requirements of section 3, an owner or occupier of real property used to provide space for a solid waste container must:
 - (a) maintain the container and area adjacent to the container in a condition that is:
 - (i) clean and sanitary, and
 - (ii) not noxious or offensive or dangerous to the public health; and
 - (b) ensure frequent enough emptying of the container that its contents do not overflow onto the ground or otherwise cause a nuisance.
5. Every owner or occupier of a parcel of real property shall keep the same cleared of weeds, brush, trees, or other growths, within a reasonable standard of that prevailing in the neighbourhood.
6. (1) Where the owner or occupier of any real property fails to remove from such property any accumulation of rubbish, discarded materials, garbage, ashes or filth, or fails to keep the said property cleared of weeds, brush, trees, or other growths, or is otherwise in breach of this By-law, the Director of Licenses and

Inspections may cause a notice to be served upon the owner of the real property requiring such owner to remedy the condition within ten days. Any such order shall be sufficiently served upon the owner by sending the same by return registered mail to the address shown on the current year's real-property assessment roll.

- (2) In the event of default by the owner in remedying the condition within the time limited, as specified in the notice referred to in subsection (1) hereof, the Director of Licenses and Inspections and any person authorized by the Director of Licenses and Inspections may enter upon the real property for the purpose of remedying the condition referred to in the said notice. The costs incurred in carrying out any work pursuant to this subsection shall be recoverable by the City from the owner by action in any Court of competent jurisdiction, or, in the alternative, if the costs and expenses incidental to the work are not paid to the City by the owner within thirty days after a demand for payment has been sent to the owner, the Director of Finance may cause such costs to be added to and form part of the taxes payable in respect of that parcel of real property.
7. Every person who offends against any of the provisions of this By-law, or who suffers or permits any act or thing to be done in contravention or in violation of any of the provisions of this By-law, or who neglects to do or refrains from doing anything required to be done by any of the provisions of this By-law, or who does any act or thing which violates any of the provisions of this By-law, shall be deemed to be guilty of an infraction of this By-law, and shall be liable to the penalties hereby imposed.
8. (1) Every person who commits an offence against this by-law is punishable on conviction by a fine of not less than \$250.00 and not more than \$2,000.00 for each offence.
(2) Every person who commits an offence of a continuing nature is liable to a fine not exceeding \$50.00 for each day such offence is continued.
9. By-law No. 3874 is hereby repealed.
10. This By-law shall come into force and take effect on and after the date of the final passing thereof.

DONE AND PASSED in open Council this 6th day of April, 1971.

(Signed) "Alderman A. Phillips"
Mayor

(Signed) "Ronald Thompson"
City Clerk