

BYLAW B-13/2025
CITY OF AIRDRIE
PROVINCE OF ALBERTA

Being a bylaw to update the *Community Standards Bylaw*.

WHEREAS the *Municipal Government Act*, RSA 2000, c M-26, allows Council to amend bylaws; and

WHEREAS the Council deems it desirable to update said *Community Standards Bylaw*, B-09/2012;

The Council of the City of Airdrie enacts as follows:

Amendments

- 1 The *Community Standards Bylaw*, B-09/2012 is amended by the following sections.
- 2 Paragraph 2.01(h) is deleted and replaced with the following:
 - (h) **“City Manager”** means the Chief Administrative Officer of the City of Airdrie or the employee of the City of Airdrie who has been delegated the authority to exercise the powers, duties, and functions under this Bylaw;
- 3 Paragraph 2.01 is amended by adding the following section after subparagraph (i):
 - (i.1) **“Compost”** means organic material, including food and yard waste, that is recycled through biological degradation in a container or pile into a useable soil conditioner;
- 4 Paragraph 2.01 is amended by adding the following after subparagraph (m):
 - (m.1) **“Derelict Vehicle”** means a vehicle that is:
 - (i) incapable of being safely operated (for example having one of more attributes similar to a missing windshield, a missing driver’s seat, a missing steering wheel, multiple flat tires, or being used for storage of items in such a way that the vehicle cannot be driven safely);
 - (ii) partially or fully dismantled (for example having one of more attributes similar to: missing tires, left on blocks or on a jack or other non-tire support, or missing equipment such that it is not lawful to operate on streets); or
 - (iii) substantially damaged;

and, for greater certainty, includes both passenger vehicles and recreational vehicles;

5 Paragraph 2.01 is amended by adding the following after subparagraph (gg):

(gg.1) “**Nuisance**” means any use of or activity on land which unreasonably interferes with a Person’s use and enjoyment of surrounding property or demonstrates a disregard for the general maintenance and upkeep of land so as to produce a material annoyance, inconvenience, or discomfort to other persons, whether it is detrimental to the surrounding area, some examples of which include, but are not limited to, the following:

- (i) smelly or messy compost heaps;
- (ii) production of excessive dust, dirt, or smoke;
- (iii) production of generally offensive odours;
- (iv) any condition likely to attract wild animals, nuisance animals, other vermin, or domestic animals not associated with the subject Property; and
- (v) any accessible excavation, ditch, or standing water that could pose a danger to public safety or negatively impacts surrounding properties;

6 Paragraph 2.01 is amended by adding the following after subparagraph (ww):

(ww.1) “**Remedial Order**” means an order written pursuant to section 545 of the *Municipal Government Act*,

7 Paragraph 2.01 is amended by deleting the word “and” after the semicolon in subparagraph (ddd)(i).

8 Paragraph 2.01 is amended by adding the “and” after the semicolon in subparagraph (ddd)(ii).

9 Paragraph 2.01 is amended by adding the following after subparagraph (ddd)(ii):

- (iii) a Pathway in a park space that is adjacent to the property line of a Premises and is connected to the primary pedestrian entrance of the Premises, and includes the connection from the pathway to entrance of the Premises;

10 Paragraph 2.01 is amended by adding the following after subparagraph (eee):

(eee.1) “**Vacant Lot**” means any real property, including a bare lot, construction site, building, structure, or other improvement, that has remained

unoccupied by its owner or occupant for a continuous period of more than 30 days or, because of a fire or other act of God, has been unoccupied for any length of time;

- 11 Paragraph 2.01 is amended by adding the following after subparagraph (ooo):

(ooo): **“Weekday”** means Monday through Saturday, as defined in the *Interpretation Act*, RSA 2000, as amended or replaced from time to time;

- 12 The following is added after Paragraph 3.05:

Nuisance Properties

3.05.1 No owner or occupier of a Premises shall cause or permit a nuisance to exist on a Premises.

- 13 The following is added after Paragraph 3.16:

Vacant Lots

3.16.1 Any owner of a Premises which is vacant, undeveloped, or otherwise stagnant shall ensure the property remains free of any hazards, accumulation of debris and does not violate any other provisions within this bylaw.

- 14 Paragraph 7.01 is deleted and replaced with the following:

7.01 A Remedial Order issued pursuant to this Bylaw may be served:

(a) in the case of an individual:

(i) by delivering personally to the individual

(ii) by leaving it for the individual at their apparent place of residence with someone who appears to be at least 18 years of age;

(iii) by delivering it by regular mail to the individual at their apparent place of residence; or

(iv) by delivering it by regular mail to the last address of the individual who is to be served as shown on the records of the Registration of motor Vehicle Services in Alberta; and

(b) in the case of a corporation:

(i) by delivering it personally to a director or officer of the corporation;

(ii) by delivering it personally to any person apparently in charge of any office of the corporation at the address held out by the corporation to be its address; or

(iii) by delivering it by regular mail addressed to the registered office of the corporation.

15 Paragraph 7.02 is deleted and replaced with the following:

7.02 If, in the opinion of a person serving a Remedial Order, service of the Remedial Order cannot be reasonably affected, or if the person serving the Remedial Order believes that the owner of the Premises is evading service, the person serving the Remedial Order may post the Remedial Order:

- (a) at a conspicuous place on the Premises to which the Remedial Order relates;
- (b) at the private dwelling place of the owner of the Premises to which the Remedial Order relates, as shown on the certificate of the title pursuant to the Land Titles Act or on the municipal tax role; or
- (c) at any other property owned by the owner of the Premises to which the Remedial Order relates, as shown on a certificate of title pursuant to the Land Titles Act or shown on the municipal tax role;

and the Remedial Order shall be deemed to be served upon the expiry of 3 days after the Remedial Order is posted.

16 Paragraph 7.03 is deleted and replaced with the following:

7.03 Every Person who fails to comply with a Remedial Order issued pursuant to this Bylaw within the time set out in the Remedial Order has committed an offence.

17 Paragraph 7.04 is deleted.

18 Paragraph 8.03 is amended by deleting the word “fines” and substituting “penalty and minimum penalty”.

19 The following is added after paragraph 8.04:

8.05 Any Person who is convicted of an offence pursuant to this Bylaw is liable on summary conviction to a fine not exceeding \$10,000.00 or imprisonment for not more than one year, or both.

8.06 If a vehicle is involved in an offence under this Bylaw, the owner of that vehicle is guilty of an offence unless the owner of that vehicle satisfies the Court that the owner was not in control of the vehicle and that the Person

having control of the vehicle at the time of the offence had control of the vehicle without the owner's express or implied consent.

20 Paragraph 11.05 is deleted and replaced with the following:

11.05 Where the payment of a penalty is received for the first offense within one twelve (12) month period and the ticket issued is paid within five (5) business days from date of issuance of the ticket to a person authorized by the City to receive such payment, the specified penalty shall be reduced to the penalty in lieu of prosecution as set out in Schedule "A" and such reduced payment shall be accepted in lieu of prosecution.

21 The following is added after paragraph 11.05:

11.06 Where a Peace Officer is investigating a complaint involving untidy, unsightly property, the Peace Officer shall classify property by means of reference to Schedule "C" of this Bylaw.

11.07 If a Person is convicted twice of the same provision of this Bylaw within a 24-month period, the minimum penalty for the second conviction and any subsequent convictions within a 24-month period shall be twice the amount of the specified penalty, unless:

(a) the Person is a "Young Person" (as defined by the *Youth Justice Act*, RSA 2000, c Y-1, as amended or replaced); and

(b) the convictions are under either subsection 18(2) or subsection 19(1) of the *Youth Justice Act*;

in which case the specified penalty for a "Young Person" shall apply.

11.08 In the event of a second offence or third offence within a twelve-month (12) period, the Penalty in Lieu of Prosecution is not applicable. In the event of a second offence within a twelve-month (12) period, the Specified Penalty shall double. In the event of a third offence within a twelve-month (12) period, the Specified Penalty shall triple.

22 Schedule "A" is repealed and replaced by Schedule "A" attached to this bylaw.

23 Schedule "B" attached to this bylaw is added after Schedule "A".

Interpretation

24 Unless otherwise specified, the words used in this bylaw have the same meaning as defined in the *Municipal Government Act* and its regulations.

25 If any provision of this bylaw is declared invalid for any reason by a court of competent jurisdiction, all other provisions of this bylaw remain valid and enforceable.

- 26 Nothing in this bylaw relieves a person from complying with any provision of any federal or provincial law or regulation, other bylaw, or any requirement of any lawful permit, order, or licence.
- 27 Where this bylaw refers to another act, bylaw, regulation, or agency, it includes reference to any act, bylaw, regulation, or agency that may be substituted for it.

Effective date/Transitional

- 28 This bylaw comes into force and effect on [July 02, 2025].

Read a first time this 2nd day of July, 2025.

Read a second time this 2nd day of July, 2025.

Read a third time this 2nd day of July, 2025.

This bylaw was executed as of the latest date
evidenced by digital signature below.

Mayor

City Clerk

**Schedule “A”
Bylaw B-09/2012
Schedule of Fines**

SECTION/ PARAGRAPH	OFFENCE	PENALTY IN LIEU OF PROSECUTION	SPECIFIED PENALTY
3.01	Untidy and Unsightly Condition	\$300	\$500
3.02 to 3.05	Untidy and Unsightly Condition	\$300	\$500
3.05.1	Nuisance Property	\$300	\$500
3.06 to 3.08	Outside Storage – Residential Premises	\$100	\$300
3.09 to 3.11	Outside Storage – Non-Residential Premises	\$100	\$300
3.12 to 3.13	Refrigerators and Freezers	\$100	\$300
3.14 to 3.15	Construction Garbage and Receptacle Placement	\$100	\$300
3.16.1	Vacant Property	\$300	\$500
3.17 to 3.19	Excavation and Ponding Water	\$100	\$300
3.20 to 3.21	Drainage	\$100	\$300
3.22 to 3.26	Exterior Maintenance of Building and Fences	\$100	\$300
3.27 to 3.29	Graffiti	\$100	\$300
3.30	Unoccupied Buildings	\$100	\$300
3.31 to 3.38	Sidewalks	\$100	\$300
3.39 to 3.44	Handicapped Parking Stall	\$100	\$300
3.45(a)	Deposit or distribute a Graphic Image not contained in a sealed opaque envelope	\$500	\$1000
3.45(b)	Deposit or distribute a Graphic Image without the legible warning	\$500	\$1000
3.45(c)	Deposit or distribute a Graphic Image without identifying the sender and sender's address	\$500	\$1000
Section 4	Noise Control	\$100	\$300
Section 5	Firearms Use	\$100	\$300
6.05	Failure to Provide Proof of Permit	\$100	\$300
12.05	Obstruction	\$100	\$300

**Schedule “B”
Bylaw B-09/2012**

Unsightly Property Fine Multiplier based on Severity Level Classification

In accordance with paragraph 11.06, the fine amount for an unsightly property depends on the severity of the unsightly condition, as classified by the Peace Officer investigating, as set out in the table below:

Severity Level	Description	Fine amount
1	Minor in nature. Single deficiency such as, but not limited to, long grass, small accumulation of dog feces, loose debris, etc.	The Specified Penalty amount listed in Schedule A.
2	A combination of two or three violations under this bylaw that likely requires less than one hour to clean up.	Twice the Specified Penalty amount listed in Schedule A.
3	Various violations requiring up to one hour cleanup.	Three times the Specified Penalty amount listed in Schedule A.
4	Lengthy cleanup required, multiple resources needed to complete work such as bins, additional contractor staff, equipment, requiring over one hour cleanup.	Four times the Specified Penalty amount listed in Schedule A.