

# Local Urban District (LUD) of Fisher Branch Policy

Policy Title: <b>LUD Derelict Buildings/Unsightly Property</b>	Policy Number: <b>LUD-300</b>
Approved by: LUD Committee	Date of Most Recent Approval: July 4, 2023
Date of Original Approval: 2017 June 6	Supersedes/Amends Policy Dated:
<b>DISCLAIMER:</b> <i>If there is a discrepancy between this electronic policy and the written copy held by the policy owner, the written copy prevails.</i>	

## 1. Purpose

The intent of this policy is for the Local Urban District of Fisher Branch to provide minimum standards for property owners to ensure residential properties are structurally sound, safe, and properly maintained.

## 2. Scope

This policy applies to all residents within the Local Urban District of Fisher Branch

## 3. Definitions

*“owners”* – Person(s) identified as the owner on a copy of title

*“Detrimental to the surrounding area”* – Causing the decline of the market value of property in the surrounding area

*“Untidy”* or *“Unsightly”* premises:

- i) A premise not in keeping with its surrounding properties within a community. This may include but is not limited to outside storage of garbage bags, residential furnishings, household appliances, and unmowed lawns
- ii) In respect of a structure, includes a structure whose exterior shows signs of significant physical deterioration or if, in the opinion of a designated officer, a structure is dangerous to public safety or property
- iii) In respect to land, includes land that shows signs of a serious disregard for general maintenance or upkeep or if, in the opinion of a designated officer, an excavation or hole is dangerous to public safety or property.

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- iv) In a residential area, the condition of permitting a motor vehicle which has all or part of its superstructure removed, or a motor vehicle or the parts thereof which is in a dilapidated or unsightly condition to remain outside a building.

## 4. Standards

No person being the owner of any land or premises within the LUD of Fisher Branch shall permit the property to be or remain in an untidy or unsightly condition or that is detrimental to any surrounding areas.

## 5. Procedures

Any person(s) owning property that is kept in an untidy or unsightly condition within the LUD of Fisher will undergo the following enforcement of this policy:

- i) The Municipality may enter upon any land, building, structure, premises or yard of the property for the purpose of:
  - a) Inspecting
  - b) Determining conformance to this policy
  - c) Enforcement of this policy
- ii) If the designated officer sees fit, a letter of notice will be sent as registered mail to the property owner at their most recently known mailing address informing the person(s) of their violations of this policy. The letter must give no less than seven (7) days for compliance of the notice.
- iii) 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. *Manitoba Municipal Act, S 243(2)*