

# THE TOWN OF TEULON

## BY-LAW # 2-2021

### BEING A BY-LAW OF THE TOWN OF TEULON TO ESTABLISH A MINIMUM STANDARD OF MAINTENANCE FOR PROPERTY, DWELLINGS AND OTHER STRUCTURES AND TO REGULATE YARDS, NUISANCES, LITTER AND ENSURING THE PROPER IMPROVEMENT OR REMOVAL OF HAZARDOUS STRUCTURES, EXCAVATIONS OR MATERIALS FROM PROPERTY WITHIN THE TOWN.

**WHEREAS** the Town of Teulon deems it necessary to pass a by-law prohibiting and rectifying unsightly property and Hazardous structures.

**AND WHEREAS** it is deemed expedient to pass a by-law for the purposes of maintaining property and regulating and abating nuisances and hazardous structures, excavation, materials, abandoned and unsightly property that are detrimental to the health, safety and comfort of the residents of the Town of Teulon.

**AND WHEREAS** the Manitoba Municipal Act (MMA)<sup>C.C.S.M. c. M225</sup> reads in part

**NOW THEREFORE** the Council of the Town of Teulon, in open session, duly assembled, enacts a by-law as follows:

## A Legislative Authority

- 231 The power given to a council under this Division to pass by-laws is stated in general terms
- (a) to give broad authority to the council and to respect its right to govern the municipality in whatever way the Council considers appropriate, within the jurisdiction given to it under this and other Acts; and
  - (b) to enhance the ability of the council to respond to present and future issues in the municipality.
- 232(1) A Council may pass by-laws for municipal purposes respecting the following matters
- (a) the safety, health, protection and well-being of people, and the safety and protection of property
  - (c) subject to section 233, activities or things in or on private property.
  - (c.1) subject to section 233.1 the condition and maintenance of vacant dwelling and non-residential buildings.
  - (f) property adjacent to highways or municipal roads, whether the property is publicly or privately owned;
  - (o) the enforcement of by-laws.
- 232(2) Without limiting the generality of subsection (1), a council may in a by-law passed under this Division
- (a) regulate or prohibit.
  - (d) establish fees or other charges for services, activities or things provided or done by the municipality or for the use of property under the ownership, direction, management or control of the municipality.
  - (e) subject to the regulations, provide for a system of licences, permits or approvals, including any or all of the following.
    - (i) establishing fees, and terms of payment, for inspections, licences, permits and approvals, including fees related to recovering the costs of regulation.
  - (f) except where a right of appeal is already provided in this or any other Act, provide for an appeal and the body that is to decide the appeal, and related matters.

- 233 “A by-law under clause 232 (1)(c), (activities or things in or on private property) may contain provision only in respect of
- (a) the requirement that land and improvements be kept and maintained in a safe and clean condition;
  - (b) the parking and storing of vehicles, including the number and type of vehicles that may be kept or stored and the manner of parking and storing;
  - (c) the removal of top soil; and
  - (d) activities or things that in the opinion of the council are or could become a nuisance, which may include noise, weeds, odors, unsightly property, fumes and vibrations.”
- 233.1(1) A by-law under clause 232(1)(c.1) (vacant dwellings and non-residential buildings) may establish a system to regulate the condition and maintenance of vacant dwellings and non-residential buildings, and may include provisions respecting
- (a) the manner in which the dwellings or buildings must be secured by owners or, on default, may be secured by the municipality.
  - (b) inspections by the municipality of the condition of the dwellings or buildings, including their interior condition; and
  - (c) the length of time that dwelling or buildings may remain boarded up.
- 234 Without limiting the generality of clause 232(1)(f) (property adjacent to highways or municipal roads whether the property is publicly or privately owned), a by-law passed under that clause may include provisions respecting sign, survey monuments, landscaping and setbacks, including
- (a) the growing of trees and shrubs and the construction of improvements;
  - (b) the control and removal of trees, shrubs, weeds, grass, snow, ice and obstructions; and
  - (c) the construction, repair and removal of fences and snow fences.
- 236(1) Without limiting the generality of clause 232(1) (o) (Enforcement of by-laws), a by-law passed under that clause may include provisions
- (a) Providing for procedures, including inspections, for determining whether by-laws are being complied with; and
  - (b) Remedying contraventions of a by-law, including
    - (i) creating offenses
    - (ii) subject to the regulations, providing for fines and penalties; and
    - (iii) providing that an amount owing under sub-clause (ii) may be collected in any manner in which a tax may be collected or enforced under the act;
    - (iv) seizing, removing, impounding, confiscating and selling or otherwise disposing of plants, animals, vehicles or other thing related to a contravention;
    - (v) charging and collecting costs incurred in respect of acting under sub-clause (iv);
    - (vi) imposing a sentence of imprisonment for not more than six months for the commission of offences or nonpayment of fines.
- 239(1) If this or any other Act or a by-law authorizes or requires anything to be inspected, remedied, enforced or done by a municipality, a designated officer of the municipality may, after giving reasonable notice to the owner or occupier of land or the building or other structure to be entered to carry out the inspection, remedy, enforcement or actions,
- (a) enter the land or structure at any reasonable time, and carry out the inspection, enforcement or action authorized or required by the Act or by-law;
  - (b) request that anything be produced to assist in the inspection, remedy, enforcement or action; and
  - (c) make copies of anything related to the inspection, remedy, enforcement or action.
- 239(2) The designated officer must display or produce on request identification showing the he or she is authorized to make the entry.

- 239(3) In an emergency, or in extraordinary circumstances, the designated officer need not give reasonable notice or enter at a reasonable hour and may do the things referred to in clauses (1)(a) and (c) without the consent of the owner or occupant.
- 240(1) A justice may issue a warrant authorizing a designated officer and any other person named in the warrant to enter land or a building or other structure and carry out an inspection, remedy, enforcement or action if the justice is satisfied by information under oath that
- (a) entry to the place has been refused; or
  - (b) there are reasonable grounds to believe that
    - (i) entry will be refused; or
    - (ii) if a designated officer were refused entry, delaying the inspection to obtain a warrant on the basis of the refusal could be detrimental to the inspection, remedy, enforcement or action
- 240(2) An application for a warrant under this section may be made without notice.
- 242(1) If a designated officer finds that a person is contravening a by-law of this or any other Act that the municipality is authorized to enforce, the designated officer may by written order require the person responsible for the contravention to remedy it if, in the opinion of the officer, the circumstances so require.
- 242(2) The order may
- (a) direct a person to stop doing something, or to change the way in which the person is doing it;
  - (b) direct a person to take any action or measure necessary to remedy the contravention of the Act or by-law, including the removal or demolition of a structure that has been erected or placed in contravention of a by-law and, if necessary, to prevent a reoccurrence of the contravention;
  - (c) state a time within which the person must comply with the directions; and
  - (d) state that if the person does not comply with the directions within a specified time, the municipality will take the action or measure at the expense of the person.
- 243(1) If, in the opinion of a designated officer, a structure, excavation or hole is dangerous to public safety or property, or because of its unsightly condition, is detrimental to the surrounding area, the designated officer may by written order
- (a) in the case of a structure, require the owner
    - (i) to eliminate the danger to public safety in the manner specified; or
    - (ii) remove or demolish the structure and level the site;
  - (b) in the case of land that contains the excavation or hole, require the owner
    - (i) to eliminate the danger to public safety in the manner specified, or
    - (ii) fill in the excavation or hole and level the site;
  - (c) in the case of property that is in an unsightly condition, require the owner
    - (i) to improve the appearance of the property in the manner specified, or
    - (ii) if the property is a building or other structure, remove or demolish the structure and level the site.
- 243(2) The order may
- (a) state a time within which the person must comply with the order, and
  - (b) state that if the person does not comply with the order within the specified time, the municipality will take the action or measure at the expense of the person.
- 244(1) A person who receives a written order under section 242 or 243 may request the council to review the order by written notice within 14 days after the date the order is received, or such longer period as a by-law specifies.

- 245(1) A municipality may take whatever action or measures are necessary to remedy a contravention of a by-law or this or any other Act that the municipality is authorized to enforce or to prevent a re-occurrence of the contravention, if
- (a) the designated officer has given a written order under section 242;
  - (b) the order contains a statement referred to in clause 242(2)(b);
  - (c) the person to whom the order is directed has not complied with the order within the time specified in the order; and
  - (d) the appeal period respecting the order has passed or, if an appeal has been made, the appeal has been decided, and it allows the municipality to take the action or measures.
- 245(2) If the order under section 242 directs that premises be put and maintained in a sanitary condition, the municipality may, under this section, close the premises and use reasonable force to remove occupants.
- 245(3) The costs of an action or measure taken by a municipality under this section are an amount owing to the municipality by the persons who contravened the Act or by-law.
- 246(1) A municipality may take whatever actions or measures it considers necessary to eliminate the danger to public safety caused by a structure, excavation or hole or to deal with unsightly condition of property if
- (a) the municipality has given a written order under section 243;
  - (b) the order contains a statement referred to in clause 243(2)(b);
  - (c) the person to whom the order is directed has not complied with the order within the time specified in the order; and
  - (d) the appeal period respecting the order has passed or, if an appeal has been made, the appeal has been decided and it allows the municipality to take the action or measures.
- 246(2) If a structure is being removed or demolished by a municipality under this section, the municipality may use reasonable force to remove occupants.
- 246(3) The costs of an action or measure taken by the municipality under this section are an amount owing to the municipality by the person who was required to do something by the order under section 243.
- 247(1) Despite sections 243, 245 and 246, in an emergency a municipality may take whatever action or measures are necessary to eliminate the emergency.
- 247(2) This section applies whether or not the emergency involves a contravention of this or any other Act that the municipality is authorized or required to enforce, or a by-law.
- 247(3) A person who receives an oral or written order under this section requiring him or her to provide labour, services, equipment or materials must comply with the order.
- 247(4) A person who provides labour, services, equipment or materials under this section and who did not cause the emergency is entitled to reasonable remuneration from the municipality.
- 247(5) The costs of actions or measures taken to eliminate an emergency, including the remuneration referred to in subsection (4), are an amount owing to the municipality by the person who caused the emergency and may be collected by the municipality in the same manner as a tax may be collected or enforced under this Act.
- 248 A municipality may apply to the court for an injunction or other order to enforce a by-law of the municipality or to restrain a contravention of it, and the court may grant or refuse the injunction or other order or make any other order that it considers fair and just.
- 249(2) Where a contravention continues for more than one day, the person is guilty of a separate offence for each day it continues.

## B By-law Designation

This by-law shall be referred to as the Unsightly and Hazardous Properties By-law.

## C Definitions

- Assessment Roll** - means a document that records assessments that are made in respect of properties described in the document and includes a real property assessment roll, a personal property assessment roll and a business assessment roll. (The Municipal Assessment Act C.C.S.M. c. M226)
- Council** - means the duly elected Council of the Town of Teulon sitting as Council in an appropriately called meeting.
- Dangerous Good** - means a product, substance or organism that
- (a) Is prescribed, designated or classified as a dangerous good or hazardous waste in the regulation.
  - (b) By its nature conforms to the classification criteria for one or more classes of dangerous goods or hazardous wastes set out in the regulations. (The Dangerous Goods Handling and Transportation Act C.C.S. c.D12)
- Designated Officer** - means an individual filling a position as per 130 and/or 131 of the Manitoba Municipal Act <sup>C.C.S.M. c. M225</sup>
- Emergency** - means a present or imminent situation or condition that requires prompt action to prevent or limit
- (a) the loss of life, or
  - (b) harm or damage to the safety, health or welfare of people, or
  - (c) damage to property or the environment (The Emergency Measures Act C.C.S.M. c. E80)
- Fence** - means a railing, wall or other means of enclosing a yard and includes barriers and retaining walls.
- Garbage** - means animal and vegetable waste, including food packaging material and residual food materials, resulting from the handling, preparation, cooking and serving of foods in households, institutions and commercial concerns; and market wastes resulting from the handling, storage and selling of foods in wholesale and retail stores and markets.
- Hazardous Situation** - means a condition, which in the opinion of an inspector or environment officer will or may result in imminent risk of serious injury or damage to the health or safety of a person, the environment or plant or animal life. (The Dangerous Goods Handling and Transportation Act C.C.S. c.D12)
- Hazardous Waste** - means a product, substance or organism that
- (a) is prescribed, designated or classified as hazardous waste in the regulations, or
  - (b) by its nature conforms to the classification criteria for one or more classes of hazardous waste in the regulations. (The Dangerous Goods Handling and Transportation Act C.C.S. c.D12)
- Industrial Refuse** - means waste arising from, or incidental to the manufacturing operation in factories, processing plants, industrial processes and manufacturing operations and includes wastes such as putrescent garbage from food processing plants and slaughterhouses, condemned foods and products, cinders and ashes from power plants and large factories and miscellaneous manufacturing wastes.

<b>Infested</b>	-Means affected by pests.
<b>Interested Persons</b>	- means the owner, occupier or mortgagee of property, which is the subject of an order made under the authority of this by-law.
<b>Liquid Waste</b>	- means waste product in a liquid form.
<b>Litter</b>	- means animal and agricultural waste, ashes, construction and demolition waste, dead animals, garbage, industrial refuse, rubbish, solid waste or waste or refuse, unattended shopping carts and special waste, including but not limited to street cleaning, containers, packages, bottles, cans or part thereof deserted or discarded articles, products or goods of manufacture and piles of aggregate, fill, gravel, sand, clay or topsoil and snow.
<b>Mortgage</b>	- means any charge on any property for securing money or money's worth. (The Mortgage Act C.C.S.M. c. M200)
<b>Mortgagee</b>	- means any person or institution holding a registered real property mortgage against the property according to the records of the land titles office for the area within which the property is situated.
<b>Municipality</b>	- means the Town of Teulon.
<b>Noxious Weed</b>	- means a plant that is designated as a tier 1, tier 2 or tier 3 noxious weed in the regulations and includes the seed of a noxious weed, whether it is still attached to the noxious weed or separate from it. (The Noxious Weed Act C.C.S.M. c. N110)
<b>Occupier</b>	- means a person who, with respect to a piece of land, is a lessee, licensee, invitee, permittee, homesteader, pre-emption entrant or squatter and includes a part claiming through or under such person; (<< occupant >>) (The Municipal Assessment Act C.C.S.M. c. M226)
<b>Owner</b>	- means in the case of any property the registered owner of the property according to the current assessment records of the municipality.
<b>Person</b>	- means an individual, firm, partnership, association, corporation, or company and includes the heirs, executors, administrators or other legal representatives of a person and where the context requires shall include the plural as well as the singular.
<b>Pest</b>	- means any living stage of an insect or animal of a species, type or class of small animal or insect designated as a pest in the regulation. (The Plant, Pests and Diseases Act C.C.S.M. c. P90)
<b>Property</b>	- means assessable property and includes both real property and personal property. (The Municipal Assessment Act C.C.S.M. c. M226)
<b>Roadway</b>	- means the portion of a highway that is improved, designed, or ordinarily used for vehicular traffic, and includes that portion thereof that, but of the presence of a safety zone, would be ordinarily so used, but does not include the shoulder, and where a highway includes two or more separate roadways, the term roadway refers to any one separately and not all of the roadways collectively. (The Highway Traffic Act C.C.S.M. c. H60)
<b>Rubbish</b>	- means any garbage, trash or junk including, but not limited to unwanted or discarded house hold items, waste from building construction, remodeling and repair; tree branches, grass and shrub clippings, leaves or other general yard and garden waste; motor vehicles parts or tires; newspapers, magazines, packaging materials, waste paper or cardboard, dead animal carcasses, and any other unsightly or discarded material which causes or is likely to cause a public hazard or nuisance, or is unacceptably offensive in light of community standards of cleanliness or generally accepted neighborhood aesthetics.

- Structure** - means anything constructed or erected with a fixed location on or below ground or attached to something having a fixed location on the ground and includes buildings, walls, fences, signs, billboards, poster panels, light standards and similar items.
- Unsafe Structure** - means any structure, whether a building, fence, excavation or hole, which in the opinion of the designated officer is at risk of collapse or otherwise dangerous to public safety or property.
- Unsightly Property** - means a property which in the opinion of the designated officer is detrimental to the surrounding area, including but not limited to the growth of grass to a length which is unsightly, the growth of weeds and the collection and storage of materials so that the same becomes a nuisance to adjoining properties.
- Vermin** - means a collective name for animals, including those which are noxious or harmful and/or those which are generally destructive such as mice, Rats, skunks and Racoons etc.

## **C Property Owner/Occupier Responsibilities**

### **1. Property Standards**

- a. No owner or occupier shall permit on such property, and each owner/occupier of property shall keep such property free and clear of unsafe or hazardous situations including but not necessarily limited to:
- (i) Rubbish;
  - (ii) Unsafe Structure(s);
  - (iii) Unsightly property;
  - (iv) The storage of Hazardous Wastes;
  - (v) Storage of Dangerous Goods;
  - (vi) Storage of household appliances whether or not these appliances are capable of operation;
  - (vii) The growth of grass to a length which in the opinion of the designated officer is unsightly.
- (b) No owner or occupier shall permit, between their property line and a roadway, and each owner/occupier shall keep this area, between their property line and a roadway, free and clear of unsafe or hazardous situations including but not necessarily limited to:
- (i) Rubbish;
  - (ii) Unsightly property;
  - (iii) Hazardous Wastes;
  - (iv) Dangerous Goods;
  - (v) Household appliances whether or not these appliances are capable of operation;
  - (vi) The growth of grass to a length which in the opinion of the designated officer is unsightly.
  - (vii) the growing of trees and shrubs and the construction of improvements;
  - (viii) the control and removal of trees, shrubs, weeds, grass, snow, ice and obstructions; and
  - (ix) the construction, repair and removal of fences and snow fences.
- (c) Property and buildings shall be maintained free of rodents, vermin, pests and insects at all time and methods used for exterminating rodent, vermin or insects shall conform to a generally accepted practice within the Province of Manitoba and the pest control industry within the province.

- (d) All exterior surfaces and openings in Dwellings and Structures shall be of material which provides adequate protection from the weather. The exterior of every building and structure shall be maintained so as not to cause a substantial depreciation in property values in the immediate neighborhood.
- (e) Fences shall be maintained in reasonable repair.
- (f) The responsibility for compliance with the provisions of this By-law is imposed for real property on the registered owner or occupier, and for personal property on the owner, occupant, user or person in possession or control.

## **D. Investigation/Notice/Appeal**

1. That any person may allege a contravention of this By-law by filing a complaint with the Designated Officer or the CAO in such form and with such particulars as the designated officer may from time to time require.
2. Upon receipt of an alleged contravention of this by-law as aforesaid the designated officer shall inspect all property alleged to be in contravention of the By-law, in such manner as shall be reasonably necessary in order to determine whether or not there has been a contravention of this by-law.
3. If in the opinion of the designated officer, a structure, yard, excavation or hole, because of its condition, is unsightly, a potential hazard, an unsafe structure or does not comply with this by-law the designated officer may at his/her own discretion, provide the owner and/or occupier with a Verbal Notice of Violation respecting the same and providing verbal recommendation to ensure future compliance with the By-law;
  - (i) Open an enforcement file within the office of the Town; and
  - (ii) Enter into the file a written record of verbal notice; and
  - (iii) Enter the date, provided to the property owner/occupier for a re-inspection by the Designated Officer; and
  - (iv) Such written record shall be destroyed upon notification, by the designated officer, that the owner/occupier has complied with the Verbal Notice outlined by the designated officer; or
4. That if, in the opinion of the Designated Officer, a structure, yard, excavation or hole is, because of its unsightly condition, detrimental to the surrounding area, the designated officer may, by Written Notice, Schedule "A" to this by-law, require the owner to:
  - (i) Improve the appearance of the property in the manner specified in the Written Notice; or
  - (ii) If the property is a building or other structure, remove or demolish the building or structure and level the site.
5. Where, upon re-inspection the Designated Officer determines that the contravention, if any, provided in Section D. Clause 4. continues, or if in his or her discretion no such warning notice is provided the Designated Officer shall issue a Written Compliance Order, as per Schedule "B" to this by-law. The Written Compliance Order shall:
  - (i) Specify the action or measures necessary to remedy the contravention;
  - (ii) Specify the time within which compliance shall be required;
  - (iii) Advise that should the compliance not be affected within the specified time; the Town may undertake the remediation of the contravention at the expense of the owners of the property and that such expense may be collected in the same manner that a tax may be collected or enforced under the Municipal Act;
  - (iv) Advise of the process of appeal, as per Schedule "C" to this by-law.
6. The Written Compliance Order issued by the Designated Officer shall state a time within which the owner must bring the property into compliance and state that if the order is not complied with within the time specified, the Municipality will take the action or measure outlined within the Written Order at the expense of the owner.



7. The Written Compliance Order issued by the Designated Officer shall be served on the owner of the property, either personally or by mailing it by registered mail to the last address for that owner recorded on the Town's Tax Rolls. In the event service is carried out by registered mail, it shall be conclusively deemed to have been served on the owner five (5) days after it is mailed.
8. That any owner aggrieved by an order issued by the Designated Officer under this by-law may, within fourteen (14) days of service of the order, appeal to the Council. The form of the appeal shall be prepared as per the Notice of Appeal Form, Schedule "C" to this by-law.
9. The Council may hear the appeal as a committee of the whole or by an identified sub-committee established for this purpose.
10. Upon the receipt of an appeal in the required form, the C.A.O. shall cause a copy thereof to be forwarded to Council. The Council shall entertain such appeal within thirty (30) days of the receipt of same by holding a hearing. A written notice of the hearing shall be issued to Council and shall be served upon the persons and in the manner specified in Section D. Clause 12 below no later than five (5) days prior to the hearing of the appeal.
11. The Council shall determine an appeal within ten (10) days of a hearing and shall serve a Written Notice of Disposition forthwith upon determination, upon the interested persons. The Council may:
  - (i) Uphold the order as issued by the Designated Officer;
  - (ii) Rescind the order as issued by the Designated Officer;
  - (iii) Suspend the order as issued by the Designated Officer;
  - (iv) Modify the order as issued by the Designated Officer;
  - (v) Extend the time within which compliance with the order shall be made; or
  - (vi) Make such other decision or orders as in the circumstances of each case it deems just.
  - (vii) The order of the Council upon being communicated to the appellant, shall stand in place of the order against which the appeal is made.
12. Any order issued by the Designated Officer under Section D. clause 5. and a notice of appeal hearing under Section D. clause 11 hereof the by-law shall be served by personal service or by registered mail upon:
  - (i) The Owner;
  - (ii) The Occupier, if any; and
  - (iii) In respect of any order alleging a contravention of Section D. clause 5(ii) (unsafe structure), the mortgagee, if any of the property affected by the order.
13. The costs of actions or measures taken by the Municipality to carry out the terms of an order issued by the designated officer are an amount owing to the Municipality by the owner of the property and may be collected by the Municipality in the same manner as a tax may be collected or enforced under the Municipal Act.
14. Any person who contravenes or disobeys, or refuses or neglects to obey any order made under this by-law is guilty of an offence and is liable, on summary conviction, to a fine not exceeding One Thousand Dollars (\$1,000.00), or in the case of an individual, to imprisonment for a term not exceeding six (6) months or to both such a fine and such an imprisonment.
15. Where a corporation commits an offence under this by-law, each Director or officer of the corporation who authorized, consented to, connived at, or knowingly permitted or acquiesced in the doing of the act or omission that constitutes the offence, is likewise guilty of the offence and is liable, on the summary conviction, to the penalties for which provision is made in Section D. clause 14.

16. Where the contravention, refusal, neglect, omission, or failure, continues for more than one day, the person or corporation is guilty of a separate offence for each day it continues.
17. By-law No. 4/04, being the Vacant and Derelict Buildings By-law, shall have precedence and regulatory authority over any matter that may be in dispute with this by-law.

**E. By-law Repeal**

1. That Town of Teulon By-law No. 4/12 is hereby repealed.

DONE AND PASSED, as a by-law of the Town of Teulon in the Province of Manitoba this 9<sup>th</sup> day of March, 2021.

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Mayor

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Chief Administrative Officer

Read a first time this 9<sup>th</sup> day of February, 2021

Read a second time this 9<sup>th</sup> day of March, 2021

Read a third time and passed this 9<sup>th</sup> day of March, 2021



**NOTICE OF VIOLATION**

Schedule "A"  
By-law No. 2-2021

DATE \_\_\_\_\_

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Civic Address or Mailing Address)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Notice: \_\_\_\_\_

On property located at: \_\_\_\_\_

Roll No: \_\_\_\_\_

Registered Owner:

Occupier (Tenant), if any

Address (If different from above)

Address (If different from above)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Inspection, made by the Designated Officer in response to a complaint \_\_\_\_\_.

Description of Non-compliance(s):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date when compliance is ordered \_\_\_\_\_

Date when a third inspection shall be undertaken \_\_\_\_\_

Signed by: \_\_\_\_\_

Name

Designated Officer of the Town of Teulon

**In accordance with Section 239(1) of the Manitoba Municipal Act** <sup>C.C.S.M. c. 225</sup>, the Town of Teulon Designated Officer will enter onto the property to conduct a second inspection. If there has been no compliance with this notice, a Written Order may be issued requiring the owner to take the actions required in the Notification and authorizing the Town, on a date specified in the Written Order, to take actions or measures necessary to bring the property into compliance with the By-law. Please take note that the cost of such actions or measures, under taken by the Town, are an amount owing to the Town by the property owner with such amounts to be collected in the same manner as a Tax.



**WRITTEN COMPLIANCE ORDER**

Schedule "B"  
By-law No. 2-2021

Order No. \_\_\_\_\_

DATE \_\_\_\_\_

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Civic Address or Mailing Address)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**(to be delivered by Registered Mail or Personal Service)**

Date of Order: \_\_\_\_\_

On property located at: \_\_\_\_\_

Roll No: \_\_\_\_\_

Registered Owner:

Occupier (Tenant), if any

Address (If different from above)

Address (If different from above)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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\_\_\_\_\_  
\_\_\_\_\_

Date of 2nd Inspection made by the Designated Officer \_\_\_\_\_.

Further to the Notice sent to you on \_\_\_\_\_ 2<sup>nd</sup> inspection of your property found that it continues to be in non compliance with the Town of Teulon's Unsightly and Hazardous Property By-law No. 2-2021.

Description of Non-compliance(s):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date when compliance is requested \_\_\_\_\_

Date when a second inspection shall be undertaken \_\_\_\_\_

Signed by: \_\_\_\_\_

Name  
Designated Officer of the Town of Teulon

Under the authority of Section 242(1) of the Manitoba Municipal Act <sup>C.C.S.M. c. M225</sup>, you are hereby ordered to make the following changes to bring your property into compliance with the Town of Teulon By-law No. 2-2021 being the Unsightly and Hazardous Properties By-law.





**NOTICE OF APPEAL**  
Schedule "C"  
By-law No. 2-2021

**Unsightly and Hazardous Property By-law No. 2-2021**

**In the matter** of the Unsightly Property By-law No. 2-2021 of the Town of Teulon

**Notice of Appeal**

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

To: The Town of Teulon

**PLEASE TAKE NOTICE** that the undersigned appellant, pursuant to Section D, Clause 8. of By-law No. 2-2021, hereby appeals to the Council of the Town of Teulon Order No. \_\_\_\_\_, dated \_\_\_\_\_ to \_\_\_\_\_.

Nature of action/measures ordered

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Respecting the property known as \_\_\_\_\_  
(civic and legal Address) Roll No. \_\_\_\_\_

Reasons for Appeal (please provide information)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(additional information, if necessary, may be attached to the above information)

Dated at Teulon, Manitoba on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Name of Appellant  
(Please Print)

\_\_\_\_\_  
Signature of Appellant