

BY-LAW NO. 4/2022

BEING A BY-LAW OF THE RURAL MUNICIPALITY OF ST. LAURENT to provide for general enforcement by the Municipality of its by-laws, provisions of *The Municipal Act*, *The Planning Act*, and any other Act the Rural Municipality of St. Laurent is authorized to enforce, and any permits, authorizations or agreements issued by or entered into by the Municipality under the authority of such Act, by-laws or provision.

WHEREAS Clause 231(a) *The Municipal Act* of Manitoba C.C.S.M. c. M225, and amendments thereto (the "*Municipal Act*") provides council of a municipality with the power to pass by-laws that 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 the *Municipal Act* and other Acts as to enhance the ability of the council to respond to present and future issues in the municipality;

AND WHEREAS Subsection 85(1) of the *Municipal Act* authorizes a council to, by way of by-law, delegate any of its powers, duties or functions under a by-law, the *Municipal Act* or any other Act, to a designated officer, unless the by-law or the *Municipal Act* or another Act otherwise provides;

AND WHEREAS Section 130 of the *Municipal Act* authorizes the establishment, by way of by-law, of a position to carry out the powers, duties and functions of a Designated Officer under a by-law, the *Municipal Act* or any other Act and allows for the municipality to title such position as it considers appropriate;

AND WHEREAS Clause 232(1)(o) and Subsection 236(1) of the *Municipal Act* authorize a council to pass by-laws for municipal purposes respecting the enforcement of by-laws, which by-laws may include provisions for inspections and the remedying of by-law contraventions;

AND WHEREAS Section 239 of the *Municipal Act* and Section 175 of *The Planning Act* of Manitoba C.C.S.M. c P80, and amendments thereto (the "*Planning Act*") authorize a Designated Officer to enter onto land, or into buildings or other structures if the *Municipal Act*, the *Planning Act* or any other Act or a by-law authorizes or requires anything to be inspected, remedied, enforced or done by a municipality and the designated officer may carry out any such inspection, remedy, enforcement or action as required;

AND WHEREAS Section 240(1) of the *Municipal Act* and Section 177 of the *Planning Act* provide for a justice to issue a warrant to inspect and/or carry out enforcement upon an application by a designated officer of the Municipality;

AND WHEREAS Sections 242 and 245 of the *Municipal Act* and Subsections 178(1) and (2) of the *Planning Act* provide for the making of orders to remedy, and the remedying of, or to prevent the reoccurrence of, a contravention of a by-law, the *Municipal Act*, the *Planning Act* or any other Act that a municipality is authorized to enforce;

AND WHEREAS Sections 243 and 246 of the *Municipal Act* provide for making orders to remedy, and the remedying of, dangers to public safety and property in an unsightly condition;

AND WHEREAS Section 244 of the *Municipal Act* and Subsection 178(3) of the *Planning Act* provide the means by which an order made under Sections 242 and 243 of the *Municipal Act* and Subsection 178(1) of the *Planning Act* can be reviewed by council for a municipality;

AND WHEREAS Sections 245 and 246 of the *Municipal Act* and Subsection 179(1) of the *Planning Act* provide that where a contravention under the *Municipal Act*, the *Planning Act* or other Act the municipality is authorized to enforce is not remedied, the municipality may take any action or measure that is reasonable to remedy the contravention;

AND WHEREAS Subsections 245(3) and 246(3) of the *Municipal Act* and Subsection 179(2) of the *Planning Act* provide that the Costs of an action or measure taken by a municipality under Section 245 of the *Municipal Act* or Clause 179(1)(a) of the *Planning Act* are a debt owing to the municipality by the person who contravened the by-laws;

AND WHEREAS Section 249 of the *Municipal Act* and Sections 181 and 182 of the *Planning Act* provide for the creation of an offence and the penalty provisions for an offence, including fines and imprisonment;

NOW THEREFORE, THE COUNCIL OF THE RURAL MUNICIPALITY OF ST. LAURENT ENACTS AS FOLLOWS:

PART I - PURPOSE, DEFINITIONS, APPOINTMENTS

Purpose

1. This by-law provides for the enforcement of the Municipality's by-laws, the *Municipal Act*, the *Planning Act*, and any other Act the Municipality is authorized to enforce, as well as any permits, approvals, orders and agreements made or issued by the Municipality under authority of such by-laws, provisions and the *Municipal Act*, the *Planning Act* and any other Act the Municipality is authorized to enforce.

Definitions

2. In this By-law:

"*building*" means and includes a structure used or occupied or intended for supporting or sheltering any use of occupancy;

"*by-law or by-laws*" means the by-laws of the Municipality;

"costs" shall include all Costs related to the enforcement of the contravention or non-compliance and shall include all legal fees related to the costs of the enforcement.

"Council" means the duly elected council of the Municipality;

"emergency" means a present or imminent situation or condition that requires prompt action to prevent or limit:

- (i) loss of life;
- (ii) harm or damage to the safety health or welfare of people or animals;
or
- (iii) damage to property or the environment.

"Municipality" means the Rural Municipality of St. Laurent;

"occupant" means any person in actual or constructive possession of property under a lease, tenancy license or other right to occupy;

"owner" means a person who has any right, title, estate or interest in land or improvements, including a person shown as owner on the most current assessment records of the Municipality;

"property" means real and/or personal property;

"structure" means a well, pipe, line, conduit, cut, excavation, fill, transmission line and any structure or erection, and any part of any of those things, and also includes an addition to or extension of any building or any of those things and a chattel that is attached to, or installed in or on, any building or any of those things.

Appointment and Powers of Designated Officer

3. Pursuant to Section 130 of the *Municipal Act*, Council establishes the position of Designated Officer and shall, by resolution, appoint persons to act as Designated Officers.
4. Persons appointed by Council as Designated Officers are authorized to:
 - (i) enforce the provisions of the by-laws, the *Municipal Act*, the *Planning Act*, and any other Act the Municipality is authorized to enforce;
 - (ii) enforce permits, approvals, orders and agreements made or issued under the by-laws, the *Municipal Act*, the *Planning Act* or any other Act the Municipality is authorized to enforce;
 - (iii) carry out inspections;

- (iv) make orders for the remedying of contraventions, including making orders requiring persons responsible for the contravention of a by-law, the *Municipal Act*, the *Planning Act*, or any other Act the Municipality is authorized to enforce, and for the purpose of making orders with respect to dangers to public safety or property that is in an unsightly condition;
 - (v) enforce contraventions through orders and notices; and
 - (vi) take remedial action as required in accordance with this by-law, the *Municipal Act* the *Planning Act*, or any other Act the Municipality is authorized to enforce.
- (b) The Designated Officer shall be authorized to make any necessary expenditure on behalf of the Municipality and carry out the actions or measures stipulated in an Order to Comply or any variation or substitution thereof imposed following a review process without requiring the prior approval of Council.

PART II - ENFORCEMENT

Inspections

5. The Designated Officer may, after giving reasonable notice to the owner or occupant of land, building or structure, enter the land, building or structure at any reasonable time and carry out an inspection, enforcement or action authorized by by-law or an Act, or request that anything be produced to assist in the inspection, remedy, enforcement or action authorized, and may make copies of anything related to the inspection, remedy, enforcement or action.
- (a) The Designated Officer shall display or produce upon request identification showing that the Designated Officer is authorized to make the entry.
 - (b) The Designated Officer may take written notes of any violations that may exist, and may take photographic evidence, which will be kept on file.
 - (c) In an emergency, or in extraordinary circumstances, the Designated Officer need not give reasonable notice or enter at a reasonable hour and may do all things referred to in subsection (1) without the consent of the owner or occupant.
6. The Designated Officer may conduct any further inspections necessary to determine whether the actions or measures set out in a Notice of Violation or an Order to Comply have been taken to remedy the contravention or situation, or to prevent a reoccurrence of the contravention.

- (a) It shall be the Designated Officer's opinion and discretion whether the terms of a Notice of Violation or Order to Comply have been complied with.

Dangers and Unsightly Property

- 7. If, in the opinion of the 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 in the Order; or
 - (ii) remove or demolish the structure and level the site;
 - (b) in case of land that contains the excavation or hole, require the owner:
 - (i) to eliminate the danger to public safety in the manner specified in the Order; 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 in the Order; or
 - (ii) if the property is a building or structure, remove or demolish the building or structure and level the site.
- 8. Pursuant to Council's authority under Clause 232(1)(a), to pass by-laws for the safety, health, protection and well-being of people and the safety and protection of property, and pursuant to Council's authority under Clause 232(1)(c) to pass by-laws respecting activities on private property, owners and occupants of property shall keep and maintain their property in a safe and clean condition, which includes refraining from conducting activities on the property that may cause impairment of or damage to the environment, including negative effects on human, health, safety or property.
 - (a) If, in the opinion of the Designated Officer, an activity is being carried on a property, which activity may cause impairment or damage to the environment, including negative effects on human health, safety or property, the Designated Officer may by written Order:
 - (i) require the owner of the property to eliminate the danger to the public safety in the manner specified in the Order;

- (ii) require the property to be cleaned, including the removal of soil; and
- (iii) require the owner to keep and maintain the property in a safe and clean condition.

Notices of Violation

9. If the Designated Officer determines that a violation or contravention of a by-law, the *Municipal Act*, the *Planning Act* or any other Act the Municipality is authorized to enforce, exists or has occurred, the Designated Officer may issue a Notice of Violation respecting the contravention, in a form attached as Schedule 'A' to this by-law, and deliver a copy of the Notice to the owner and/or occupant of the property, which notice shall contain:
- (a) the name(s) of the owner and/or occupant of the property;
 - (b) the civic and legal description of the property;
 - (c) a description of the contravention of the of the by-law or Act and which Section of the by-law or Act has been contravened;
 - (d) the particulars of the contravention/non-compliance and any remedial work or actions required to be undertaken to achieve compliance;
 - (e) the timeframe in which the non-compliance must be remedied which will not be less than 14 days; and
 - (f) a warning that if the owner or occupant does not remedy the contravention, the Municipality may issue an Order to Comply requiring the owner/occupant to remedy the contravention, and failure to comply with such Order may result in:
 - (i) the owner/occupant being charged with an offence and subject to a fine, a penalty and/or imprisonment; and/or
 - (ii) the Municipality undertaking the work necessary to comply with the Order and the cost of such action will be a debt owing to the Municipality.

Orders to Comply

10. If the Designated Officer:
- (i) determines that a person has not complied with a Notice of Violation issued pursuant to Section 9; or

- (ii) finds that a contravention of a by-law; a person is contravening a by-law, the *Municipal Act*, the *Planning Act* and/or any other Act the Municipality is authorized to enforce, exists or has occurred;

then the Designated Officer may issue an Order to Comply, in a form attached as Schedule 'B' to this by-law, and shall serve a copy of the Order to the owner and/or the occupant of the property subject of the contravention, which Order shall contain:

- A the name(s) of the owner and/or occupant of the property;
 - B the civic and legal description of the property;
 - C a description of the contravention of the of the by-law or Act and which section of the by-law or Act has been contravened;
 - D the particulars of the contravention/non-compliance;
 - E direction to the owner or occupant to stop doing something, or change the way in which the owner or occupant is doing it;
 - F direction to the owner or occupant to take any action or measure necessary to remedy the contravention including the removal or demolition of a structure that has been erected or placed in contravention of the by-law and, if necessary, to prevent a reoccurrence of the contravention;
 - G the timeframe in which the non-compliance must be remedied which will not be less than 14 days from the date the Order is served;
 - H information how the owner/occupant may request Council to review the Order;
 - I a notice that if the owner/occupant fails to comply with the Order within the specified time:
 - I. the owner/occupant may be charged with an offence and subject to a fine, a penalty and/or imprisonment; and/or
 - II. the Municipality may take the action or measures to comply with the Order at the expense of the owner/occupant.
- (b) When an Order is issued under subsection (1), the owner/occupant will be provided with a copy of the penalty provision of this by-law and any other

information or direction as the Municipality deems appropriate, including reference to any surcharges or penalties that may apply.

Service of Notices and Orders

11. Notices of Violation may be served by personal service or by regular mail.
12. Orders to Comply shall be served by personal service or by sending a copy of it by registered or certified mail or by other type of mail, delivery or facsimile transmission or other type of communication facility for which confirmation of the notice having been sent may be obtained.
13. Service on an occupant shall be made to the mailing address of the property subject of the Notice/Order.
 - (a) Service on an owner shall be made to the mailing address for the owner of the property as shown on the current assessment records of the Municipality.

Appeal/Review of Order

14. A person who receives an Order to Comply (the "Appellant") may, within 14 days of being served with the Order, appeal the Order by requesting Council to review the Order, by providing the Chief Administrative Officer with a Notice of Objection, in the form attached as Schedule 'C' to this by-law.
 - (a) The Notice of Objection in subsection (1) shall:
 - (i) provide the name and address of the Appellant; and
 - (ii) be dated and signed by the Appellant.
 - (b) Upon receiving a Notice of Objection, the Chief Administrative Officer of the Municipality shall, within 30 days of receipt of the Notice of Objection, set a date and time for the hearing of the appeal by Council and shall advise the Appellant of the date, time and place of the hearing.
 - (c) The time specified for compliance in an Order is suspended from the date of receipt of a Notice of Objection by the Municipality until the date upon which Council makes its decision.
 - (d) At the time and place set out in Subsection (3), the Council shall consider the appeal and may hear from the Appellant in person or through counsel.
 - (e) A hearing may be adjourned at the discretion of Council.
 - (f) Upon hearing the appeal or within a reasonable period of time thereafter, the Council shall in writing, decide to:
 - (i) confirm the Order to Comply;

- (ii) provide additional time to comply with the Order to Comply;
 - (iii) substitute the Order;
 - (iv) vary the Order; or
 - (v) cancel the Order.
- (g) If the Appellant fails to appear at the hearing, the appeal shall be dismissed, the Order shall be automatically affirmed and no further time will be provided to comply with the Order.
- (h) The decision of Council is final and is not subject to further appeal.

PART III - REMEDIES BY MUNICIPALITY

Remedying Contraventions

15. The Municipality may take whatever action or measures are necessary to remedy a contravention of a by-law, the *Municipal Act*, the *Planning Act* and/or any other Act that the Municipality is authorized to enforce or to prevent a re-occurrence of the contravention, if:
- (i) the Designated Officer has issued a written Order to Comply in accordance with this by-law;
 - (ii) the Order to Comply directs the owner or occupant to take any actions or measures necessary to remedy the contravention of the by-law or Act, including the removal or demolition of a structure that has been erected or placed in contravention of a by-law and, if necessary, preventing a reoccurrence of the contravention;
 - (iii) the owner or occupant has not complied with the Order to Comply within the time specified in the Order; and
 - (iv) 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.
- (b) If the Order to Comply directs that a premise be put and maintained in a sanitary condition, the Municipality may close the premises and use reasonable force to remove occupants.
- (c) If a structure is being removed or demolished by the Municipality pursuant to this by-law or an Act, the Municipality may use reasonable force to remove the occupants.

Remedy re: Dangers and Unsightly Property

16. The Municipality may take whatever action or measures are necessary to eliminate a danger to public safety caused by a structure, excavation or hole or to deal with the unsightly condition of a property if:
 - (a) the Designated Officer has given a written Order to Comply in accordance with this by-law;
 - (b) the Order to Comply contains a statement advising that if the owner or occupant does not comply with the Order within the specified time, the Municipality will take the action or measure at the expense of the owner or occupant;
 - (c) the person to whom the Order was 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.

Emergencies

17. In an emergency, the Municipality may take whatever actions or measures are necessary to eliminate the emergency.
 - (a) The Costs of any actions or measures taken to eliminate an emergency, including any remuneration referred to in Subsection 247(4) of the *Municipal Act*, 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.

Costs of Remedying Contraventions

18. The Costs (including legal fees related to the enforcement) of an action or measure taken by the Municipality under this by-law are an amount owing to the Municipality by the Person who contravened the by-law, *Municipal Act*, the *Planning Act*, and/or any other Act the Municipality is authorized to enforce.
19. In addition to all other rights of collection which the Municipality may have at law, such amounts may be collected by the Municipality in the same manner as a tax may be collected or enforced under the *Municipal Act*.

General Remedy

20. The Municipality may seize, remove, impound, confiscate, and sell or otherwise dispose of plants, animals, vehicles, equipment or other things related to a contravention and enforcement of the by-law, the *Municipal Act*,

the *Planning Act*, and/or any other Act the Municipality is authorized to enforce. See Schedule 'D'.

- (a) The Costs incurred by the Municipality associated with the actions in Subsection (1) may be charged against the owner or occupant in contravention of the by-law or Act.

Sale of Property

- 21. Any proceeds of sale recovered from a sale undertaken pursuant to this by-law, minus the Municipality's expenses related to the sale, shall be credited and offset against the Municipality's Costs to enforce the non-compliance.
 - (a) To the extent that the proceeds of a sale, minus the Municipality's expenses related to the sale, exceed the Municipality's enforcement Costs, any surplus shall be paid:
 - (i) if the owner of the property sold can be determined, to the owner of that property;
 - (ii) if the owner of the property sold cannot be determined or another person claims the surplus of the sale, the excess proceeds shall be paid into court to be paid out as the court determines.
 - (b) If there is any deficit remaining after the sale of property under this by-law, the balance remaining shall become an amount owing to the Municipality and may be collected in any manner in which a tax may be collected or enforced by the Municipality.

PART IV - GENERAL

Offences

- 22. Any person who contravenes a provision of a by-law, the *Municipal Act*, the *Planning Act*, and/or any other Act the Municipality is authorized to enforce, is guilty of an offence and, if the by-law contravened imposes no other penalty, is liable on conviction to a fine of not more than \$1,000.00 or to imprisonment for a term of not more than six months, or both.
- 23. Where the contravention of the by-law or Act continues for more than one day, the person is guilty of a separate offence for each day it continues.
 - (a) 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 or offences, is guilty of the offence and is liable to the fine and/or penalty in this by-law.

Penalty

- 24. Any person who contravenes a provision of a by-law, the *Municipal Act*, the *Planning Act*, and/or any other Act the Municipality is authorized to enforce, is liable to pay all of the charges and Costs (including legal fees related to the enforcement) related to enforcing the by-law.
- 25. The fines, penalties and Costs (including legal fees related to the enforcement) pursuant to this by-law shall be paid to the Municipality.

Validity of By-law

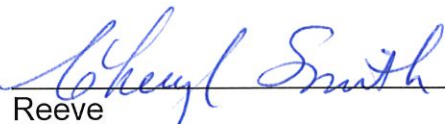
- 26. If any provision of this by-law is declared to be invalid by a court of competent jurisdiction, it is the intent of Council that it would have passed all other provisions of this by-law independent of the elimination of any such portion as declared invalid.

Transitional

- 27. The Municipality may establish by-law enforcement under *The Municipal By-law Enforcement Act*, CCSM. c. M245, of Manitoba, as amended from time to time, and those matters governed by that Act shall be excluded from this by-law.

DONE AND PASSED by the Council of the Rural Municipality of St. Laurent, in Council duly assembled, at St. Laurent, Manitoba, this 6th day of April, 2022.

THE RURAL MUNICIPALITY OF
ST. LAURENT


Reeve



Chief Administrative Officer

Read a First time this 16th day of March, 2022.

Read a Second time this 16th day of March, 2022.

Read a Third time this 6th day of APRIL, 2022.

**SCHEDULE 'A'
NOTICE**

THE RURAL MUNICIPALITY OF ST. LAURENT

NOTICE is hereby given by the Rural Municipality of St. Laurent to:

and to

(collectively referred to herein as the "Registered Owner")

real property legally described as:

located in the Rural Municipality of _____, ("the Property") that the Council of the Rural Municipality of has initiated proceedings to remedy contraventions of:

1. Section 242 of the *Municipal Act of Manitoba*,
2. Section 243 of the *Municipal Act of Manitoba*,
3. Section 178 of the *Planning Act of Manitoba*,

by ordering that the Registered Owner immediately:

Regarding Section 242 of the Municipal Act

Regarding Section 243 of the Municipal Act

Regarding Section 178 of the Planning Act

AND FURTHER TAKE NOTICE that pursuant to Section 245(1) and (2) and Sections 246(1) and (2) of *The Municipal Act* of Manitoba, and Section 179(1) of *The Planning Act* of Manitoba, in the event of the failure of the Registered Owner of the Property to comply with the Order by the Council of the Rural Municipality of St. Laurent ("Council") appended to this Notice, within the sixty (60) days from the date of service of the Order, it is the intention of Council to cause the Order to be carried out and to charge the costs incurred to the Registered Owner pursuant to Sections 245(3) and 246(3) of *The Municipal Act* of Manitoba and Section 179(2) of *The Planning Act* of Manitoba, and if required, charge the costs against the Property for collection as if the costs are tax arrears.

MUNICIPAL ACT

Municipality remedying contraventions

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.

Closure of premises

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.

Costs

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 person who contravened the Act or by-law.

Remedying dangers and unsightly property

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 the 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.

Removal of occupants

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.

Costs

246(3) The costs of an action or measure taken by a 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.

PLANNING ACT

District or municipality remedying contraventions

179(1) A planning district or municipality may take any action or measure that is reasonable to remedy the contravention if

- (a) the designated employee or officer has given a written order under Section 178;
- (b) the order contains the statements referred to in clauses 178(2)(b) and (d);
- (c) the person to whom the order was directed has not complied with the order within the time period specified in the order; and
- (d) the deadline for requesting a review under subsection 178(3) has passed or, if a review of the order has been requested, and the decision of the board or council was to allow the district or the municipality to take the action or measure.

Costs

179(2) The costs of an action or measure taken by a planning district or municipality under this section are a debt owing to the district or municipality by the person who contravened the by-law.

SHOULD THE REGISTERED OWNER WISH TO dispute the justification of the Rural Municipality of to act or contest the intention of the Rural Municipality of to charge the cost of enforcement (including legal fees) action against the Property for collection as tax arrears, the Registered Owner shall provide written notice to the Chief Administrative Officer on behalf of Council, within 14 days from the date of service of the Order upon you, or such longer period as a by-law specifies, of your request for the Council to review the Order.

AND TAKE NOTICE THAT in the event the Registered Owner does not appear at the time and place appointed by the Chief Administrative Officer on behalf of Council, for the review of the Order, Council shall be entitled to proceed with the enforcement of the Order immediately following the expiry of the allocated period of time stipulated.

Dated at St. Laurent, in the Province of Manitoba, this _____ day of _____, 2022.

Designated Officer

SCHEDULE 'B'

**ORDER TO REMEDY CONTRAVENTION PURSUANT
TO SECTIONS 242(1) AND 243(1)
OF THE MUNICIPAL ACT OF MANITOBA**

AND

**SECTION 178(1)
OF THE PLANNING ACT OF MANITOBA**

BY THE COUNCIL OF THE RURAL MUNICIPALITY OF ST. LAURENT

WHEREAS, pursuant to Sections 242(1) and 243(1) of *The Municipal Act* of Manitoba, and Section 178(1) of *The Planning Act* of Manitoba, [insert applicable Section or Sections] it is the opinion of the Designated Officer of the Rural Municipality of St. Laurent, that [insert all the names of the parties including corporate or individual names as are appropriate] being the registered owner, and [add additional parties claim any other interest Tenant or a beneficial owner] (collectively referred to herein as the "Registered Owner") of the property legally described as:

[insert legal and municipal address if applicable]

in the Rural Municipality of (the "Property") is in contravention of:

1. Section 242 of the *Municipal Act*, as it relates [put in the particulars of the noncompliance] Your property fails to comply because [state what needs to be done to bring the property into compliance]
2. Section 243 of the *Municipal Act* of Manitoba [put in the particulars of the noncompliance] Your property fails to comply because
3. Section 178 of the *Planning Act* of Manitoba, [put in the particulars of the noncompliance] Your property fails to comply because

MUNICIPAL ACT

Order to remedy contravention

242(1) If a designated officer finds that a person is contravening a by-law or 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.

Order to remedy dangers and unsightly property

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.

PLANNING ACT

Order to remedy contravention

178(1) If the designated employee or officer finds that a person is contravening

- (a) a by-law adopted under this Act that the planning district or municipality is authorized to enforce; or
- (b) the terms or conditions of a permit, approval or order made or issued under authority of this Act;

the designated employee or officer may issue a written order requiring the person to remedy the contravention.

AND WHEREAS, in the opinion of the Designated Officer, the particulars of such contravention are:

Regarding Section 242 of the *Municipal Act*

1. [state the particulars of what needs to be complied with each as to a separate matter]
2. [state the particulars of what needs to be complied with each as to a separate matter]
3. [state the particulars of what needs to be complied with each as to a separate matter]

Regarding Section 243 of the *Municipal Act*

4. **[state the particulars of what needs to be complied with each as to a separate matter]**

Regarding Section 178 of the *Planning Act*

5. **[state the particulars of what needs to be complied with each as to a separate matter]**

THEREFORE, pursuant to Sections 242(1), 242(2), 243(1) and 243(2) of *The Municipal Act* of Manitoba, and Sections 178(1) and 178(2) of *The Planning Act* of Manitoba, the Rural Municipality of DOES HEREBY ORDER THAT the Registered Owner, SHALL WITHIN SIXTY (60) DAYS OF SERVICE of the within Order upon the Registered Owner:

Regarding Section 242 of the *Municipal Act*

6. **[state the particulars of what needs to be complied with each as to a separate matter and what needs to be completed to bring it into compliance.]**

Regarding Section 243 of the *Municipal Act*

7. **[state the particulars of what needs to be complied with each as to a separate matter and what needs to be completed to bring it into compliance.]**

Regarding Section 178 of the *Planning Act*

8. **[state the particulars of what needs to be complied with each as to a separate matter and what needs to be completed to bring it into compliance.]**

MUNICIPAL ACT

Content of order

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.

Further content of order

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.

PLANNING ACT

Content of order

178(2) The order may

- (a) direct the person to stop doing something, or to change the way in which the person is doing it;
- (b) direct the person to take any action or measure necessary to remedy the contravention and, if necessary, to prevent a recurrence of the contravention;
- (c) state a time within which the person must comply with the order; and
- (d) state that if the person does not comply with the order within the specified time, the district or municipality may take any action required to remedy the contravention, at the expense of the person.

IT IS FURTHER ORDERED, pursuant to Sections 242(2)(d) and 243(2)(b) of *The Municipal Act* of Manitoba, and Section 178(2)(d) of *The Planning Act* of Manitoba, that in the event the Registered Owner does not comply with the provisions of this Order, within the time specified herein, the Designated Officer of the Rural Municipality of is hereby directed, empowered, authorized and instructed to carry out, or cause to be carried out, the terms of this Order at the sole cost and expense of the Registered Owner.

MUNICIPAL ACT

242(2) The order may

...

- (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(2) The order may

- (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.

PLANNING ACT

178(2) The order may

...

- (d) state that if the person does not comply with the order within the specified time, the district or municipality may take any action required to remedy the contravention, at the expense of the person.

If you wish to appeal this Order you may, pursuant to Section 244(1) of *The Municipal Act* of Manitoba, and Section 178(3) of *The Planning Act* of Manitoba, provide written notice to the Chief Administrative Officer of the Rural Municipality of within 14 days from the date of service of the Order upon you, or such longer period as a by-law specifies, of your request for Council of the Rural Municipality of to review this Order.

MUNICIPAL ACT

Review by council

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.

PLANNING ACT

Review by board or council

178(3) A person against whom an order is made under this section may require the board or council to review it by making a written request to the board or council no later than 14 days after the order was made.

Pursuant to Section 244(2) of *The Municipal Act* of Manitoba, and Section 178(4) of *The Planning Act* of Manitoba, Council of the Rural Municipality of may confirm, vary, substitute or cancel this Order.

MUNICIPAL ACT

Powers of council

244(2) After reviewing the order, the council may confirm, vary, substitute or cancel the order.

PLANNING ACT

Powers of board or council

178(4) After receiving the written request to review the order, the board or council must review the order and may confirm, vary, or rescind the order.

Dated at St. Laurent, in the Province of Manitoba, this ____ day of _____,
20__.

Designated Officer

SCHEDULE 'C'

NOTICE OF OBJECTION (APPEAL)

Per Rural Municipality of St. Laurent Enforcement By-Law No. XX-XX

IN THE MATTER OF Enforcement By-Law No. xx-xx of the Rural Municipality of St. Laurent.

To: RURAL MUNICIPALITY OF ST. LAURENT

PLEASE TAKE NOTICE that the undersigned Appellant hereby appeals to the Council of the Rural Municipality of St. Laurent regarding the Order to:

made by _____ on _____ day of _____, 20____.

known as _____

respecting the Premises
known as _____

Dated at the Rural Municipality of St. Laurent this _____ day of _____,
20____.

(Name of Appellant - Please Print)

(Signature of Appellant)

(Address)

SCHEDULE 'D'
NOTICE OF PUBLIC AUCTION
RURAL MUNICIPALITY OF ST. LAURENT

Date:

Time:

Location:

Pursuant to the Rural Municipality of St. Laurent's Enforcement By-Law No. notice is hereby given that the Rural Municipality of St. Laurent (the "Vendor") intends to sell by public auction, by a Licensed Auctioneer, on the ____ day of _____, 20____, at the hour of 6:00 PM, at the [location], the following:

TERMS OF SALE

Deposit: _____ Thousand (\$_____,000.00) Dollars of the purchase price by way of cash, certified cheque or bank draft payable to the Rural Municipality of St. Laurent and the balance according to conditions which will be available for public view at the address above prior to the auction. The property will be sold subject to an undisclosed Reserve Bid.

Removal: The successful purchaser of the must obtain all necessary permits and authorizations required to lawfully remove the from its current location to a new location and such transport shall be completed by qualified personnel by no later than 30 days from the date of purchase, all at the purchaser's sole risk, cost and expense.

Condition of Item(s): The _____ is being sold "as is". The purchaser must satisfy itself prior to purchase of the _____ of its true condition, possible liabilities, the availability of the necessary permits and authorizations required to remove the _____ from the lands, the condition of the _____ and whether it can be removed from the lands and whether it is in a condition sufficient to support its removal from the lands without suffering damage or collapse and the transportability of the _____ from the lands to the purchaser's intended location, all independent of any representations by or on behalf of the Vendor.

Taxes: Any applicable GST and PST will be payable on the purchase price at the time of closing.

SALE PROCEEDS

If the proceeds of a sale of seized goods are greater than the total of the arrears and recoverable costs of the seizure and sale, the Rural Municipality of St. Laurent shall pay the surplus:

- (a) to the person in whose possession the goods were when they were seized;
or
- (b) if another person claims the surplus, into court to be paid out as the court orders.

FURTHER INFORMATION AND VIEWING INFORMATION

Information and documents about the matter and the procedures to be followed are available for review at the office of the Rural Municipality of St. Laurent and on the Rural Municipality of St. Laurent's website.

The _____ will be available for viewing and inspection at [location], beginning at 4:00 PM on _____, 20____.

Dated at St. Laurent, Manitoba in the Province of Manitoba, this ____ day of _____, 20____.

The Rural Municipality of St. Laurent

date

Registered Mail

name
address

Dear Sir/Madam

RE: Remedial Action Under Order of _____, 20____
_____ legal (the "Property")

In accordance with Section 178(1) of *The Planning Act* of Manitoba, the Rural Municipality of St. Laurent, on _____, 20____ declared that the Property was in contravention of the Rural Municipality of St. Laurent's Zoning By-Law #_____. Pursuant to Section 178(3) of *The Planning Act* an appeal was heard by Council for the Rural Municipality of St. Laurent on _____, 20____ and the Order was upheld by Resolution of _____, 20____.

The contraventions listed in the Order were not remedied within the time stipulated in the Order and Notice and therefore, pursuant to Section 178(2) of *The Planning Act*, the Rural Municipality of St. Laurent took the following actions to remedy the by-law contraventions:

1. removed all non-conforming structures and equipment from the Property. These items are currently held by the Rural Municipality of St. Laurent in a secured location;
2. removed all remanence of the foundation upon which the non-conforming structures sat;
3. cleaned and graded the worksite of the Property in accordance with the applicable Rural Municipality of St. Laurent by-law and to the satisfaction of the Designated Officer of the Rural Municipality of St. Laurent.

The Rural Municipality of St. Laurent intends to auction the structures and equipment removed from the Property by way of public auction. Please find enclosed a Notice of Public Auction providing the details of the auction.

The proceeds of sale, less all costs related to remedying the contraventions, storage costs for the structures, and all costs related to enforcement, will be paid to the owner of the structures, upon application by the owner or into Court if another person claims the surplus, to be paid out as the Court orders. Should the proceeds not cover the costs the Rural Municipality of St. Laurent intends to recover from you the cost of the remedial action, storage costs and sale costs.

Rural Municipality of St. Laurent

Per: Designated Officer and CAO