



Subject: Lot Maintenance By-law

To: Council

From: Community Safety & Enforcement Department

Report Number: 2024-28

Meeting Date: February 27, 2024

Recommendation:

That Community Safety and Enforcement Department Report 2024-28 be received;

That the Lot Maintenance By-law attached as Appendix A be approved; and

That the by-law attached as Appendix B, being a by-law to amend By-law 6902/50/21, the By-law to Establish a System for Administrative Penalties for Non-Parking Offences within the City of Port Colborne, be approved.

Purpose:

The purpose of this report is to obtain the approval of Council for enacting the new Lot Maintenance By-law, attached as Appendix A to this report, to provide greater clarity regarding lot maintenance requirements and introduce new prohibitions to help keep the community clean.

Background:

By-law Services introduced the Lot Maintenance By-law in 2016, which staff have since amended to remove ambiguous language, improve clarity, and add new definitions and prohibitions to assist By-law Service in keeping the City of Port Colborne safe and clean.

In 2018, a new Lot Maintenance By-law was enacted, which is the one currently in effect. Staff continually review and revise standards, and as a result, staff have prepared the new Lot Maintenance By-law for Council approval.

Discussion:

As part of the staff review of the Lot Maintenance By-law, staff have noted where the current by-law could be improved. These improvements have informed the new Lot Maintenance By-law being proposed. The requirements under the current Lot Maintenance By-law and the proposed improvements are listed below:

- The current by-law is restrictive in the methods that Work Orders must be delivered. The proposed by-law introduces the ability to deliver a Work Order with service via email.
 - The current by-law allows homeowners to store items in a partially enclosed structure, such as carports or a lean-to, to permit the storage of items that are capable of handling indirect weather elements. The proposed by-law prohibits storing items in partially enclosed structures if those items are only intended for indoor storage, such as couches or boxes of clothing, to prevent pests, vermin, and rodents from gathering.
 - The current by-law states that “unlicensed” vehicles are those without a valid license plate sticker. The proposed by-law removes that requirement because of the change to provincial legislation which no longer requires vehicle owners to update their license plate sticker.
 - The proposed by-law includes provisions which prohibit parking vehicles on lawns or other unimproved surfaces.
 - The proposed by-law includes more provisions that distinguish between wood debris and firewood, to ensure firewood is kept stacked in an orderly manner and to prevent wood debris from being strewn across a property.
 - The current by-law only exempts pools from the definition of “standing water”. The proposed by-law also exempts other sources of standing water, as a water feature, pond, or hot tub.
 - The proposed by-law provides for the clearing or spraying of poison ivy and poison oak when notice is given within the grasses and weed season.
 - The proposed by-law prohibits the discharging of effluent on City or private property by adding the word “effluent” to the new definitions of Domestic and Industrial Waste and Refuse.
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Financial Implications:

There is no financial implication as costs are recharged back to the customer.

Strategic Plan Alignment:

The initiative contained within this report supports the following pillar(s) of the strategic plan:

- Welcome, Livable, Health Community
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Conclusion:

The approval of the proposed Lot Maintenance By-law will help make the City of Port Colborne a safer and cleaner community.

Appendices:

- a. Lot Maintenance By-law
- b. By-law to amend By-law 6902/50/21, the By-law to Establish a System for Administrative Penalties for Non-Parking Offences within the City of Port Colborne

Respectfully submitted,

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Report Approval:

All reports reviewed and approved by the Department Director and also the City Treasurer when relevant. Final review and approval by the Chief Administrative Officer.