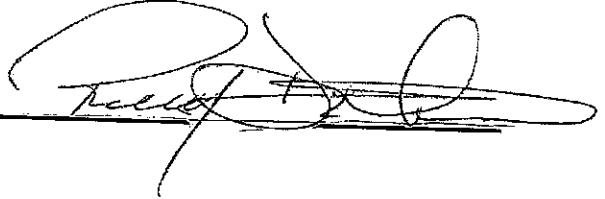


PUBLISHED BY AUTHORITY

Pursuant to the authority conferred by Section 414 of the Municipalities Act, the Town of Humber Arm South hereby make the following Maintenance Regulations.



REGULATIONS

- 1) These regulations may be cited as the Town of Humber Arm South (Maintenance Regulations, 2007).
- 2) Interpretations: In these regulations:
 - (a) "Act" means the Municipalities Act.
 - (b) "Council" means the Town Council of Humber Arm South.
 - (c) "Municipality" means the Town of Humber Arm South.
- 3)
 - (1) A person shall not occupy for human habitation or otherwise, or be the owner of, permit to be occupied for human habitation or otherwise, a dwelling or structure which does not conform to the standards set out in these regulations.
 - (2) All new dwellings and structures, all existing vacant dwellings and structures and a dwelling or structure which becomes unoccupied and not maintained for a length of time, shall require an occupancy permit issued by the enforcement authority before the proposed occupancy occurs.
- 4)
 - (1) All properties in the areas including land, buildings, structures, dwellings, fences, sheds, garages, parking lots, driveways, landscaping and all appurtenances shall be maintained in a state of good condition and repair in accordance with the standards set out in these regulations and as otherwise ordered by the enforcement authority.
 - (2) All houses to be numbered. The size of each number must be no less than 4 inches.
 - (3) All outdoor fire pits to have a spark arrestor and to be in place at all times.
- 5) Every structure and dwelling shall be kept free of rodents, vermin and insects and appropriate extermination measures shall be taken when ordered by the enforcement authority.

- 6) (1) A fence shall not extend in front of the building line where it would reduce the visibility of vehicles entering or exiting a street or intersection.
(2) Fences, barriers and retaining walls shall be kept in good repair and free from accident hazards.
(3) Subsection (1) does not apply to hedges, walls or ornamental fences not exceeding 750 millimetres in height.
- 7) (1) The storage of materials or equipment on the site of a building or dwelling unit shall be at the rear of the lot unseen.
(2) All items shall be neatly arranged and shall not cause inconvenience or imposition to adjoining properties.
(3) Any storage other than the rear of the property must be fenced by a fence with height enclosing the storage material completely.
- 8) Land shall be free from debris including a vehicle, trailer or object which is in a wrecked, discarded or abandoned condition.
- 9) All garbage, rubbish, waste and other debris from residential properties shall be
 - (a) Promptly stored in regulation receptacles; and
 - (b) Made available for removal in accordance with the standards approved by the enforcement authority.
 - (c) Subsection (1) does not apply to composting.
- 10) All composting shall be carried out in a suitably maintained container which
 - (a) May be commercially or owner constructed.
 - (b) Must be rodent proof.
 - (c) Must be properly vented.
- 11) All composting shall be carried out in a manner that neither attracts rodents, flies or animals nor causes an unpleasant odour and shall be maintained so as not to be a nuisance to neighbouring properties.
- 12) (1) The enforcement authority may direct the owner of a dwelling unit or building which does not conform to the standard
 - (a) To undertake work to make the dwelling unit or buildings conform to the standard.
 - (b) To demolish all or part of a building or dwelling or structure or erection forming a part of the building or dwelling.
 - (c) To clean or paint as required providing a satisfactory condition or appearance and cleanliness.

within the time that the enforcement authority may specify.

(2) Every owner shall carry out the directions of the enforcement authority referred to in subsection (1).

13) (1) If an owner does not comply with the directions of the enforcement authority. The enforcement authority may

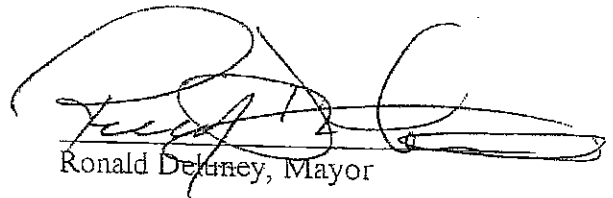
(a) Order the necessary work to be done to make the dwelling or property conform to the standards and recover the cost from the owner; or

(b) Order the demolition of the building.

(2) The owner shall carry out the demolition referred to in paragraph (1 b) but if the owner does not comply with the order, the enforcement authority may carry out the demolition through its officers, agents, employees or contractors and recover the cost of doing so as a civil debt from the owner.

14) Every person who contravenes or fails to comply with any of the provisions of these regulations, is guilty of an offense and liable on summary conviction to a fine of not less than \$50.00 for every day of refusal or failure to comply, and in default of payment to a period of imprisonment not exceeding 3 weeks.

15) These regulations were adopted by resolution of Council at a meeting held on the 13th day of November, 2007.



Ronald DeJurey, Mayor