

TOWNSHIP OF ADMASTON/BROMLEY  
PLANNING AND DEVELOPMENT COMMITTEE

AGENDA

June 19, 2025

Following Finance & Administration Committee

1. Call meeting to order
2. Declaration of Pecuniary Interest
3. Approval of Agenda
4. Minutes
  - I. May 1, 2025
5. Fencing By-law for Large Animals Report
  - a. Draft Fencing of Large Animals By-Law
  - b. By-Law 2004-37
6. Clean Yards By-Law Report
  - a. Draft Clean Yards By-Law
7. Question Period
8. Next meeting – to be determined
9. Adjournment

TOWNSHIP OF ADMASTON/BROMLEY

**Planning & Economic Development Committee**

Date: May 1<sup>st</sup>, 2025 – 6:00 pm

Present: Committee members present were Michael Donohue, Angela Field, Brian Hamilton Kevin LeGris, and Keith Gourley (Chair) staff members present were CAO/Clerk Jennifer Charkavi, Fire Chief Bill McHale and Public Works Superintendent Steve Visinski.

1. Keith Gourley called the meeting to order at 6:01 pm.
2. Disclosure of Pecuniary Interest – None.
3. Approval of Agenda – 2025-05-01

**Moved by:** Brian Hamilton **Seconded by:** Kevin LeGris

BE IT RESOLVED that the Committee approve the agenda for the May 1, 2025 Planning and Development Committee meeting as presented this date.

“Carried”

4. Minutes – 2024-05-02

**Moved by:** Michael Donohue **Seconded by:** Brian Hamilton

BE IT RESOLVED THAT the Planning and Economic Development Committee approve the minutes from the May 16, 2024 meeting.

“Carried”

5. Road Name Change Request - 2025-05-03

Staff reviewed the request submitted by Mr. Mangan.

Committee discussed the request. It was noted that a committee was struck when names were required instead of Concession numbers and that the Committee of the time chose the names that are found within the Township currently. Committee stated that during that process was when names should have been requested for the township.

Committee directed staff to communicate with Mr. Mangan that the current road name would not be changed.

**Moved by:** Kevin LeGris **Seconded by:** Angela Field

BE IT RESOLVED THAT Committee direct staff to reply to Mr. Mangan that the road name will not be changed.

“Carried”

6. Closed Session – Redevelopment of 955 Opeongo Road – 2025-05-04

**Moved by:** Kevin LeGris **Seconded by:** Angela Field

BE IT RESOLVED THAT Committee move into a Closed Session at 6:00 pm.

As per section 239 2 (k) of the Municipal Act 2001 – a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

More specifically to discuss the redevelopment of 955 Opeongo Road.

“Carried”

7. Next Meeting

At the call of the Chair.

8. Adjournment – 2024-05-05

**Moved by:** Angela Field **Seconded by:** Kevin LeGris

BE IT RESOLVED that the May 1<sup>st</sup>, 2025, Planning and Economic Development Committee meeting be adjourned at 7:21 p.m.

“Carried”

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Chair

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CAO/Clerk

**Township of Admaston/Bromley**

**477 Stone Road, R.R. #2**

**Renfrew, ON**

**K7V 3Z5**

**E-Mail Address – [info@admastonbromley.com](mailto:info@admastonbromley.com)**

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**REPORT**

Date: June 19<sup>th</sup> 2025  
To: Committee  
From: Jennifer Charkavi  
Re: Fencing of Livestock By-Law

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**Background:**

Animals at large, other than dogs, is becoming an increasing issue within the Township. Currently our Township has a by-law, 2004-37 which has a requirement that the large animals at large be transported and impounded. The Township does not have the means to transport or impound large animals. In the past an individual was contracted to pickup, transport and impound large animals at large.

**Discussion:**

Currently, within the existing bylaw it states that the Pound Keeper may impound any animal found being at large, unfortunately the Township no longer has the means to transport, unless it is contracted out, nor the space to impound large animals. Large animals previously were impounded at the Sale Barn in Cobden. The Cobden Sale Barn will still house large animals for impoundment, but the fee is dependent upon the animal, the length of stay and the feed provided, these are all to be paid by the owner of the animals.

This is a large undertaking to impound large animals. The proposed fencing of large animals by-law puts the responsibility on the owner of the large animals to keep them on their own property.

Should Committee decide to not repeal By-Law 2004-37 and not approve the proposed fencing of large animals by-law, staff then propose that an official agreement be set up with the Sale Barn in Cobden and an individual be contracted to transport large animals at large.

The Ontario Line Fences Act it does not directly require animals to be fenced. It focuses on resolving disputes between landowners regarding the construction, maintenance, or

repair of fences that mark the boundary between their properties. The act provides a procedure for fence-viewers to arbitrate and assign responsibility for these fences. While the Line Fences Act doesn't mandate animal containment, other legislation, like the Pounds Act and the Municipal Act, addresses the responsibility of livestock owners to prevent their animals from roaming onto neighboring properties and causing damage. Both acts require municipalities to pass by-laws to implement the provisions of seizure and impoundment.

**Financial Implications:**

Currently, there are costs associated with By-Law Enforcement hours trying to contact owners of large animals that are trespassing on neighbouring properties and hours attempting to resolve the issue. By-Law Enforcement costs will continue with either by-law as the issue continues. However, ensuring there is an effective by-law will put measures in place to curb the animals at large issues.

**RECOMMENDATION FOR COMMITTEE:**

BE IT RESOLVED THAT Council direct staff to bring forth the By-Law to require the fencing of livestock to the August 7, 2025 Council meeting.

CORPORATION OF THE TOWNSHIP OF ADMASTON/BROMLEY

BY-LAW No. 2025-xx

**A BY-LAW REQUIRING THE FENCING OF LIVESTOCK**

**WHEREAS** Subsection 11(3) of the *Municipal Act, 2001*, as amended, authorizes the council of every local municipality to enact by-laws respecting fences;

**AND WHEREAS** Subsection 8(3) of the same Act authorizes a council, in a by-law enacted under section 11, to require persons to do things;

**AND WHEREAS** Sections 445 and 446 of the same Act authorize a municipality, if satisfied that a person has contravened a by-law enacted under section 11 by failing to do something that they are required to do, to enter that person's property to do work to correct the contravention at that person's expense;

**AND WHEREAS** it is deemed expedient and desirable that the Council of the Corporation of the Township of Admaston/Bromley deal with the issue of livestock that are trespassing on other properties;

**THEREFORE** the Council of the Township of Admaston/Bromley enacts as follows:

1.0 Short Title

1.1 This by-law may be cited as the Fencing of Livestock Bylaw".

2.0 Definitions

2.1 In this by-law,

**"by-law enforcement officer"** shall mean any person appointed by the Council of the municipality to enforce its By-Laws and Regulations;

**"fence"** means a barrier forming a boundary to or enclosing an area of land;

**"livestock"** means goats, cattle, horses, sheep, swine, and other similar animals;

**"municipality"** means the Corporation of the Township of Admaston/Bromley;

**"owner"** means the individual, firm or corporation that is the registered owner of a property, and includes a lessee, tenant, mortgagee in possession, and the person or persons in occupation of or in charge of the land.

**"perimeter fence"** means a fence with gates, where necessary, that is located on the outer boundaries of a property and that enclose a property in its entirety;

3.0 Application

3.1 The requirements of this by-law apply to all properties within the geographic limits of the Township of Admaston/Bromley, except where otherwise provided.

4.0 Construction and Maintenance

4.1 Every owner on who property livestock are being kept shall construct a perimeter fence or other interior enclosure or

enclosures which are suitable and sufficient for preventing the livestock from leaving the property at any time and, further thereto, such owner shall keep the said perimeter fence or other interior enclosure or enclosures in a good state of repair.

5.0 Inspection – Right of Entry

5.1 A By-Law Enforcement Officer may enter on land at any reasonable time for the purpose of carrying out an inspection to determine whether or not the provisions in this by-law are being complied with.

6.0 Work Order

6.1 Where a By-Law Enforcement Officer has reasonable grounds to believe that an owner on whose property livestock are being kept is in contravention of Section 4, the officer may issue an order to remedy such contravention.

6.2 An order under Section 6.1 shall set out:

- (a) Reasonable particulars of the contravention adequate to identify the contravention and the location of the land on which the contravention occurred; and
- (b) The work to be done and the date by which the work must be done.

6.3 An order under Section 6.1 may be served by registered mail or by personal service.

6.4 An order under Section 6.1 may require work to be done even though the facts which constitute the contravention of this by-law were presented before this by-law came into force.

7.0 Enforcement

7.1 If the owner fails to complete the work set forth in an order issued pursuant to section 6 above on or before any date specified therein, the municipality may enter upon the property at any reasonable time for the purposes of completion of the works required by the said owner.

7.2 The municipality may recover the costs of completing works pursuant to section 7.1 by adding these costs to the tax roll accruing to the property in question and thereafter collecting those costs from any defaulting property owner in the same manner as property taxes.

7.3 Every person who contravenes the provisions of this by-law is guilty of an offence and, upon conviction, is subject to a fine as provided in the Provincial Offences Act and to any other applicable penalties.

READ a first and second time this 19<sup>th</sup> day of June 2025.

READ a third time and finally passed this 19<sup>th</sup> day of June 2025.

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Mayor

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CAO/Clerk

*SCHEDULE "A"*  
*to By-Law 2025-xx*

Set Fines – Short Form Wording

Part 1, Provincial Offenses Act

ITEM	Column 1 Short Form Wording	Column 2 Provision Creating or Defining Offense	Column 3 Set Fine
1.	There is no perimeter fence or interior enclosure or enclosures	4.1	\$250.00
2.	Perimeter fence or interior enclosure or enclosures are not in a good state of repair	4.1	\$250.00

Note: The penalty provisions for the offenses indicated above is Section 4 of By-Law No. 2025-xx, a certified copy which has been filed.



Animals Running at Large By-Law

CORPORATION OF THE TOWNSHIP OF ADMASTON/BROMLEY

By-Law No. 2004-37

Being a by-law for prohibiting or regulating the  
Running at large of animals other than dogs and cats, in accordance  
With Section 11(2) and Section 103(1) of the Municipal Act 2001, c. 25

**WHEREAS** the Council of The Corporation of the Township of Admaston/Bromley deems it advisable that all animals, except dogs and cats, including fowl be prohibited from running at large within the Township of Admaston/Bromley.

**AND WHEREAS** Section 103(1) of the Act provides that a by-law may be passed by the Council of a municipality to prohibit or regulate within any part of the municipality or within any defined area thereof, or upon any defined highways therein, the being at large or trespassing of animals, other than dogs and cats, and for providing for impounding them and for causing them to be sold, if they are not claimed within a reasonable time or if the damages, fines and expenses are not paid according to law.

**AND WHEREAS** Section 103(1) of the Act provides that by-laws may be passed by the Council of a municipality for appraising the damages paid by the owners of animals impounded for trespassing, contrary to the law or the by-laws of the municipality.

**AND WHEREAS** Section 103(1) of the Act provides that by-laws may be passed by the Council of a municipality for determining the compensation to be allowed for services rendered in carrying out the provisions of any Act with respect to animals impounded or restrained and detained in the possession of the restrainers.

**NOW THEREFORE**, The Council of The Corporation of the Township of Admaston/Bromley enacts as follows:

**PART 1. Short Title**

1.1 This by-law may be cited as the "Animals Running at Large By-Law".

**PART 2. Definitions**

- 2.1 "Animal" means any domestic animal, livestock or bird and without limiting the generality of the foregoing, includes a chicken, turkey, goose, duck or other poultry or domestic fowl, pig, goat, sheep, donkey, horse, pony horse, ox, cow, bull, or any other animal raised for commercial or agricultural purposes, and any animal kept as a working animal, a pet, or for hobby purposes such as breeding, showing or sporting but shall not include dogs or cats.
- 2.2 "Animal Pound" shall mean such premises and facilities designated by The Corporation as the Township Pound.
- 2.3 "Corporation, The" means The Corporation of the Township of Admaston/Bromley.
- 2.4 "Highway" means a common and public highway, street, avenue, parkway, driveway, square place, bridge, viaduct or trestle, designed and intended for, or used by, the general public for the passage of vehicles, and includes the total width of the road allowance.
- 2.5 "Impound" shall mean confiscate, take legal possession of and restrain in pound.
- 2.6 "Officer" shall mean the Municipal By-Law Enforcement Officer as appointed by Council.
- 2.7 "Owner or Keeper" means and includes any person who possesses, keeps, feeds or harbours an animal and "owns" and "keep" shall have a corresponding meaning.

## Animals Running at Large By-Law

- 2.8 **“Pound Keeper”** means a person(s) employed by, under contract or employed by a contractor appointed by The Corporation, to operate an Animal Pound for The Corporation.
- 2.9 **“Running at large”** shall mean that an animal shall be deemed to be running at large when found in any other place other than the lands owned or occupied by the person responsible for the charge and keeping of the animal, except with the permission of the owner or occupant of that place.

### **PART 3. Animals Being At Large**

- 3.1 No keeper of any animal shall allow an animal to be at large or to trespass within The Corporation.
- 3.2 Any person may take charge of an animal found being at large or trespassing and shall deliver the animal to a Pound Keeper as soon as practical.
- 3.3 Every Pound Keeper and every person who impounds or confines, or cause to be impounded or confined, an animal in a common pound, or an enclosed place, shall daily furnish the animal with good and sufficient food, water and shelter during the whole time that it continues impounded or confined.

### **PART 4. Pound Keeper**

- 4.1 The Pound Keeper may impound any animal found being at large or trespassing; or delivered to him/her by a person finding the animal(s) being at large or trespassing.
- 4.2 The Pound Keeper upon impounding any animal shall forthwith notify the owner of the animal that the animal has been impounded. Where the owner of the animal is not known, the Pound Keeper shall immediately give written notification, containing a description of the animal, to the Clerk-Treasurer.
- 4.3 The Clerk-Treasurer, upon receiving a notice from the Pound Keeper in accordance with Part 4.2, shall post such notice in a conspicuous place at the municipal office for the total number of days whereby such animal can be redeemed in accordance with the by-law. The Pound Keeper shall make reasonable inquiries with any persons who may live in the immediate area in which the animal was found at large to determine the owner of the animal.
- 4.4 The Officer shall, at the request of any person, examine anything, matter or circumstance relating to the trespassing of an impounded animal and shall prepare a damage appraisal setting out the particulars of damages, if any. These are to be paid by the owner of the animal as a result of such trespassing or being at large.
- 4.5 The Pound Keeper shall restore possession of an animal to a person claiming it, only where;
- a) The person claims possession of the animal within five (5) days, exclusive of Sundays and statutory holidays, after the day of impounding;
  - b) The person is the most recent owner/keeper of the animal prior to its impounding;
  - c) The person pays to the Pound Keeper or provides to the Pound Keeper proof of payment of:
    - (i) any damages payable as a result of the trespassing of the animal in accordance with the damage,
    - (ii) appraisal prepared by the Officer,
    - (iii) any fine payable in accordance with the provisions of this by-law; and
    - (iv) any expenses incurred by The Corporation for the making of a damage appraisal and to the Pound Keeper for services rendered to the impounded animal.

Animals Running at Large By-Law

- 4.6 The Pound Keeper, on the sixth (6) day, exclusive of Sundays and statutory holidays, after the day of impounding and possession of an animal, has not been restored to the owner of the animal, the Pound Keeper shall sell the animal and the proceeds of such sale shall be applied:
- (i) firstly, to any expenses incurred by the Pound Keeper in selling the animal;
  - (ii) secondly, to any expenses incurred by the Pound Keeper for services rendered to the impounded animal;
  - (iii) thirdly, to any damages payable in accordance with the damage appraisal prepared by the Officer;
  - (iv) fourthly, to The Corporation.

**PART 5. Penalties**

- 5.1 Every person who contravenes any provisions of this by-law is guilty of an offence under this by-law and upon conviction is liable to a maximum fine as established by the Provincial Offences Act.

**PART 6. Conflicts**

- 6.1 Wherever a standard established by the by-law differs from a standard in relation to the same matter established by any other item of legislation in force in The Corporation, the higher standard shall prevail.

**PART 7. Severability**

- 7.1 If any part of this by-law shall be held void such part shall be deemed severable and the invalidity thereof shall not affect the remaining parts of this by-law.

**PART 8. Repeal**

- 8.1 By-law Number 1986-25 of the former Township of Admaston, By-law Number 1986-97 of the former Township of Bromley and the amendments thereto are hereby repealed.

This by-law shall come into force and shall take effect upon final passing thereof.

Read a first time this 4<sup>th</sup> day of November, 2004.

Read a second time this 4<sup>th</sup> day of November, 2004.

Read a third time this 4<sup>th</sup> day of November, 2004.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk-Treasurer

**TOWNSHIP OF ADMASTON/BROMLEY**  
**BY-LAW NUMBER 2004-37 – TITLE: Animals Running at Large By-Law – set fines for use under Part 1 of the Provincial Offences Act**

<b>Item*</b>	<b>Column 1 Short Form Wording</b>	<b>Column 2 Offence Creating Provision</b>	<b>Column 3 Set Fine</b>
1.	Permitting animal to be at large	Section 3.1	\$250

\*Note: Penalty provision for the offences indicated is in Part 5 of By-law No. 2004-37, a certified copy of which is attached.

**Township of Admaston/Bromley**  
**477 Stone Road, R.R. #2**  
**Renfrew, ON**  
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613-646-7918 Cobden Road Garage

**REPORT**

Date: June 19, 2025  
To: Planning & Economic Development Committee  
From: Jennifer Charkavi  
Re: Draft Clean Yards By-Law Report

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**Background:**

This report was brought before Committee in 2024. The Township continues to experience property issues. The current Property Standards By-Law applies penalties and notice requirements to the property owners, not tenants or lessees. The Property Standards By-Law has notice requirements and appeal periods that extend a complaint to time periods that are not acceptable for certain aspects, such as keeping one's yard clean of waste and debris. This continues to be a problem as tenants know how the system works and it is increasing difficult to evict tenants, even if they have a history of behaviour. The Clean Yards By-law is developed to be able to work with tenants and property owners to have yards cleaned up.

At the May 2024 Committee meeting, Committee members were to send comments about the draft by-law. No comments have been received. However, at the meeting there were concerns with old barns and agricultural properties being penalized. Staff have added/deleted to the original that was presented and have taken those concerns into account.

**From May 2024 Report:**

Over the last year the Township has seen an increase in complaints about properties that are in disrepair or junky. The Township has a Property Standards by-law to ensure that properties are kept in good condition and to ensure that properties do not fall into disrepair outside and inside. Property Standards derives its authority from the Building Code and is used primarily when a building is in such disrepair that it has become dangerous. Property standards gets used for properties that have become neglected or have become allowed to be unseemly as there is no other avenue to enforce cleanup.

Municipal Law Enforcement Services (MLES) has put forth a suggestion that the Township consider a Clean Yards By-Law. Within this enforcement measure there is no

formal order to comply as found within the Property Standards which is very legislated. As well, the clean yards by-law does not have an appeal process nor an appeal period which can delay the act of cleaning up which makes it appear that the township is not responding.

**Discussion:**

The Township is receiving more and more complaints concerning property standards that fall within the realm of cleanliness of properties. Going through the property standards process is exhaustive and time consuming and is meant for severe infractions of property standards. The Clean Yards by-law is not meant to replace a property standards by-law but rather to be used as a first attempt to encourage a property owner to clean up their yard.

Property Standards can be difficult when the property is rented or leased, as only the owner can be held accountable through the Property Standards By-Law. The Clean Yards by-law is an infraction notice provided to the owner or the tenant or the occupant which allows for a quicker turnaround of having the property cleaned up. The by-law also has within it that costs incurred by the Township can be recouped on the property taxes. However, through the Clean Yards by-law the intent is not to penalize but get the property cleaned up. If a complaint is determined to be valid a notice is first issued and the property owner, tenant or occupant is then provided an opportunity to work with them to get the property cleaned up. A follow up inspection will then take place and if the yard is not cleaned up By-Law Enforcement then can issue an order for a firm date to comply is provided, after that fees can be imposed and costs to clean the yard by the Township can be recouped.

**Financial Implications:**

There will be costs associated with complaints to and inspections by By-Law Enforcement. The intent of the Clean Yards By-Law is not to create revenue but to ensure properties are maintained.

**People Consulted:**

Municipal Law Enforcement Services

**Recommendation:**

BE IT RESOLVED THAT Committee receive the draft Clean Yards By-law report and By-Law;

AND BE IT RESOLVED THAT the Planning & Economic Development Committee recommend to Council to approve the Clean Yards By-Law at the August 7, 2025 Committee meeting.

CORPORATION OF THE TOWNSHIP OF ADMASTON/BROMLEY

BY-LAW No. 2025-xx

**Being a By-law respecting the cleaning up of yards and vacant lots in the Township of Admaston/Bromley**

**Whereas** the Municipal Act 2001, SO 2001 c. 25 as amended authorizes municipalities to pass by-laws for requiring the cleaning and clearing of yards, for prohibiting the depositing of refuse on private and public lands; and for prohibiting automotive wrecking yards; and

**Whereas** Section 127 of the Municipal Act 2001, S.O. 2001, c.25, as amended, permits a municipality may pass by-laws requiring an owner or occupant of land to clean and clear the land, not including buildings, or to clear refuse or debris from the land, not including buildings and for regulating when and how such matters shall be done, for prohibiting the disposal of refuse or debris on land without the consent of the owner or occupant of land and for defining "refuse"; and

**Whereas** Section 446 of the Municipal Act 2001, SO 2001 c. 25 permits a municipality to enact a by-law to require that a matter or thing be done by a person and in default, the matter or thing may be done by the municipality at the person's expense and further that the costs of doing so may be added to the tax rolls and collected in the same manner as taxes; and

**Whereas** it is deemed desirable to enact this by-law to extend the useful life of individual properties to enhance the quality of communities and neighbourhoods, and to ensure the continued enjoyment of property for residents and property owners in the Township of Admaston / Bromley.

**Now Therefore** the Council of the Township of Admaston / Bromley enacts as follows:

**1. Application**

This by-law shall apply to all properties within the Township of Admaston/Bromley that are used for residential, commercial, industrial and institutional purposes.

**2. Definitions:**

- (a) **"boulevard"** means the area between the right of way limit and the curb. Also referred to as "road edge" in this document. See also "inner boulevard" and "outer boulevard".

- (b) **"Corporation"** means the Corporation of the Township of Admaston/Bromley.
- (c) **"heritage barn"** means an old barn or relocated old barn with specific features that make the structure important for local, regional or national interests.
- (d) **"inner boulevard"** means that portion of the road edge between the curb and the sidewalk.
- (e) **"notice"** means a notice as set out in Appendix "A" of this Bylaw;
- (f) **"obsolete barn"** means an unmodified old barn that is currently housing less than 5 Nutrient Units (NU) of animals.
- (g) **"occupant"** means the registered owner of property, tenant or occupant or person for the time being managing or receiving the rent from the property, whether on his own account or on account of an agent or trustee of any person, or any one of the aforesaid;
- (h) **"officer"** means a Municipal Law Enforcement Officer or Property Standards Officer appointed by Council of the Township of Admaston /Bromley an agent and/or his or her designate assigned the responsibility for enforcing and administering this by-law;
- (i) **"old barn"** means an agricultural structure (or part of an agricultural structure) that was built before 1961.
- (j) **"outer boulevard"** means that portion of the road edge between the sidewalk and the right of way limit.
- (k) **"property"** means any parcel of land or registered water lot and, without limiting the generality of the foregoing, shall mean lands and/or premises appurtenant to a building or structure, whether residential, commercial, industrial or institutional, and includes vacant property;
- (l) **"relocated old barn"** means an old barn that has been moved. The original structure of the old barn was kept in the new construction.
- (i) **"refuse" or "debris"** means any article, thing or matter that has been cast aside or discarded or abandoned, whether of any value or not, or that has been used up in whole or in part, or expended, or worn out in whole or in part;

Without restricting the generality of the foregoing, refuse or debris may include:

- i) garbage, rubbish, junk or litter.



- ii) excessive accumulations or piles of grass clippings, tree and garden cuttings, brush and leaves which are not part of a horticultural, agricultural or composting process;
  - iii) unusable containers such as crockery, dishes, glassware, bottles, plastic containers and cans;
  - iv) discarded paper, paper products, cardboard, clothing;
  - v) discarded appliances such as stoves, micro wave stoves, refrigerators, freezers and other such appliances, furniture, furnace parts, pipes, water or fuel tanks;
  - vi) any unused, abandoned, dismantled or inoperative vehicle;
  - vii) any wrecked, dismantled, discarded vehicle or automotive parts or accessories, mechanical parts, unmounted or mounted tires, accessories or adjuncts to any vehicle or mechanical equipment;
  - viii) any all-terrain vehicle, motor home, motorized snow vehicle, motorized recreational vehicle or camper, traction engine, farm or lawn tractor, road-building machine or a vehicle drawn, propelled or driven by any kind of power, including horse power or manpower, boat, watercraft or trailer or part thereof, which is in a wrecked, discarded, dismantled, inoperative or abandoned condition unless it is necessary for the operation of a business lawfully situated on the property;
  - ix) broken concrete or asphalt pavement, patio/sidewalk slabs, unusable building materials;
  - x) discarded, unused or waste materials resulting from or as part of construction, alteration, repair or demolition of any building or structure, or old or decayed lumber;
  - xi) any refuse or debris, or any other materials, objects or conditions that may create a health, fire or accident hazard;
  - xii) dilapidated, collapsed or partially constructed structures which are not currently under construction or repair;
  - xiii) discarded, dead, diseased, decayed or damaged trees or brush not neatly stacked and intended for use for heating purposes;
- j) "repair"** means the provision of such facilities and the making of additions or alterations or the taking of such action as in restoring, renovating or mending as may be required so that the

property shall conform to the standards as established in this by-law;

- k) “right-of-way** means the corridor of land owned by a municipality within which a road is located. This includes the road pavement and boulevards on either side.
- l) “vehicle”** means an automobile, motorcycle, motor assisted bicycle, traction engine, farm tractor or farm machinery, road building machine, construction vehicle, bulldozer, backhoe, excavator, grader, asphalt, earth mover, compactor, crane, lift, skid steer, generator, welder, street car or other vehicle running only on rails, motorized snow vehicle, off road vehicle, trailer, boat, bicycle, or any vehicle drawn, propelled or driven by any kind of power, including but not limited to mechanical power, muscular power or wind power.
- m) “vegetation”** is an assemblage of plants, plant species, shrubs, trees and ground cover.

### **3. Scope**

This By-law does not apply so as to prevent a farm operation or practice meeting the definition of "agricultural operation" and "normal farm practice" under the Farming and Food Production Protection Act, 1998, SO 1998, c.1 as amended from carrying out a normal farm practice as provided for and defined under that Act.

### **4. General Standards**

- a) Every owner, tenant or occupant of property shall maintain said property clean and free from refuse and/or debris and stored or accumulated objects or materials that create a nuisance or are unsightly.
- b) Every owner, tenant or occupant of property shall keep the grass and vegetation on the *property* maintained so that its height is maintained not to exceed a maximum of 15 cm (6 inches) but **does not** include crops and, to be free from any overgrowth of plants deemed objectionable such as, but not exclusive to the following: dandelions, ragweed, thistles, burdocks, wild parsnip and/or any other plants that may commonly be described as a *nuisance plant*. Any noxious weeds must be controlled and or removed from the *property* as required by the Provincial "Weed Control Act". ***Properties that are permitted a farm use as per the Zoning By-Law will be at the discretion of the Planning & Economic Development Committee.***
- c) Grass or improved surfaces adjacent to a private property, within the road allowance, between the private property and the road curb line or road edge of pavement referred to as the inner or outer boulevard shall be maintained in a state of good repair as set out in this by-law by the owner, tenant or occupant of the private property, and kept in a clean, clear and safe condition. Property located in the following zones, as designated in the Township of Admaston / Bromley Zoning Bylaw as amended, shall be exempt from the above provision: Agricultural (A), Rural (R), Environmental Protection (EP), Open Space (OS), and any exception zones to these zones.
- d) Every owner, tenant or occupant of property shall keep hedges, shrubs and trees adjacent to a public property, private property or roadways cut and trimmed so as not to encroach onto the adjacent property. This shall include removal of droppings from any hedge, shrub, tree or grass clippings.
- e) No person shall throw, place or deposit, or permit any person to throw, place or deposit, any refuse or debris as herein defined on any property within the Township of Admaston / Bromley without the written consent of the property owner, and only then in accordance with this by-law.
- f) Every owner, tenant or occupant shall keep their property free and clear of infestations of injurious insects, termites, rodents, vermin or attract other pests including wildlife but, does not include attracting birds and bees.
- g) No owner, tenant or occupant of land shall use any land for storing used or inoperative motor vehicles or vehicle parts for the purpose of wrecking them or salvaging vehicle parts thereof for sale or other disposal, including the purposes of repairing other vehicles, unless the land is permitted to be used for such purposes through the Townships Comprehensive Zoning By-law and the owner or occupant holds a current and valid license to permit motor vehicle salvage.

The above provisions shall not apply to owner, tenants or occupants who are actively restoring not more than two vehicles, providing that the vehicles are stored in an

enclosed permanent structure and restoration work is located in such a manner so as to be screened from view by neighbouring property owners, tenants or occupants, or from adjacent roadways.

h) No owner, tenant or occupant of land shall keep a swimming pool, hot tub, wading pool or artificial pond unless it is maintained in good repair and working condition.

i) No owner or occupant shall permit water discharge from roofs, land, sumps, buildings or pool drainage onto a neighbouring property.

j) Old Barns, Heritage Barns, Obsolete Barns and Relocated Barns that receive complaints as per Section 4. General Standards of this by-law, will be brought forth to the Planning & Economic Development Committee for review.

## **5. Liability**

Pursuant to Section 448 of the Municipal Act, SO 2001, c. 25 as amended, no proceeding for damages or otherwise shall be commenced against a member of Council or an officer, employee or agent of the municipality or a person acting under the instructions of the officer, employee or agent for any act done in good faith in the performance or intended performance of a duty or authority under this by-law for any alleged neglect or default in the performance in good faith of the duty or authority.

## **6. Right of Entry**

Pursuant to Section 435 and 436 of the Municipal Act, SO 2001, c.25 as amended, an officer may enter upon property, at any reasonable time, for the purpose of carrying out inspections of or on such property to determine whether or not the provisions of this by-law are being complied with in accordance with the provisions of Section 426(1) of the Municipal Act, SO 2001, c.25 as amended, no person shall hinder, interfere with, or otherwise obstruct, either directly or indirectly, an officer in the lawful exercise or power or duty under this by-law.

## **7. Administration and Enforcement**

- a) When any property is not maintained to the requirements of this by-law, the officer may notify the owner, tenant or occupant, or other person responsible for the maintenance of the property, by issuing a Notice (Appendix A - Notice) advising of the violation and requiring that the property comply with the provisions of the by-law within a specified period of time, but not less than 48 (forty eight) hours from the date of the Notice. Said Notice shall be posted on the property, delivered personally to the owner, tenant or occupant or person responsible for the property or sent by registered mail to the last known address of the registered owner as shown on the last revised assessment rolls of the municipality.
- i) Properties that are permitted a farm use as per the Zoning By-Law will be issued a Notice (Appendix A – Notice) at the discretion of the Planning & Economic Development Committee.
- b) Where a Notice has been issued pursuant to Section 7a) and the requirements of the Notice have not been complied with, the officer may issue an Order (Appendix B -Order) that corrective action must be completed within a specified time frame.

- i) Properties that are permitted a farm use as per the Zoning By-Law will be issued an Order (Appendix B – Order) at the discretion of the Planning & Economic Development Committee.
- c) If the owner, tenant or occupant or person responsible for the property fails to comply with the Order by the specified date the municipality may take corrective action to bring the property into compliance with the bylaw. The total expense incurred to bring the property into a state of compliance with the by-law may be recovered by action or by adding the costs of the repairs and other associated costs to the tax roll and collecting the costs in the same manner as real property taxes, pursuant to Section 446(3) of the Municipal Act, SO 2001, c. 25, as amended. The municipality has the option to apply a reasonable administration fee to this process should it be necessary.
- d) An Order issued under section 7 b) shall be sent by registered mail to the address as shown on the last tax assessment roll of the municipality or delivered personally to the owner, tenant, occupant or person responsible for the property.
- e) In the case of a health, safety or fire hazard, an officer may Order that the hazard be removed forthwith without issuing a Notice under Section 7a).
- f) In the event an officer is unable to serve a Notice and/or Order by registered mail or personally the Notice and/or Order may be posted, in a conspicuous place on the property, and by so placing the Notice and/or Order it shall be deemed to be sufficient service of the Notice and/or Order on the property owner.
- g) Where the owner, tenant or occupant fails to comply with an Order issued under section 7 b) of this by-law, the Township in addition to all other remedies:
  - i) shall have the right to enter upon the lands to repair the lands and carry out corrective action to achieve compliance with the bylaw, at the owner's expense;
  - ii) shall not be liable to compensate such owner, tenant or occupant or any other person having interest in the property by reason of anything done by or on behalf of the Township under the provisions of this Section; and
  - iii) where any materials or things are removed in accordance with this Section, the materials or things may be immediately disposed of by the officer and any recovered salvage value or other actual recovery of money made upon such disposal shall be credited against costs; and
  - iv) where a vehicle has been removed, impounded, restrained or immobilized according to Section 170(15) of the Highway Traffic Act, RSO 1990, as amended, in violation of this by-law, all costs associated with the removal, impoundment, restraining or immobilization will be the responsibility of the registered owner of the vehicle.

## **8. Offences**

- a) Any person who contravenes any provision of this by-law is guilty of an offence, and upon conviction is liable to the penalties as provided for in the Provincial Offences Act, R. S. 0. 1990, c. P. 33 as amended.
- b) A person who is convicted of an offence under this by-law is liable, for each day or part of a day that the offence continues, to a minimum fine of \$200.00 and a

maximum fine of \$10,000.00 and the total of all of the daily fines for the offence is not limited to \$100,000.00 as provided for in subsection 429(3)2 of the Municipal Act, 2001, S.O 2001, c.25, as amended.

**9. Validity**

- a) Should a court of competent jurisdiction declare a part or whole of any provisions of this by-law to be invalid or of no force and effect, the provision or part is deemed severable from this by-law. It is the intention of Council that the remainder survives and be applied and enforced in accordance with its terms to the extent possible under the law so as to protect the public by ensuring a minimum standard for maintenance of yards is maintained.
- b) Where a provision of this by-law conflicts with the provisions of another bylaw, Act or Regulation in force within the Township, the provisions that establish the higher standards to protect the health and safety of persons shall prevail.

**10. Enactment**

This By-law shall come into full force and effect on the day of its passing.

READ a first and second time this xx day of xx 2025.

READ a third time and finally passed this xx day of xx 2025.

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Mayor

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CAO/Clerk

**Appendix 'A'**  
**By-law Number 2025-xx**  
**Township of Admaston/Bromley**  
**Clean Yards By-law**

<b>Clean Yards Notice</b>	
Date Issued:	
Issued to:	
Address:	
Reference	

An inspection has revealed that a provision or provisions of a municipal by-law is being contravened. You are hereby directed to correct the following violation(s) within \_\_\_\_\_ days/hours. Charges may be forthcoming if the violation is not corrected within the time shown above. This Notice does not authorize continuance of the violation(s).

<b>Municipal By-law</b>	<b>Violation(s)</b>

If you wish to discuss this matter further with the officer, please contact the undersigned at (613) 281 - 3773.

Officer Name and Signature:

Date and Time:

**Appendix 'B'**  
**to By-law Number 2025-xx**  
**Township of Admaston/Bromley**  
**Clean Yards By-law**

<b>Clean Yards Order</b>	
Date Issued:	
Issued to:	
Address:	
Reference	

An inspection has revealed that a provision or provisions of a municipal by-law is being contravened. You are hereby directed to correct the following violation(s) within \_\_\_\_\_ days/hours. Charges MAY be forthcoming if the violation is not corrected within the time shown above. This Order DOES NOT authorize continuance of the violation(s).

<b>Municipal By-law</b>	<b>Violation(s)</b>

If you wish to discuss this matter further with the officer, please contact the undersigned at (613) 281 - 3773.

Officer Name and Signature: \_\_\_\_\_

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



## Appendix C

### Township of Admaston/Bromley

### Clean Yards By-Law Number 2025-xx

### Part 1 Provincial Offences Act

<b>Item*</b>	<b>Column 1 Short Form Wording</b>	<b>Column 2 Section Creating Offence</b>	<b>Column 3 Set Fine</b>
1.	Fail to Maintain Property – Refuse / Debris	Section 4.a)	\$200.
2.	Fail to Maintain Property – Noxious Weeds and /or Overgrowth	Section 4.b)	\$200.
3.	Fail to Maintain surfaces adjacent to private property	Section 4.c)	\$200.
4.	Fail to Maintain hedge and /or tree	Section 4.d)	\$200.
5.	Littering	Section 4.e)	\$200.
6.	Permit Infestation – insects/rodents/vermin	Section 4.f)	\$200.
7.	Storage Prohibited	Section 4.g)	\$200.
8.	Pool / Hot Tub / Pond – Not Maintained	Section 4.h)	\$200.
9.	Water discharge – fail to ensure water discharge does not drain onto neighbouring property	Section 4.i)	\$200.
			Plus VSC = \$35.00 COSTS = \$5.00

\* Note:

The general penalty provision for the offences indicated above is Section 4 of By-law No. 2025-xx, a certified copy of which has been filed.