



COUNCIL – AGENDA REPORT

Meeting Date: 2 July 2025
Subject: Bylaw B-13/2025 - Community Standards Bylaw Amendments
Directorate: Community Safety and Social Services

Issue:

Council is being asked to give three readings to Bylaw B-13/2025, being a bylaw to amend the Community Standards Bylaw No. B-09/2012.

Policy / Council Direction:

This amendment to the Community Standards Bylaw is to address emerging issues related to property compliance, and to align our enforcement standards with current bylaws and Acts such as the *Municipal Government Act*, Traffic Bylaw and the Land Use Bylaw.

Background:

Since the adoption of Community Standards Bylaw B-09/2012 (CSB), several amendments have been implemented to reflect the evolving needs of the community and enforcement practices.

A recent review of ongoing challenges related to file timelines and enforcement revealed a number of inconsistencies, prompting a comprehensive examination of the bylaw. This review identified several housekeeping updates, as well as the need to introduce new sections aimed at addressing current enforcement gaps more effectively.

The proposed amendments aim to:

- Align the bylaw with other municipal regulations,
- Improve definitions for clarity and consistency,
- Address existing gaps related to nuisance properties and vacant lots.

Noteworthy Changes:

Notices and Orders (Definition ww.1; Section: 7.01, 7.02, and 7.03):

The current bylaw's notice and remedial order process under section 7, does not align with the timelines outlined in the *Municipal Government Act*. The proposed changes are based on best practices observed in more recent bylaws across the province, which were reviewed during the in-depth analysis.

These updates will enable a more efficient and timely response when dealing with non-compliant properties.

Nuisance (Definition gg.1; Section:3.05)

The addition of a definition and a section for “nuisances” will allow for enforcement on properties negatively impacting others to enjoy their property. This is to address items that are not currently addressed within the unsightly property section.

Vacant Lots (Definition eee.1; Section: 3.16)

Vacant lots have been an ongoing enforcement challenge most prominently over the past few years. The current bylaw does not have a definition or section to address these directly. The current bylaw defines unsightliness and the prevention of ponding water. This new section and definition ensures vacant property are free of any hazards, and held to all other standards set out in the bylaw.

Unsightly Classification Table and Fine Multiplier Tool (Section 11.05, 11.06,11.07,11.08: Schedules A and B):

Additionally, a new "unsightly classification table" and a fine multiplier system are being introduced. These tools will help ensure that penalties more accurately reflect the severity of violations and support cost recovery efforts.

Council Committee Routed Through:

This proposed amendment was scheduled to go to the Community Safety and Social Services (CSSS) Standing Committee on June 11, 2025. This meeting was cancelled to accommodate a special meeting of Council. There are no other CSSS meetings scheduled before Council breaks for the summer. Administration is bringing this to Council at this time, as summer is the heaviest call volume for unsightly property complaints and this amendment is needed to bring the service up to the correct standards for residents.

Administration Recommendation:

Administration recommends that Council gives three readings to Bylaw B-13/2025, being a bylaw to amend the Community Standards Bylaw B-09/2012 as presented. This would be in alignment with the *Municipal Government Act* while also providing improved definitions and enforcement actions.

Alternatives/Implications:

Council could choose to amend Bylaw B-13/2025 before giving three readings to the bylaw.

Budget Implications:

Administration does not anticipate any budget implication associated with the adoption of these bylaw amendments. Any additional administrative and regulatory/enforcement activities would be carried out using existing resources within the City’s approved operating budget.

Communications and Engagement:

Municipal Enforcement along with Communications Department will develop a communication strategy to inform the public of the changes.

Recommendation:

That Council gives three readings to Bylaw B-13/2025, being a bylaw to amend Community Standards Bylaw B-09/2012, as presented.

Brad Tomlinson
Team Leader Municipal Enforcement

Staff Presenter:	Brad Tomlinson
External Presenter:	None
Department:	Municipal Enforcement
Reviewed by:	Lynn Mackenzie, Manager ME & RCMP Services
Attachments:	#1: Bylaw B-13/2025 – Amends B-09/2012 #2: Redline of CS Bylaw B-09/2012