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*Unsightly & Untidy Premises OR  
Property*

Issue  
**SIX**



A Monthly Insight into the Current Bylaws – JUNE 2018

# CDME



**current topics >>>**

## Unsightly Property

*Each Town/Village has their own respective bylaw that covers Unsightly Property. Please review your Town/Village bylaw to ensure that your property is kept in compliance with regulations.*

*\*Officers can also educate & enforce under the Provincial Weed Control Regulation!*

**For more information go to**

- [www.coaldale.ca](http://www.coaldale.ca)
- [www.picturebutte.ca](http://www.picturebutte.ca)
- [www.coalhurst.ca](http://www.coalhurst.ca)
- [www.barons.ca](http://www.barons.ca)



## Unsightly Premises *Keeping your property neat & tidy!*

*Every spring we are faced with preparing our property for the summer season. No body likes to be given a “grass mowing” notice or an order to remedy the property. What is considered unsightly? In this issue we will discuss what constitutes unsightly property and how to remedy this!*

As Spring 2018 comes into full swing in Southern Alberta, CDME Officers would like to take a moment to discuss maintaining your property in order to avoid a remedial order.

Every Spring/Summer, property owners are responsible for the regular upkeep of their property. What does this entail?

- Cutting the grass
- Cleaning up animal matter from the yard
- Ensuring shrubs do not block traffic control devices.

Did you know that your Town/Village has a bylaw in place that assists CDME Officers with ensuring you are maintaining your property?

Most home owners like to take pride in their property. Every Spring, we see home owners preparing their flower beds, raking up the dead grass & leaves and ensuring that their

property has a certain “curb appeal”. Are you required to do this on the property? Yes. Some things to keep in mind during these sunny Summer months are:

- Well maintained landscaping and decorative painting will help spruce up a home's exterior** - You will need to keep on top of cutting the grass. The grass cannot exceed 15cms (Coaldale) or 20cms (Picture Butte) in height
- prune any and all trees or shrubs that interfere with any public utility or public works, traffic control devices or curb sight lines, that are/or could be a public safety hazard, including lines, poles, conduits, pipes, sewer or other works of the Town or utility company on their premise or property.

What does it mean?

# What is unsightly?



## Untidy & Unsightly Premises OR Property:

Any premises or property of it which is characterized by visual evidence of a lack of general maintenance and upkeep or the excessive accumulation on the premises or property of:

- 1) Animal material, ashes, building material, refuse or debris as defined, or

- 2) Garbage, animal or human excrement, sewage, weeds, tree pruning or dead grass, whole or part of an animal carcass, dirt, soil, gravel, rocks, petro products, hazardous materials, disassembled equipment or machinery, broken household chattels or goods, or

- 3) the whole or any part of any vehicle or vehicles which are not registered with a Motor Vehicle Registry for the current year and which are inoperative by reason of disrepair, removed parts or missing equipment, or



- 4) equipment or machinery which has been rendered inoperative by any reason of disassembly, age or mechanical condition, including household appliances, or

- 5) any form of scrap, litter, trash or waste of any kind;



Yes, maintaining this is up to you too!

## Boulevards!

An owner of occupant of a premises shall maintain any boulevard adjacent to the premises or property by:

- a) Keeping any grass on the boulevard cut to a length of no more than 15cms (Coaldale) OR 20cms (Picture Butte)
- b) Removing any accumulation of fallen leaves or other refuse or debris

## property advice >>>

# Obligation to Maintain Property!

Every person, Owner, or Occupant of a premises shall ensure the following areas are maintained and in good repair:

- 1) Fences, and their structural members
- 2) Structures including:
  - foundations and foundation walls
  - exterior walls & their components
  - roofs
  - windows & their casings
  - doors & their frames
  - protective & decorative finishes of all exterior surfaces
  - exterior stairs, landings, porches, balconies & decks.



# final thoughts...

Receiving a "Grass Mowing" notice or an order to remedy the property is completely avoidable. The responsibility for upkeep and maintenance of the property falls on the home occupant(s).



Throughout the Summer months, CDME Officers will be patrolling the communities, actively looking for properties that are not in compliance with the Town/Village bylaw.

Each property will receive 1 grass mowing notice **warning** during the Summer of 2018. Any subsequent visits to the same property may result in a fine issued to the property owner.

Let's all work together to keep our Communities looking neat and tidy!

Additional information regarding Untidy & Unsightly Premises Or Property can be found in the Town/Village bylaws online.

Don't be a recipient of one of these snazzy notices!

Date: \_\_\_\_\_ Time: \_\_\_\_\_



**Coaldale & District Municipal Enforcement**  
**Grass Mowing Notice**

All property owners are required to have all grass and weeds on their properties mowed and maintained in accordance with the **Unsightly Premises Bylaw** for your municipality. This includes all grass and weeds on boulevards adjacent to your property and to the centre line of any adjacent alleyways and lanes. Grass mowed must not be directed onto roadways as it can cause storm-water drainage issues. The provisions of the **Unsightly Premises Bylaw** in your municipality outline the requirements of property owners and provides for **substantial penalties** for those property owners who neglect to follow the provisions of the **Unsightly Premises Bylaw** in your specified municipality.

**This is the only courtesy notice you will receive** in regards to your required attention to the maintenance of the grass and weeds on your property to gain compliance. **Should you fail to comply with this notice the Municipality may hire a contractor to maintain your grass and bring your property into compliance at the property owners expense, separate of any fines that may be issued.** If you fail to keep the grass and weeds trimmed and maintained in the future, subsequent fines may be issued.

Please note there is **NO** requirement for the Community Peace Officer to give notice as the Unsightly Premises Bylaw in your community allows for a monetary penalty along with provisions to hire a contractor to bring your property into compliance with the Bylaw.

Thank you for your consideration and cooperation.

Town of Coaldale                       Town of Coalhurst

Town of Picture Butte                 Village of Barons

If you have any questions or concerns please use the contact information found below.



coming soon >>>

*In The Next Issue*

*Construction Zones*  
*Impaired Driving*

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1920-17<sup>th</sup> Street  
Coaldale, AB  
1.844.645.2635

<http://www.coaldale.ca/services/emergency-services/coaldale-district-municipal-enforcement/>



You can find us on Facebook as: Coaldale & District Municipal Enforcement