

## The Town of The Blue Mountains

### Draft Property Standards AMPS By-Law 2025 - XX

This schedule forms part of By-Law 2025-XX Being a By-Law to prescribe standards for the maintenance and occupancy of property within The Town of The Blue Mountains.

Pursuant to section 11.2 of By-Law 2025-XX, the administrative monetary penalties are as follows:

#### **Schedule “B”**

##### **Town of The Blue Mountains Set Fine Amounts**

Short Form Wording	By-Law Section	Penalty	By-Law	Reference
Fail to maintain all yards or vacant land in a manner that complies with the standards required in this by-law	5.1.1	\$500	2025 -	1
Fail to keep yard or vacant land clean and free from rubbish or debris	5.1.2(a)	\$500	2025-	2
Fail to keep yard or vacant land clean and free from derelict vehicles	5.1.2 (b)	\$500	2025-	3
Fail to keep yard or vacant land clean and free from dead, diseased, decayed, or damaged trees or other natural growth	5.1.2 (c)	\$500	2025-	4
Fail to keep yard or vacant land clean and free from injurious insects, termites, rodents, vermin, and other pests	5.1.2 (e)	\$500	2025-	5
Fail to keep yard or vacant land clean and free from dilapidated, collapsed, unsafe or unsecured structures	5.1.2 (f)	\$500	2025-	6
Fail to keep yard or vacant land clean and free from objects or conditions that may create a health or accident hazard	5.1.2 (g)	\$500	2025-	7
Fail to maintain hedges, shrubs, trees or other plants located in a yard, vacant	5.1.6 (a, b, c, d)	\$500	2025-	8

land, Natural gardens, and Natural properties				
Fail to prevent the erosion of soil	5.1.7	\$500	2025-	9
Fail to properly stored machinery or parts thereof, on any yard or vacant land	5.1.8	\$500	2025-	10
Fail to keep clothing drop box in good repair and free of litter, refuse, and other debris	5.1.13	\$250	2025-	11
Fail to prevent the mounding of earth, dirt, rubble or ponding of water on any yard or vacant land	5.2.3	\$700	2025-	12
Owner fails to ensure proper drainage on their property	5.6.2 (a, b, c, d)	\$700	2025-	13
Owner fails to ensure drainage is not discharged onto an entrance, walkway, staircase, public sidewalk, or neighbouring property	5.6.3	\$700	2025-	14
Owner fails to keep eavestrough, roof gutters, and downspouts in good repair	5.6.4	\$700	2025-	15
Owner fails to have sufficient garbage bags to contain all garbage	5.28.1	\$500	2025-	16
Owner fails to screen garbage containers from public rights-of-way	5.28.3	\$500	2025-	17
Owner fails to comply with Emergency Order	9.1.5	\$1000	2025-	18
No person shall hinder, obstruct, molest or interfere with an Officer who is in the performance of their duties	11.1.4	\$1000	2025-	19
Owner fails to comply with an Order	12.1.1	\$1000	2025-	20

## **References:**

1. All yards and vacant land shall be maintained in a neat and tidy condition so as not to present a hazard to any person (Section 5.1.1)
2. Every yard and vacant land shall be kept clean and free from: rubbish or debris (5.1.2 (a))
3. Every yard and vacant land shall be kept clean and free from: derelict vehicles (5.1.2(b))
4. Every yard and vacant land shall be kept clean and free from: dead, diseased, decayed, or damaged trees or other natural growth (5.1.2(c))
5. Every yard and vacant land shall be kept clean and free from: injurious insects, termites, rodents, vermin, and other pests (5.1.2(e))
6. Every yard and vacant land shall be kept clean and free from: dilapidated, collapsed, unsafe or unsecured structures (5.1.2(f))
7. Every yard and vacant land shall be kept clean and free from: objects or conditions that may create a health or accident hazard (5.1.2(g))
8. All hedges, shrubs, trees or other plants located in a yard or vacant land shall be planted and maintained in a manner that, does not: adversely affect the safety of the public, adversely affect the safety of vehicular or pedestrian traffic, constitute an obstruction of view for vehicular or pedestrian traffic, or wholly or partially conceal or interfere with the use of any hydrant or water valves (5.1.6)
9. A yard shall be protected by ground cover, which prevents the erosion of the soil (5.1.7)
10. No machinery or parts thereof shall be stored or allowed to remain in any yard or vacant land (5.1.8)
11. Every owner of property on which a clothing drop box or other similar container is used or located shall ensure that the clothing drop box is clean, in good repair and is free of graffiti, and shall ensure that all areas immediately adjacent to the clothing drop box are clean and free of litter, refuse and other debris (5.1.13)
12. Every yard and vacant land shall be graded in a manner satisfactory to the Property Standards Officer to prevent the mounding of earth, dirt, rubble or ponding of water (5.2.3)
13. Every owner of a property shall ensure that the grading and drainage on the property (5.6.3 (a, b, c, d))
14. Every owner of a property shall ensure that the drainage from roofs, rainwater pipes, sump pumps, water softeners, air conditioners, water-cooled equipment, swimming pools, pool pumps, hot tubs, wading pools and ornamental ponds is not discharged onto an entranceway, a walkway, a stair or staircase, a public sidewalk or neighbouring property (5.6.4)
15. Where eavestrough, roof gutters and downspouts are installed, they shall be kept in good repair, free from leaks, and securely fastened to the building (5.6.5)
16. Every owner or occupant of a property shall have a sufficient number of suitable garbage receptacles or garbage bags to contain all garbage, rubbish and waste that may accumulate on the property between the regularly designated collection days (5.28.1)
17. Where commercial, industrial or multi-residential on site commercial containers are visible from a public street or lane, or the subject site abuts residential properties, the area where the containers are stored shall be screened from

public rights-of-way (5.28.3)

18. When an Officer deems a violation under this By-Law to pose an immediate risk to public health or safety, the notice provisions contained in section 9.1.4 may be waived and an emergency order shall be posted on the property requiring immediate action or other remediation. The owner or occupant shall comply with an emergency order within the period of time specified on the emergency order (9.1.5)
19. No person shall hinder, obstruct, molest or interfere with or attempt to hinder, obstruct, molest or interfere with an Officer or a person acting under their instructions in the exercise of a power or the performance of a duty under this by-law (11.1.4)
20. An Officer may issue a penalty notice to a person who the Officer is satisfied has failed to comply with: (a) any provision of this By-law; or (b) an Order issued in accordance with section 10.1 of this By-law as deemed confirmed or as confirmed or modified by the Property Standards Committee (12.1.1)