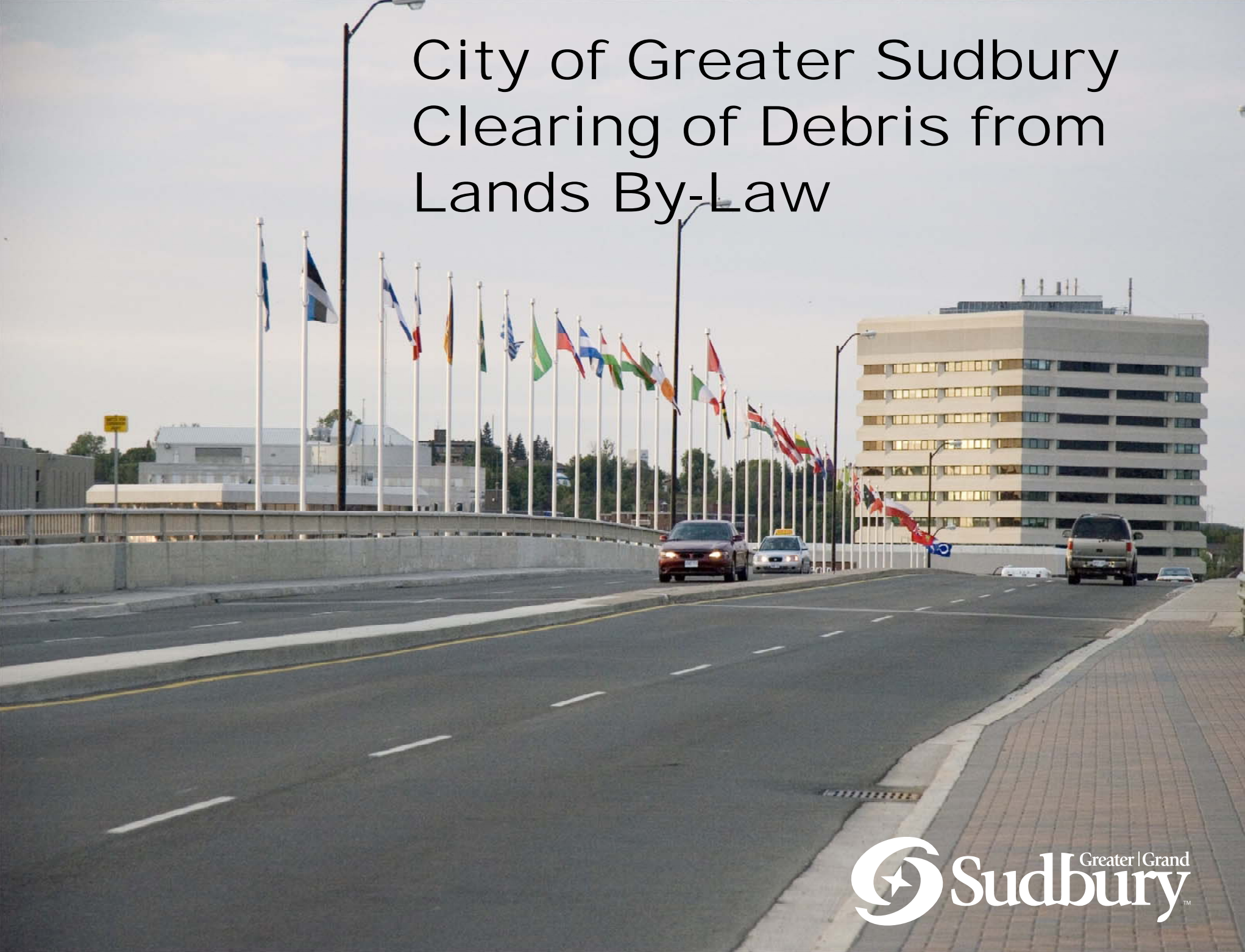


City of Greater Sudbury Clearing of Debris from Lands By-Law



BACKGROUND

- **Priorities Committee meeting of December 5th, 2007 staff presented a report highlighting the need for a Clearing of Debris from Lands By-Law**
- **Concern raised that the By-Law should include an appeal process**
- **Appeal process would allow property owners a chance to request more time to comply or to dispute the Notice of Violation**

OPTIONS for APPEAL PROCESS

- 1) Submit an appeal to Manager of Compliance & Enforcement. The Manager can extend time, rescind the Notice of Violation, or uphold the Notice of Violation**
- 2) Submit an appeal to the Manager of Compliance & Enforcement. If applicant disagrees with the decision, may appeal to the General Manager of Growth & Development for a final decision**
- 3) Submit an appeal to the Manager of Compliance & Enforcement. If applicant disagrees with the decision, may appeal to a Hearing Committee of Council**

CLEARING of LANDS BY-LAW COMPARISON

MUNICIPALITY	APPEAL PROCESS
North Bay	Yes - after second Notice may appeal to Council
Markham	No
Ottawa	No
London	No
Thunder Bay	Yes - appeal to Manager of By-Law Enforcement and then may appeal to Hearing Committee
Toronto	No
Windsor	No

- By-Law Enforcement Officers have full discretion to allow property owners as much time as necessary to comply. Officers will grant sufficient time, unless owner is a repeat offender.

VACANT LANDS, VACANT LOTS and YARDS

- **City of Greater Sudbury consists of large areas of undeveloped vacant lands**
- **Clearing of Debris from Lands By-Law should address only those properties that are unkept and unsightly**

VACANT LANDS, VACANT LOTS and YARDS

- **Need to determine guidelines to effectively deal with each area (vacant lands, vacant lots and yards)**
 - **vacant lands - undeveloped natural growth area. Restrict to Clearing of Debris and refuse from vacant land**
 - **vacant lots - area under development. Clearing of debris, long grass and weeds**
 - **yards - residential and commercial lands which contain structures. Clearing of debris, long grass and weeds**

RECOMMENDATION:

THAT Council accept the Clearing of Debris from Lands report and direct staff to draft a Clearing of Debris from Lands By-Law that would include an appeal process as outlined in either Option 1, 2 or 3 of this report

QUESTIONS ?

