

TOWN OF NORMAN WELLS

BY-LAW NO. 14-16 Repeals By-Law 95-28

Being a By-Law of the Municipal Corporation of the Town of Norman Wells in the Northwest Territories to establish and regulate minimum property standards pursuant to the Cities, Towns & Villages Act, S.N.W.T., 2003, C-22, S. 70(c), 74, 98(2) and 125 and the Environmental Protection Act, R.S.N.W.T., 1988, E-7, S. 9.

Whereas it is deemed necessary and in the public interest to set minimum standards for the safety and appearance of all buildings, structures and properties within the Municipal Boundaries of the Town of Norman Wells in order to provide for the safety of residents and the orderly development of the community,

And Whereas the Town of Norman Wells have committed themselves to making every effort possible towards community beautification,

Now Therefore, the Council of the Town of Norman Wells, in session duly assembled, enacts as follows:-

1. This By-Law may be cited as the **‘Property Standards By-Law’**.
2. The following definitions shall apply to this by-law:
 - a) **“Council”** means the duly elected Council of the Municipal Corporation of the Town of Norman Wells.
 - b) **“Town”** means the Town of Norman Wells.
 - c) **“Town Manager”** means the Senior Administrative Officer of the Town of Norman Wells or his designate.
 - d) **“Person”** means any person, firm, partnership, association, corporation, company or organization of any kind.

Numbering of Buildings

3. To aid in the provision of protective services in the most expedient manner possible, every person is responsible to ensure that their home and/or place of business is numbered in accordance with the numbering system established by the Town (all roads to be numbered from 1 to the highest number required with even numbers on the right hand side of the road and odd numbers on the left hand side of the road proceeding from the core of the Town out).
4. Numbers on homes and places of business must be a minimum of three (3") inches in height and be easily visible from the road. Properties that have buildings set back from the front property line (i.e. DOT Lake or Industrial Subdivisions) must make provisions to ensure that numbers are mounted on a post or sign that will maintain clear visibility from the road.

Unightly Premises

5. No person shall permit any land, premises, structure or erection of any kind whether owned, occupied or abandoned, or any excavation, surface water, refuse or other matter or thing upon any private land or road to be or remain untidy or unsightly.
6. Council may, by resolution, declare that the condition of certain lands constitutes a nuisance or that certain land or premises are in an unsightly condition and, within a specified period of time, require the owner/occupier of the land to:
 - a) remove litter or waste contributing to the unsightly condition at the owner's expense.
 - b) construct a fence, wall, screen or similar structure to prevent the unsightly land

- from being viewed from any road or other public place.
- c) remedy the condition in such other manner as the Town Manager may direct.

7. The Town Manager may prohibit and provide for the removal of encroachments, obstructions and nuisances on municipal roads.

Inoperable Vehicles

8. The Town Manager may call for the removal and disposal of vehicles that:
- a) are inoperable, wrecked or dismantled,
 - b) are not located on the owner/occupant's own property,
 - c) have not been moved from a site for a period of six months, or
 - d) do not form part of a business lawfully operated on the premises.

Residential Zone Restrictions

9. The use of any building or land in a Residential Zone other than residential use, an approved home occupation or an authorized non-conforming use is prohibited. Residential use shall include use of a residence and any reasonably ancillary activities. The following may not reasonably be considered to be ancillary and are prohibited:-

- a) the keeping of commercial vehicles loaded or unloaded of a maximum weight in excess of 9,000 pounds on the site other than for temporary loading or unloading,
- b) the storage of any dismantled or wrecked vehicle for more than seven days without the written permission of the Town Manager,
- c) the storage of objects or chattels which are unsightly or tend to affect adversely the amenities of the zone,
- d) unless otherwise authorized, the keeping at the site of any livestock, poultry or animals with the exception of dogs, cats and other usual pets, provided that they are kept under conditions where they do not act as a nuisance or reduce the amenities of the residential zone for other residents. The keeping of pets or domestic animals for commercial purposes is also prohibited.
- e) all waste material including scrap metal, car bodies, derelict machinery, truck bodies, derelict boats, derelict motor toboggans and any other non-working or scrap machinery. Such items shall be removed by the owner/occupant at his expense from the premises upon which it is situated and shall not be allowed to accumulate on any other residential property within the Town.

Hazard Removal

10. The Town Manager may provide for the demolition, removal or alteration of buildings, structures (or portions thereof), vegetation, waste or any other thing (loose siding, broken boardwalks, etc.) that the Council considers to be or likely to constitute a fire, safety or health hazard.

Notification

11. When the Town Manager is satisfied that any unauthorized condition exists as outlined in this by-law, he or she shall so notify the owner/occupier of the premises or the person who had abandoned the premises, in writing. The notice must:

- a) state the specifics of the unauthorized condition,
- b) state what must be done to correct the condition,
- c) state the date before which the condition must be corrected, and
- d) be served by personal delivery to the person to be notified, or by sending the notice by registered mail addressed to the person at his or her last known address, or where the person is a corporation, addressed to the registered office of the corporation.

12. In addition to, or in lieu of any other penalty imposed upon an owner/occupant pursuant to the provisions of this by-law, Council may direct such action as may be reasonably required to ensure compliance with this by-law, including entry upon real property without

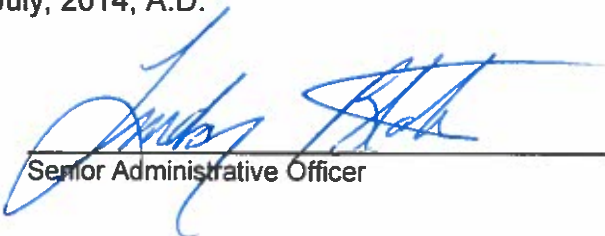
the consent of the owner/occupant responsible for the property. Such entry shall be authorized by Council only in compliance with the notice provided for under Section 11.

13. Where a notice has been given under Section 11 and the owner or occupant does not comply with the notice within the time allowed, the Town Manager may cause the premises of that owner or occupant to be cleaned up, demolished or rectified and the cost of carrying out this work will be chargeable to the owner or occupant and becomes a debt due to the Town.
14. An owner or occupant may, within 30 days after receiving a notice pursuant to Section 11, appeal the notice, or any portions thereof (relevant to the actions required to be performed or the time frame within which the actions must be completed) to the Town Manager/and subsequently to Council who will have the final decision after hearing all pertinent information.
15. This by-law shall come into force and effect upon third and final reading.

Introduced and read a first time this 29th day of July, 2014, A.D.



Mayor



Senior Administrative Officer

Read a second time this 29th day of July, 2014, A.D.



Mayor



Senior Administrative Officer

Read a third time and finally passed this 19th day of August, 2014, A.D.

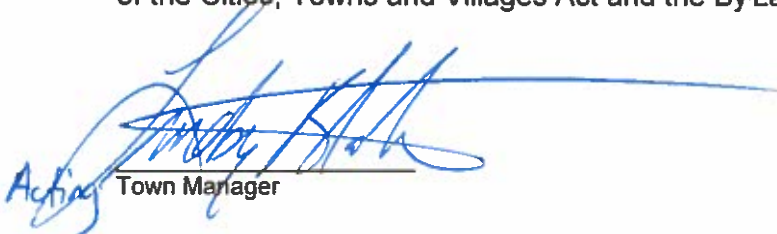


Mayor



Acting Senior Administrative Officer

It is hereby certified that this By-Law No. 14-16 has been made in accordance with the requirement of the Cities, Towns and Villages Act and the By-Laws of the Town of Norman Wells.



Acting Town Manager