Consolidated Version

of

the Community Standards Bylaw

(being Bylaw No. 12/2010 of the City of St. Albert, as amended by Bylaw No. 21/2014, 5/2019, 11/2026 and 24/2026, consolidated and printed under the authority of the Chief Administrative Officer of the City of St. Albert)

This is certified to be a true copy of consolidated Bylaw No. 12/2010 of the City of St. Albert.

Marta Caufield
Director of Legal and Legislative Services
Chief Legislative Officer

COMMUNITY STANDARDS BYLAW

	NUMBER	1ST READING	2ND READING	3RD READING	SIGNED
PASSED	12/2010	March 22, 2010	March 22, 2010	March 22, 2010	
AMENDMENT #1	21/2014	Jun 23/14	Jun 23/14	July 14/14	
2	5/2019	January 21/19	January 21/19	January 21/19	
3	30/2024	December 3/24	December 3/24	DEFEATED	
4	11/2026	April 7, 2026	April 7, 2026	April 7, 2026	May 15, 2026
5	24/2026	Nov 3, 2026	Nov 3, 2026	Nov 3, 2026	Nov 4, 2026

The text shown in parentheses in various locations throughout this document identifies the corresponding amending bylaw which authorized the change. For example (BL 5/2019) refers to Bylaw No. 5/2019.

CITY OF ST. ALBERT

BYLAW 12/2010

Being a Bylaw to regulate the conduct and activities of people on privately owned property and immediately adjacent areas in order to promote the safe, enjoyable and reasonable use of such property for the benefit of all citizens of the City.

WHEREAS, the *Municipal Government Act* allows a Municipality to pass bylaws for municipal purposes respecting the following matters:

(a) the safety, health and welfare of people and the protection of people and property;

(b) nuisances, including unsightly property;

(c) the enforcement of bylaws made under the *Municipal Government Act* or any other enactment including any or all of the following:

(i) the creation of offences;

(ii) for each offence, imposing a fine not exceeding $10,000 or imprisonment for not more than one year, or both;

(iii) providing for imprisonment for not more than one year for non-payment of a fine or penalty;

(iv) providing that a person who contravenes a bylaw may pay an amount established by bylaw and if the amount is paid, the person will not be prosecuted for the contravention;

(v) providing for inspections to determine if bylaws are being complied with; and

(vi) remedying contraventions of bylaws; and

AND WHEREAS the *Safety Codes Act* allows a Municipality to make bylaws respecting the following matters:

(a) Minimum maintenance standards for buildings and structures; and

(b) Unsightly or derelict buildings or structures; and

AND WHEREAS the *Agricultural Pests Act* and the *Weed Control Act*, allows a Municipality to make certain bylaws;

NOW THEREFORE the Municipal Council of the City of St Albert hereby ENACTS AS FOLLOWS:

PART 1
DEFINITIONS AND INTERPRETATION

1. This Bylaw may be referred to as “The Community Standards Bylaw”.

2. In this Bylaw, unless the context otherwise requires:

    (a) “Boarding House” means a commercial endeavour or development located within a Dwelling Unit where the commercial activity, or any part thereof, is to provide individuals with shared access to any of the following on a fee-for-service basis: **(BL 11/2026)**

        (i) washroom facilities;

        (ii) sleeping accommodations; or

        (iii) cooking or eating facilities, as in a cafeteria or canteen.

        Typical uses include hostels and rooming houses. Notwithstanding the foregoing, a Dwelling Unit occupied by a family and a maximum of two lodgers shall not be considered a Boarding House. **(BL 21/2014)**

    (b) “Boulevard” means that part of a Highway that:

        (i) is not a Roadway; and

        (ii) is that part of the Sidewalk that is not especially adapted to the use of or ordinarily used by pedestrians;

    (c) “Building” includes a structure and any part of a building or structure placed in, on or over land whether or not it is so affixed to become transferred without special mention by a transfer or sale of the land;

    (d) “Bylaw” means a City bylaw, and includes any amendments thereto;

    (e) “City” means the City of St. Albert a municipal corporation of the Province of Alberta, and includes where the context so requires, the area contained within the boundaries of the City of St. Albert;

(f) **DELETED (BL 5/2019)**

(f.1) "Construction Debris" means waste materials generated as a result of construction activity, including construction, renovation, alteration, demolition, or repair of a Building or structure, and includes, but is not limited to, concrete, asphalt, insulation, shingles, metal, lumber, drywall, packaging materials, pallets, and discarded building materials; **(BL 11/2026)**

(f.2) "Construction Materials" means essential components used in building, and includes, but is not limited to, lumber, drywall, concrete, asphalt, insulation, shingles, soil, gravel, and metal; **(BL 11/2026)**

(g) "Dwelling Unit" means a self-contained residence comprising kitchen, washroom, living, and sleeping facilities with a separate private entrance from the exterior of a Building or from a common hall, lobby or stairway inside a Building, but does not include any part of a hospital, hotel, motel or recreation Vehicle; **(BL 21/2014), (BL 11/2026)**

(h) "Graffiti" means any images or lettering scratched, scrawled, painted or marked in any manner on Property without the consent of the property owner;

(i) "Highway" means any thoroughfare, street, road, trail, avenue, parkway, driveway, viaduct, lane, alley, square, bridge, causeway, trestleway or other place or any part of any of them, whether publicly or privately owned, that the public is ordinarily entitled or permitted to use for the passage or parking of Vehicles and includes;

(i) a Sidewalk, including a Boulevard adjacent to the Sidewalk,

(ii) if a ditch lies adjacent to and parallel with the Roadway, the ditch, and

(iii) if a Highway right of way is contained between fences or between a fence and one side of the Roadway, all the land between the fences, or all the land between the fence and the edge of the Roadway, as the case may be,

but does not include a place declared by provincial regulation not to be a Highway;

(j) "Motor Vehicle" means

(i) a Vehicle propelled by any power other than muscular power, or

(ii) a moped, but does not include a bicycle, a power bicycle, an aircraft, an implement of husbandry or a motor vehicle that runs

only on rails;

(k) “Municipal Violation Tag” means a City-issued notice that alleges an offence and provides a Person with the opportunity to pay an amount to the City in lieu of prosecution for the offence; **(BL 11/2026)**

(l) “Naturalized Area” means an area of land within which, in the sole opinion of a Peace Officer, there exists or has been practiced a method of random garden plant distribution that simulates the growth of plants in the natural environment and;

(i) does not include any nuisance, noxious or restricted weeds as identified in the *Weed Control Act*; and

(iii) is not located in the front yard of a Property;

(m) “Occupy” or “Occupies” means residing on or to be in apparent possession or control of Property;

(n) “Own” or “Owns” means:

(i) in the case of land, to be registered under the *Land Titles Act* as the owner of the fee simple estate in a parcel of land; or

(ii) in the case of personal property, to be in lawful possession or have the right to exercise control over it or to be the registered owner of it;

(o) “Peace Officer” means a person employed for the purposes of preserving and maintaining the public peace and includes, a Community Peace Officer, Bylaw Enforcement Officer or Police Officer;

(p) “Person” means any individual, firm, partnership, association, corporation, trustee, executor, administrator or other legal representative;

(q) “Property” means a parcel of land including any buildings or, where the context so requires, a chattel;

(r) “Roadway” means that part of a Highway intended for use by vehicular traffic;

(s) “Sidewalk” means that part of the Highway especially adapted to the use of or ordinarily used by pedestrians and includes that part of a Highway between the curb line or, where there is no curb line, the edge of the Roadway, and the adjacent Property line whether or not it is paved or unpaved; and **(BL 11/2026)**

(t) "Vehicle" means a device in, on or by which a Person or thing may be transported or drawn on a Highway and includes a combination of Vehicles but does not include a mobility aid;

(u) "Violation ticket**"** has the same meaning as in the *Provincial Offences Procedure Act;*

(v) "Waste Receptacle" means a covered container designed to hold or store Construction Debris until it is collected and disposed of. **(BL 11/2026)**

Application

3. The standards, requirements and prohibitions contained in this Bylaw shall not apply to the City.

PART 2
PROPERTY MAINTENANCE

Highway Occupancy

4. For the purposes of this Bylaw, a Person who Owns or Occupies land shall be considered to Occupy that portion of any Highway between the Property line and the center line of the Highway. **(BL 11/2026)**

Land

5. (1) A Person shall not cause or permit a nuisance to exist on land they Own or Occupy. **(BL 11/2026)**

(2) For the purpose of greater certainty, a nuisance with respect to land means a condition that, in the opinion of a Peace Officer, indicates a serious disregard for general maintenance and upkeep, whether or not the condition is detrimental to the surrounding area, some examples which include but are not limited to the following:

(a) excessive accumulation of material including but not limited to construction equipment or machinery, building materials, appliances, household goods, boxes, tires, vehicle parts, garbage or refuse, whether of any apparent value or not;

(b) any loose litter, garbage or refuse whether located in a storage area, collection area or elsewhere on the land;

(b.1) any Construction Debris not contained within a Waste Receptacle; **(BL 11/2026)**

(b.2) any Construction Materials not stored in an orderly and organized manner and confined to the Property; **(BL 11/2026)**

(c) storage of an inoperable, damaged, dismantled or derelict Vehicle(s) or Motor Vehicle(s), whether insured or registered or not; **(BL 11/2026)**

(d) parking or storage of a Vehicle (which includes a recreational Vehicle or trailer) or boat that is located in the front yard of a Property and wholly or partially on turf, lawn, dirt, gravel or other non-hard surfaced areas; **(BL 11/2026)**

(e) smelly or messy compost heaps;

(f) grass or weeds higher than 15 centimeters, unless it forms part of Naturalized Area; **(BL 11/2026)**

(g) production of excessive dust, dirt or smoke;

(h) production of any generally offensive odours;

(i) storage of household furniture and items including but not limited to couches, loveseats, chairs, desks, tables;

(j) excessive animal feces or materials that are likely to attract pests;

(k) excessively damaged or non structurally sound fence or retaining wall that borders City Property; **(BL 11/2026)**

(l) other than those located on a Boulevard, any tree, shrub, other type of vegetation or any structure;

(i) that interferes or could interfere with any public work or utility;

(ii) that obstructs any Sidewalk adjacent to the land; **(BL 11/2026)** or

(iii) that impairs the visibility required for safe traffic flow at any intersection adjacent to the land; and

(p) any accessible excavation, ditch, drain or standing water that could pose a danger to the public.

(3) Notwithstanding subsection 5(2)(b.1), it will not be deemed to be an offence to have a Waste Receptacle uncovered provided that it is only uncovered for the time that it is actively being loaded. **(BL 11/2026)**

(4) Where the City determines that clean-up is required, the City will provide notice to those who Own or Occupy Property with 2 business days notice to conduct a clean-up, and if the clean-up is not completed within the designated time, the City may begin the process in accordance with the Municipal Government Act to undertake clean-up and charge back all associated costs and expenses to those who Own or Occupy the Property. **(BL 11/2026)**

Snow and Ice Removal (BL24/2026)

6. (1) A Person shall clear, or cause to be cleared, any dangerous condition caused by snow or ice on any Sidewalk adjoining or adjacent to land they Own or Occupy within 48hrs from when the dangerous condition was formed.

(2) For the purpose of greater certainty, a dangerous condition caused by snow or ice means a condition that, in the opinion of a Peace Officer, may cause someone to slip, trip or fall, and may include but is not limited to:

(a) slippery ice formation;

(b) snow depth (packed or loose) greater than 5 centimeters; and

(c) uneven or rutted packed snow.

(2.1) Notwithstanding subsection (1), if, in the opinion of a Peace Officer, it is unreasonable for a dangerous condition caused by snow or ice to be removed from a Sidewalk, the Person who Owns or Occupies the land adjoining or adjacent to the Sidewalk, shall take all reasonable steps to level the Sidewalk and apply sand, gravel or other appropriate traction material in a manner that is sufficient to remove the dangerous condition.

(3) No Person shall remove, snow or ice from any Sidewalk or Property by causing such material to be placed upon City Property, other than the Boulevard adjacent to the land they Own or Occupy.

(4) Notwithstanding subsection (3), where any portion of a Building abuts a Sidewalk, and no Boulevard exists, a Person may clear snow or ice onto the Roadway, but only in a manner that does not:

(a) create a dangerous Roadway condition;

(b) interfere with the use of a Roadway; or

(c) obstruct drainage.

Snow or ice placed on a Roadway which exceeds 10 centimeters in depth shall be deemed to interfere with the use of a Roadway.

(5) If a Person

(a) fails to clear, or cause to be cleared, any dangerous condition caused by snow or ice as required under subsection (1),

(b) causes snow or ice to be placed upon City Property in contravention of subsection (3), or

(c) if subsection (4) is applicable, causes snow or ice to be placed on a Roadway in a manner that contravenes subsection (4),

the City may cause the removal of that snow or ice.

(6) Where possible, any cost incurred by the City while acting in accordance with subsection (5) may be added to the tax roll of the applicable Property. **(BL 24/2026)**

Buildings

7. (1) A Person shall not cause or permit a nuisance to exist with respect to any Building on land they Own or Occupy. **(BL 11/2026)**

(2) For the purpose of greater certainty, a nuisance with respect to a Building means a condition that, in the opinion of a Peace Officer, indicates a serious disregard for general maintenance and upkeep, whether or not the condition is detrimental to the surrounding area, some examples which include but are not limited to the following: **(BL 11/2026)**

(a) any damage to a Building; **(BL 11/2026)**

(b) any Graffiti displayed on the Building that is visible from any surrounding Property; **(BL 11/2026)**

(c) any excessive rot or other excessive deterioration within the Building; **(BL 11/2026)**

(d) any peeling, unpainted or untreated exterior surfaces, missing shingles or other roofing materials, broken or missing windows or doors, or any other hole or opening in the Building; **(BL 11/2026)** and

(e) snow or ice accumulation on the structure's roof, eaves or awnings such that may cause a danger to the public. **(BL 11/2026)**

Unoccupied Buildings

8. (1) If a Building normally intended for human habitation is unoccupied then any door or window opening in the Building may be covered with a solid piece of wood (or other similar suitable material) but only if it is: **(BL 11/2026)**

(a) installed from the exterior and fitted within the frame of the opening in a watertight manner;

(b) of a thickness sufficient to prevent unauthorized entry into the Building; **(BL 11/2026)**

(c) secured in a manner sufficient to prevent unauthorized entry into the Building; **(BL 11/2026)** and

(d) coated with an opaque protective finish that matches or complements the existing exterior finish in a manner that is not detrimental to the surrounding area.

(2) (a) Subject to the appropriate appeal process, if a Building normally intended for human habitation has been declared unfit for human habitation by the local health or building authority then the Property owner shall; **(BL 11/2026)**

(i) remedy the deficiencies in order for the declaration to be removed; or

(ii) remove or demolish the Building; **(BL 11/2026)**

(b) Any work or action required by the Building owner pursuant to subsection (a) shall be completed; **(BL 11/2026)**

(i) within the specified time, if given by the health or building authority, or

(ii) if no time period is given by the health or building authority within twenty four (24) months of the Building being deemed unfit.

8.1 Boarding Houses

(1) A Person shall not cause or permit a Boarding House to exist with respect to any Property or Building they Own or Occupy. **(BL 21/2014), (BL 11/2026)**

PART 3
ENFORCEMENT

Offence

9. (1) A Person who contravenes any provision of this Bylaw is guilty of an offence. **(BL 11/2026)**

(2) When a corporation commits an offence under this Bylaw, every principal, director, manager, employee or agent of the corporation who authorized the act or omission that constitutes the offence or assented to or acquiesced or participated in the act or omission that constitutes the offence is guilty of the offence whether or not the corporation has been prosecuted for the offence. **(BL11/2026)**

(3) If a partner in a partnership is guilty of an offence under this Bylaw, each partner in that partnership who authorized the act or omission that constitutes the offence or assented to or acquiesced or participated in the act or omission that constitutes the offence is guilty of the offence. **(BL 11/2026)**

Continuing Offence

10. In the case of an offence that is of a continuing nature, a contravention of a provision of this Bylaw constitutes a separate offence with respect to each day, or part of a day, during which the contravention continues, and a Person guilty of such an offence is liable to a fine in an amount not less than that established by this Bylaw for each such separate offence.

Fines and Penalties

11. A Person who is guilty of an offence under this Bylaw is liable

(1) to a fine as prescribed in Schedule 1; or

(2) on summary conviction, to a fine not exceeding $10,000.00 or to an order of imprisonment for not more than 1 year, or both.

Municipal Violation Tag

12. (1) A Peace Officer may issue, with respect to an offence under this Bylaw, a Municipal Violation Tag specifying the fine amount (including any Early Payment fine amount) established by this Bylaw.

(2) Where a Municipal Violation Tag is issued, the fine amount indicated thereon may be paid as directed in lieu of prosecution.

Violation Ticket

13. (1) A Peace Officer may issue, with respect to an offence under this Bylaw, a Violation Ticket:

(a) specifying the fine amount established by this Bylaw; or

(b) requiring an appearance in court without the option of making a voluntary payment.

(2) Where a Violation Ticket specifies a fine amount, a voluntary payment equal to the specified fine amount may be made as directed.

PART 4
REPEALS

14. (1) Upon coming into force this Bylaw repeals

(a) Bylaw 3/77 and Bylaw 34/80; and

(b) Sections 56 and 57 of Bylaw 18/2005.

(2) The Chief Administrative Officer is authorized to consolidate Bylaw 18/2005.

Schedule 1

Specified Penalties

OFFENCE	SECTION	PENALTY
Cause/Permit nuisance on land they own or occupy	5(1)	$1000
Fail to remove snow/ice from Sidewalk as prescribed	6(1)	$250
Place snow/ice on City Property when prohibited	6(3)	$250
Cause/Permit nuisance in respect to building on land they own or occupy.	7(1)	$1000
Use of unauthorized material intended to cover openings in unoccupied building.	8(1)	$1000
Cause/Permit Boarding House.	8.1(1)	$5000
Failure to remove deficiencies within prescribed time.	8(2)	$2000

(BL 21/2014)