



# COMMUNITY STANDARDS & LICENCE APPEAL COMMITTEE

## AGENDA

June 2, 2015 – Churchill Building

9:30 am  
1:30 pm

Call to Order  
Adjournment

### MEMBERS

T. Caterina, S. McKeen, D. Loken

ITEM		ACTION
<b>1.</b>	<b>CALL TO ORDER AND RELATED BUSINESS</b>	
1.1	Call to Order	
1.2	<a href="#">Adoption of Minutes</a>	
	<ul style="list-style-type: none"> <li>April 16, 2015 and May 14, 2015 Community Standards and Licence Appeal Committee meeting minutes</li> </ul>	
<b>2.</b>	<b><a href="#">EXPLANATION OF APPEAL HEARING PROCESS</a></b>	
<b>3.</b>	<b>COMMUNITY STANDARDS AND LICENCE APPEAL COMMITTEE MATTERS</b>	
3.1	<a href="#">Appeal of Order – C.F., 11343 - 104 Street NW, Edmonton, Alberta, Order Pursuant to Section 545(1) of the Municipal Government Act.</a>	<b>POSTPONEMENT REQUEST</b>
3.2	<a href="#">Appeal of Order - P.T. &amp; P.T., 4046 - 114 Avenue NW, Edmonton, Alberta, Order Pursuant to Section 546(1)(c) of the Municipal Government Act.</a>	
3.3	<a href="#">Appeal of Order - D.F., 3504 - 51 Street NW, Edmonton, Alberta, Order Pursuant to Section 546(1)(c) of the Municipal Government Act.</a>	
3.4	<a href="#">Appeal of Order - W.M., 9624 - 99A Street NW, Edmonton, Alberta, Order Pursuant to Section 545(1) of the Municipal Government Act.</a>	
<b>4.</b>	<b>ADJOURNMENT</b>	

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# COMMUNITY STANDARDS AND LICENCE APPEAL COMMITTEE

## MINUTES

May 14, 2015 – Churchill Building

### PRESENT

T. Caterina, S. McKeen

### ABSENT

M. Oshry

### ALSO IN ATTENDANCE

S. McDonald, Office of the City Clerk  
 C. Ashmore, Law Branch  
 T. Rowley and B. Webster, Office of the City Clerk

### TABLE OF CONTENTS

ITEM		PAGE	DECISION
1.	<b>CALL TO ORDER AND RELATED BUSINESS</b>	<b>1</b>	
1.1	<b>Call to Order</b>	<b>1</b>	
2.	<b>ADJOURNMENT</b>	<b>1</b>	

### DECISION SUMMARY

ITEM		DECISION
1.	<b>CALL TO ORDER AND RELATED BUSINESS</b>	
1.1	<b>Call to Order</b>	

Councillor Caterina called the meeting to order at 9:32 am  
 Quorum could not be met. Appeal hearings will be  
 rescheduled to a new date.

### 2. ADJOURNMENT

The meeting adjourned at 9:33 am

Chair \_\_\_\_\_

City Clerk \_\_\_\_\_



# COMMUNITY STANDARDS AND LICENCE APPEAL COMMITTEE

## MINUTES

April 16, 2015 – Churchill Building

### PRESENT

S. McKeen, B. Anderson, D. Loken

### ALSO IN ATTENDANCE

S. McDonald, Office of the City Clerk  
 A. Cheuk, Law Branch  
 T. Rowley, Office of the City Clerk

### TABLE OF CONTENTS

ITEM		PAGE	DECISION
1.	<b>CALL TO ORDER AND RELATED BUSINESS</b>	1	
1.1	Call to Order	1	
1.2	Adoption of Minutes	1	Carried
2.	<b>EXPLANATION OF APPEAL HEARING PROCESS</b>	2	See Minutes
2.1	REQUEST TO SPEAK	3	Action
3.	<b>COMMUNITY STANDARDS AND LICENCE APPEAL COMMITTEE MATTERS</b>		
3.1	Appeal of Order - K.P., 8520 - 71 Avenue NW, Edmonton, Alberta, Order Pursuant to Section 546(1)(c) of the <i>Municipal Government Act</i> .	3	Withdrawn
3.2	Appeal of Order - A.G. Diesel Repair Ltd, 5550C - 53 Avenue NW, Edmonton, Alberta, Order Pursuant to Section 546(1)(c) of the <i>Municipal Government Act</i>	3	Action
4.	<b>ADJOURNMENT</b>	4	

## DECISION SUMMARY

ITEM		DECISION
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### 1. CALL TO ORDER AND RELATED BUSINESS

#### 1.1 Call to Order

S. McKeen called the meeting to order at 9:38 am

#### 1.2 Adoption of Minutes

##### Moved B. Anderson:

That the February 11, 2015 Community Standards and Licence Appeal Committee meeting minutes be adopted.

##### In Favour:

**Carried**

S. McKeen, B. Anderson, D. Loken

### 2. EXPLANATION OF APPEAL HEARING PROCESS

S. McKeen explained the appeal hearing process and asked if anyone objected to any Member of the Community Standards Licence Appeal Committee hearing the appeals. No one objected.

### 3. REQUEST TO SPEAK

##### Moved B. Anderson:

That the Community Standards and Licence Appeal Committee hear from the following speakers:

**3.2 Appeal of Order – A.G. Diesel Repair Ltd,  
5550C – 53 Avenue NW, Edmonton, Alberta,  
Order Pursuant to Section 546(1)(c) of the *Municipal Government Act*.**

- D. P., President of Condominium Board
- A. P., Condominium Manager

##### In Favour:

**Carried**

S. McKeen, B. Anderson, D. Loken

### **3. COMMUNITY STANDARDS AND LICENCE APPEAL COMMITTEE MATTERS**

#### **3.1 Appeal of Order - K.P., 8520 - 71 Avenue NW, Edmonton, Alberta, Order Pursuant to Section 546(1)(c) of the *Municipal Government Act***

S. McDonald, Office of the City Clerk, advised the Committee that pursuant to an inspection conducted on the property, Administration has withdrawn the Order against this property because it is now in compliance with the Community Standards Bylaw 14600.

#### **3.2 Appeal of Order - A.G. Diesel Repair Ltd, 5550C - 53 Avenue NW, Edmonton, Alberta, Order Pursuant to Section 546(1)(c) of the *Municipal Government Act***

M. Marchen, Solicitor for the Appellant, requested a postponement and answered the Committee's questions.

S. McDonald read the bylaw pertaining to a postponement request so that M. Marchen could indicate which category his request falls under.

M. Marchen categorised his request and answered questions from the Committee.

T Courtoreille, Community Services Department, made a presentation on the postponement request and answered the Committee's questions.

Three sets of photographs were provided to the Appellant, Members of the Committee and the Office of the City Clerk.

D. P., Condominium Board President, made a presentation on the postponement request and answered the Committee's questions.

A. P., Condominium Board Manager, made a presentation on the postponement request.

M. Marchen responded to D. Pelletier's and A. Pirmohamed's presentation and answered the Committee's questions.

T. Courtoreille responded to M. Marchen's presentation.

D. P., responded to M. Marchen's presentation and answered the Committee's questions.

A. P., responded to M. Marchen's presentation.

The Committee met in private at 10:22 am, pursuant to Section 4 and 27 of the *Freedom of Information and Protection of Privacy Act*.

The Committee met in public at 10:28 am

**Moved B. Anderson:**

That the postponement request be denied.

**In Favour:**

**Carried**

S. McKeen, B. Anderson, D. Loken

M. Marchen made a presentation and answered the Committee's questions.

T. Courtoreille made a presentation and answered the Committee's questions.

A. P., made a presentation and answered the Committee's questions.

M. Marchen presented documents to Respondent, Members of the Committee and the Office of the City Clerk and answered the Committee's questions.

T. Courtoreille responded and answered the Committee's questions.

D. P., responded and answered the Committee's questions.

A. P., responded and answered the Committee's questions.

The Committee met in private at 11:00 am, pursuant to Section 4 and 27 of *The Freedom of Information and Protection of Privacy Act*.

The Committee met in public at 11:05 am

**Moved B. Anderson:**

<p>The Committee upholds the order.          You are therefore ordered to:          Remove all furniture, chairs, metal, wood/pallets, pipes, hoses, wire, plastic, plastic bags/buckets/containers, tarps, cardboard, auto parts, engines/engine blocks, doors/hoods/fenders/grills, tires, gas tanks, lifts, frames, stands, shelves, ladders, propane tanks, C-cans, bins, all materials/items from inside the bins, concrete pieces/blocks, forklifts, metal/plastic storage units, all items/materials/auto parts under the tarps and all damaged/dismantled/derelict</p>	<p>Community Services Dept.   <b>Due Date:</b>          March 13, 2015</p>
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motor vehicles from the entire property.  
Also remove all debris and loose litter from the entire property, and take any actions or measures necessary to remedy the unsightly condition.  
And thereafter maintain the property to prevent the reoccurrence of any unsightly condition detrimental to the surrounding area.

**In Favour:**

**Carried**

S. McKeen, B. Anderson, D. Loken

**4. ADJOURNMENT**

The meeting adjourned at 11:06 am

\_\_\_\_\_  
Chair

\_\_\_\_\_  
City Clerk



**3.1 Appeal of Order 160307596-001, issued to C. F [REDACTED], 11343 - 104 Street NW,  
Edmonton Order Pursuant to Section 545(1) of the *Municipal Government Act*.**

**Issue**

Whether the postponement request from the Appellant should be granted or denied.

**Appearances and Evidence**

In dealing with the Appeal of Order 160307596-001, the Community Standards and Licence Appeal Committee (the Committee) heard from S. McDonald, Office of the City Clerk

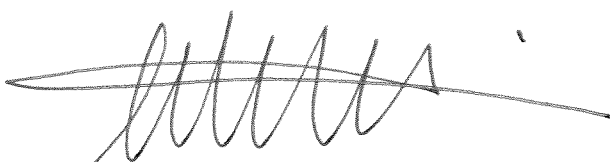
**Decision**

The Committee grants the postponement request and the hearing has been rescheduled to June 18, 2015.

**Reasons**

Committee meeting and Office of the City Clerk date changes caused a scheduling conflict with the appellant. He was mistakenly informed by a member of administration that his hearing would be rescheduled for June 18. He then found out that it had actually been scheduled for June 2. In the meantime, he had already made arrangements to attend his previously rescheduled hearing on June 18, 2015 and he was not able to attend on the new date of June 2, 2015. The Respondent does not oppose the postponement request.

Given that he was mistakenly told by a member of administration that his hearing would be on June 18 and scheduled his affairs accordingly and could not be in attendance on June 2, fairness dictates that the hearing should be rescheduled.



T. Caterina, Chair

June 10, 2015  
Date

## **Decision of the Committee**

### **Appeal of Order 168670783-001; 4046 – 114 Avenue NW, Edmonton Order Pursuant to Section 546(1)(c) of the *Municipal Government Act*.**

**Hearing Date: June 2, 2015**

**Appellant: P T**

#### **I. ISSUE**

- I.1.1. Is the property Unsightly and Detrimental to the surrounding area?
- I.1.2. Should the Appellant be allowed to retain various items that are listed on the Order?
- I.1.3. Should additional time be granted to allow the Order to be complied with?

#### **II. APPEARANCES AND EVIDENCE**

In dealing with the Appeal of Order 168670783-001, the Community Standards and Licence Appeal Committee (the Committee) heard from P. T , Appellant and T. Courtoreille, Respondent.

The Committee viewed two sets of photos of the subject property dated April 8, 2015 and June 1, 2015 provided by the Respondent to the Appellant and the Administration.

#### **III. SUMMARY OF APPELLANT'S POSITION**

P. T ; Appellant, requested to be able to retain some of the items listed for removal on his Order. He would like to keep the lumber for yard use and maintenance. He is also planning on building a small greenhouse to aid with shielding the noise from the nearby traffic. He has been using the current 5 gallon pails for collecting rainwater and plans on installing a rain barrel system. The barrels will be hidden by trees and shrubs in order to maintain to maintain visual appearance. He mentioned that other homes in his area have rain barrels, some with multiple systems set up. He would like to retain several of his 5 gallon pails of compost for his indoor and outdoor gardening. He would like to be able to keep his sidewalk sand for use next winter, rather than discarding it and having to purchase new sand again in the fall.

The Appellant had been hospitalized last fall, which hindered his yard maintenance. He has always used his leaves and garden material in the soil to aid its moisture retention for gardening and to reduce waste. His age has slowed his composting practices.

He agreed to work with a Bylaw Officer if one could come to his yard to explain to him what needs to be done.

**IV. SUMMARY OF RESPONDENT’S POSITION**

T. Courtoreille, Respondent, stated that a routine area inspection in February brought this property to the attention of his Bylaw Officer. He was able to clearly see the condition of this property from the street. A warning notice was issued on February 25, 2015 but an extension was granted to the first week of April, 2015 due to the weather. A follow-up inspection was conducted on April 8, 2015 showing no improvement. A *Municipal Government Act* Order 546 was issued. There is an excessive accumulation of materials that is visible from the street in multiple locations. He does acknowledge the Appellant’s age and health and tried to get outreach help for him. Recent Provincial budget cuts have hindered this process and they have had to proceed with the appeal hearing without being able to provide him with assistance. There have been improvements on the property but not to the standard that he would like to see. No public complaints have been filed on this property. He believes this may be due to the foliage hiding the yard during the summer. As this property is untidy and unsightly, he is requesting that the Order be upheld.

**V. DECISION**

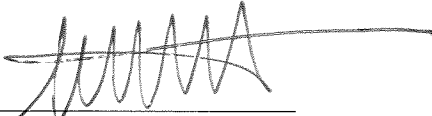
<p>The Committee varies the order. You are therefore ordered to: Remove all wood, pales, garbage, tree trimmings, construction materials, barrels, bicycles, derelict/damaged/dismantled vehicles, loose litter and debris and other assorted materials from the entire property and take any actions or remove any other items that are contributing to the unsightly condition of the property</p>	<p>Community Services Dept.  <b>Due Date:</b> July 1, 2015</p>
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**VI. Reasons**

Based on the photographs there does appear to be an excessive accumulation of material rendering the property unsightly since it shows a serious disregard for maintenance on the property. This condition would clearly be of concern to the surrounding property owners, meaning that it is detrimental to the surrounding area.

While the Committee agrees that there may be items that could remain on the property, and that the order could have been written in such a way to ensure better clarity, it will depend on how these items are stored, and whether the number of items on the property after the property is cleaned up, will continue to show an excessive accumulation of material. The best way for the property owner to deal with these issues is to meet with a Bylaw Officer to discuss some of the best ways to ensure that this does not create an ongoing problem on the property.

The Committee does sympathize with the physical issues that the property owner has at this time and the amount of time that maintaining the exterior of a property can take. As such the Committee will vary the order so that the property owner can have some additional time to remove the excessive accumulation of material.

  
\_\_\_\_\_  
T. Caterina, Chair

  
\_\_\_\_\_  
Date



## **Decision of the Committee**

### **Appeal of Order 163408025-001; 3504 - 51 Street NW, Edmonton Order Pursuant to Section 546(1)(c) of the *Municipal Government Act*.**

**Hearing Date: June 2, 2015**

**Appellant: D F**

#### **I. ISSUE**

- I.1.1. Is the property unsightly and detrimental to the surrounding area?
- I.1.2. Does the order go too far in asking the Appellant to remove such items as BBQs, hoses, rain barrels and other items that are common in a yard?
- I.1.3. Is there any legal issue with viewing the photographs that have been taken of the property?
- I.1.4. Should additional time be given to clean up the property?

#### **II. APPEARANCES AND EVIDENCE**

In dealing with the Appeal of Order 163408025-001, the Community Standards and Licence Appeal Committee (the Committee) heard from D. F , Appellant and T. Courtoreille, Respondent.

The Committee viewed two sets of photos of the subject property dated April 16, 2015 and June 1, 2015 provided by the Respondent to the Appellant

#### **III. SUMMARY OF APPELLANT'S POSITION**

D. F , Appellant, questions the legality of photographs being taken on private property. He stated that Bylaw Officers took photographs of his property without his consent. He was not able to find any laws allowing unpermitted photographs.

He questions the items listed on his Order. He said that rain barrels are legal in Edmonton. He asked why his rake and shovel must be removed. He said that the Order goes a long ways beyond compliance. He questions why he cannot keep his snow blower, especially as he is a cardiac patient and the Order also mentions removing his shovel. He said that most of the items are not visible from the city street. He is working on cleaning his property. He cannot burn the excess firewood due to the fire ban. He says the Order is potentially unreasonable. He uses planters to grow a garden as his neighbour's tree roots have made his garden unusable. He did not plant a garden this year because of the Order and questions why

he is being told to remove all planters. He asks why he is not allowed a wood chipper or mulcher.

His wife is disabled. Numerous appointments have not allowed him much time for yard maintenance. When questioned, he responded that the rain barrels are currently being used. The wood chipper and snow blower are operational.

In rebuttal, the Appellant requested two to three more months to clean up his property.

#### **IV. SUMMARY OF RESPONDENT'S POSITION**

T. Courtoreille, Respondent, stated that this property was brought to his attention after a citizen's complaint in November 2014. The property was inspected on November 3, 2014 and found that a nuisance condition did exist. A warning was issued but extended until spring of 2015 due to weather conditions. On April 8<sup>th</sup>, 2015, the Bylaw Officer noticed no change to this property. The Bylaw Officer felt that there may be other issues that he could not immediately see due to the position of the Appellants yard. A Notice of Entry for April 16, 2015 was posted and a full site inspection was conducted. A *Municipal Government Act* Order 546 was issued due to the severe accumulation of materials on the property.

Pursuant to Section 542 of the *Municipal Government Act*, a Bylaw Officer is allowed to enter private property as long as there is reasonable notification. The Bylaw Officer was instructed to post a notice that he would be entering the property on June 1, 2015. If a Bylaw Officer is asked to leave, he must leave and then proceed with a court injunction.

He is not requiring that useable equipment be removed, only that the volume of accumulation be reduced to a reasonable level and that equipment is properly stored. There have been multiple complaints on this property but as this has been the first Order served, a forward looking statement was not included.

He advised that during the summer, Citizens have the right to enjoy the weather in their backyards. It is unfair to the neighbours to have to view this yard while trying to enjoy their own. He requested that if an extension is granted, that it is not a long one as the Appellant has not given any reason why this yard cannot be cleaned up.

The Respondent is requesting that this order be Upheld.

#### **V. DECISION**

**EDMONTON COMMUNITY STANDARDS  
AND LICENCE APPEAL COMMITTEE**

Office of the City Clerk  
Churchill Building  
10019 – 103 Ave., Edmonton, AB T5J 0G9  
Ph: 780-496-5026 Fax: 780-496-8199  
Email: CSLAC@edmonton.ca

The Committee varies the order.

Community Services Dept.

You are therefore ordered to:

**Due Date:** July 15, 2015

Remove all furniture, appliances,  
wood, metal, pipe, hoses, plastic,  
bins, buckets, planters, tarps, barrels,  
rain barrels, cardboard, rakes,  
shovels, boats, trailers, ATV's,  
derelict/damaged/dismantled

vehicles, stands, shelves, bicycles,  
tree branches/clippings/logs,  
barbeques, watering cans, dollies,  
landscape edging, fencing, doors,  
windows, seasonal decorative items,  
styrofoam, auto parts, bottles/cans,  
tires, electrical/metal  
servers/components, wood  
mulchers/chippers, glass, office  
dividers/equipment, wire, file  
cabinets, snow blowers and  
greenhouses from the entire property.

Also cut and maintain all long  
grass/weeds/vegetation throughout  
the entire property.

Also remove all debris and loose  
litter from the entire property, and  
take any action or measures  
necessary to remedy the unsightly  
condition

Appeal of Order 163408025-001;  
3504 - 51 Street NW, Edmonton  
Order Pursuant to Section 546(1)(c)  
of the Municipal Government Act.



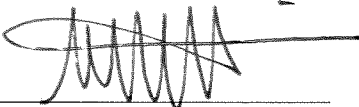
**VI. REASONS**

The pictures of this property clearly show an excessive accumulation of material that shows signs of serious disregard for maintenance and upkeep. The surrounding property owners would likely believe that this property is an eyesore and therefore the property is detrimental to the surrounding area.

This Committee has no jurisdiction to rule on the legality of taking photographs on the property. However, the Committee can think of no reason why photographs of the condition of the property could not be taken from the street. Further, there would be no reasons why photographs of the condition of the property could not be taken during an inspection conducted under Section 542 of the *Municipal Government Act*. In fact, if no pictures were available, it would not be possible to determine whether the property had a condition serious enough to warrant an order under Section 546.

While the Committee agrees that it is strange to see items such as barbeques and rainbarrels in the Order, it was clarified during the hearing that the Respondent's intention was to make sure that the useable items would be stored in such a way that the accumulation of material in the yard made the property less of an eyesore. As such some of the items might remain on the property assuming that the property was cleaned up to a degree where the property no longer shows disregard for maintenance. As such, the Committee reads the order as intending that useable items may remain if stored in a such as way that the property is no longer messy, and showing a concern for upkeep that would be of concern to the community at large.

At the end of the hearing the Appellant asked for 2 to 3 months to clean up the property. The Committee agrees that this property would take longer to clean than some others. However asking the neighbors to allow this property to remain in this condition for an additional 2 to 3 months is not acceptable. As such the Committee agrees to extend the time to clean the property until July 15, 2015. The Committee felt that this additional month would strike the balance in allowing the property owner sufficient time to comply and the rights of the neighbors to have this property remediated.

  
\_\_\_\_\_  
T. Caterina, Chair

July 2/15  
\_\_\_\_\_  
Date

## **Decision of the Committee**

### **Appeal of Order 170483420-001; 9624 – 99A Street NW, Edmonton Order Pursuant to Section 545(1) of the *Municipal Government Act*.**

**Hearing Date: June 2, 2015**

**Appellant: W. M**

#### **I. ISSUE**

- I.1.1. Is the property a nuisance pursuant to Section 6(1) of Bylaw 14600, the Community Standards Bylaw.
- I.1.2. Should additional time be granted to comply with the order?

#### **II. APPEARANCES AND EVIDENCE**

In dealing with the Appeal of Order 170483420-001, the Community Standards and Licence Appeal Committee (the Committee) heard from W. M. , Appellant and T. Courtoreille, Respondent.

The Committee viewed two sets of photos of the subject property dated April 27, 2015 and June 1, 2015 provided by the Respondent to the Appellant.

#### **III. SUMMARY OF APPELLANT'S POSITION**

W. M. , Appellant, said he has lived there for 30 years. The area where he used to grow tomatoes is now unusable because a three story building now exists next to him, blocking the sunlight. He relocated the tomatoes from his back porch to his alley and grew them in plastic cases. He is instructed to eliminate all cases. He has a tarp over his 1965 Thunderbird until he can find the keys and it is sold to its pending owner. Prior to it being towed by the City, it was stored on blocks. When he retrieved it, he did not place it back on the blocks and the body has rusted because of this. He has medical issues so he has been unable to drive, hence why his vehicles are parked on the property. His snowblower and lawnmower have been stored and tarped in his front yard as he cannot leave them on the street. It was stored in his neighbour's garage but his neighbour is now moving. He removed the excess brush but was waiting for warmer weather to eliminate it. He said this Order came prior to him being able to complete this task.

He thought that he had complied but then received another letter indicating that he had not. He cannot see any areas of concerns, he is willing to reassess if the Committee decides otherwise. All of his vehicles are operable and his scooter is insured.

The Appellant said he listed his home for sale two weeks ago. He will be using his vehicles for moving.

He is frustrated at not being told who is doing the complaining. He said he complies each time he is told too. He put up a 6 foot fence but the owners of the three storey house beside him can easily see into his yard. He is frustrated that nobody is willing to work with him. He has been taking care of a person with mental health needs that resides with him. His state of mental health has caused concerns with his neighbours and complaints have been received.

**IV. SUMMARY OF RESPONDENT’S POSITION**

T. Courtoreille, Respondent, said this property has had 15 complaints since 2011, all related to property standards. He did have two interested parties that wanted to attend the previously scheduled hearing but were not able to attend once the hearing date changed. The most recent complaint was on April 8<sup>th</sup>. A Bylaw Officer noted that two of the vehicles had been on the property for quite some time. A warning was given that expired on April 24<sup>th</sup>. As a result, a *Municipal Government Act* 545 Order was issued. The neighbourhood has changed and the upkeep of this property is not similar to the other properties in the neighbourhood. The primary cause of concern is the accumulation of tarped vehicles, one being there for at least 5 years. The scooters have come and go but there has been no evidence that they are operational or insured. He is not aware of this property being listed for sale. He questions if the Appellant lives at this property as there have been complaints about a resident, not the Appellant. They have tried to work with numerous agencies to get help for this individual but have been unsuccessful.

The Administration is requesting that the Committee upholds this Order.

**V. DECISION**

<p>The Committee varies the order.</p> <p>You are therefore ordered to:</p> <p>Remove all wood, metal, damaged/dismantled/derelect motor vehicles (whether insured, registered or not), plastic baskets and all loose litter and debris and other assorted materials from the entire property and take any actions or remove any other items that are contributing to the</p>	<p>Community Services Dept.</p> <p><b>Due Date:</b> July 1, 2015</p>
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unsightly condition of the property.


**VI. REASONS**

Section 6(1) of Bylaw 14600 states that a person shall not permit a nuisance to exist on land and Section 6(2) clarifies having damaged, dismantled or derelict vehicles, whether they are insured or not can be considered to be a nuisance.

The Committee understands the concerns of the Appellant that he has lived there for a long time and that the neighborhood seems to be redeveloping around him. One of the things that takes place when a neighborhood redevelops is that the concepts of nuisance may become stricter since different neighborhoods will have different standards. To put it another way what might be a nuisance in a brand new subdivision may not be a nuisance in an older area in the center of the City.

However, the Committee heard testimony that one of the vehicles has been tarped off and on for approximately 5 years and appears to be sinking into the ground. In the opinion of the Committee, this is not acceptable anywhere in the City of Edmonton. There are also other minor issues on the property which can be seen in the photographs and which also contribute to the nuisance aspect of this property.

Given the health concerns of the Appellant, some additional time will however be granted to fully remediate the property. The due date for fixing any issues on the property will be July 1. The Committee heard from the Appellant that the property may be up for sale. As such it is likely that the Appellant is going to want to remediate the issues on his property as soon as possible in order to make his property more marketable.

  
\_\_\_\_\_  
T. Caterina, Chair

  
\_\_\_\_\_  
Date





# COMMUNITY STANDARDS AND LICENCE APPEAL COMMITTEE

## MINUTES

June 2, 2015 – Churchill Building

### PRESENT

T. Caterina, B. Anderson, D. Loken

### ALSO IN ATTENDANCE

S. McDonald, Office of the City Clerk  
 C. Ashmore, Law Branch  
 T. Rowley and B. Webster, Office of the City Clerk

### TABLE OF CONTENTS

ITEM		PAGE	DECISION
1.	<b>CALL TO ORDER AND RELATED BUSINESS</b>	1	
1.1	Call to Order	1	
1.2	Adoption of Minutes	1	Carried
2.	<b>EXPLANATION OF APPEAL HEARING PROCESS</b>	2	See Minutes
3.	<b>COMMUNITY STANDARDS AND LICENCE APPEAL COMMITTEE MATTERS</b>	2	
3.1	Appeal of Order – C.F., 11343 - 104 Street NW, Edmonton, Alberta, Order Pursuant to Section 545(1) of the <i>Municipal Government Act</i> .	2	Postponed
3.2	Appeal of Order - P.T. & P.T., 4046 - 114 Avenue NW, Edmonton, Alberta, Order Pursuant to Section 546(1)(c) of the <i>Municipal Government Act</i>	3	Action
3.3	Appeal of Order - D.F., 3504 - 51 Street NW, Edmonton, Alberta, Order Pursuant to Section 546(1)(c) of the <i>Municipal Government Act</i> .	3	Action
3.4	Appeal of Order - W.M., 9624 - 99A Street NW, Edmonton, Alberta, Order Pursuant to Section 545(1) of the <i>Municipal Government Act</i> .	5	Action
4.	<b>ADJOURNMENT</b>	5	

## DECISION SUMMARY

ITEM		DECISION
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### 1. CALL TO ORDER AND RELATED BUSINESS

#### 1.1 Call to Order

T. Caterina called the meeting to order at 9:40am

#### 1.2 [Adoption of Minutes](#)

##### **Moved :B. Anderson**

That the April 16, 2015 and May 14, 2015 Community Standards and Licence Appeal Committee meeting minutes be adopted.

##### **In Favour:**

T. Caterina, B. Anderson, D. Loken

**Carried**

### 2. [EXPLANATION OF APPEAL HEARING PROCESS](#)

T. Caterina explained the appeal hearing process and asked if anyone objected to any Member of the Community Standards Licence Appeal Committee hearing the appeals. No one objected.

### 3. COMMUNITY STANDARDS AND LICENCE APPEAL COMMITTEE MATTERS

#### 3.1 [Appeal of Order – C.F., 11343 - 104 Street NW, Edmonton, Alberta, Order Pursuant to Section 545\(1\) of the \*Municipal Government Act\*.](#)

S. McDonald, Office of the City Clerk, answered the Committee's questions.

##### **Moved B. Anderson:**

That the Appeal hearing for C.F., 11343 - 104 Street NW, Edmonton – Order Pursuant to Section 545(1) of the Municipal Government Act, be postponed to the June 18, 2015, Community Standards and Licence Appeal Committee meeting scheduled for 9:30 a.m. in the Churchill Building.	Community Services Dept.  <b>Due Date:</b> June 18, 2015
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##### **In Favour:**

T. Caterina, B. Anderson, D. Loken

**Carried**

3.2 [Appeal of Order - P.T. & P.T., 4046 - 114 Avenue NW, Edmonton, Alberta, Order Pursuant to Section 546\(1\)\(c\) of the Municipal Government Act.](#)

P.T. made a presentation and answered the Committee's questions.

T. Courtoreille, Community Services Department, made a presentation and answered the Committee's questions.

Two sets of photographs taken on April 8, 2015 and June 1, 2015 were provided to the Appellant, Members of the Committee and the Office of the City Clerk.

P.T. made a presentation and answered the Committee's questions.

**Moved B. Anderson:**

<p>The Committee varies the order.          You are therefore ordered to:           Remove all wood, pales, garbage, tree trimmings, construction materials, barrels, bicycles, derelict/damaged/dismantled vehicles, loose litter and debris and other assorted materials from the entire property and take any actions or remove any other items that are contributing to the unsightly condition of the property</p>	<p>Community Services Dept.   <b>Due Date:</b>          July 1, 2015</p>
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**In Favour:**

T. Caterina, B. Anderson, D. Loken

**Carried**

3.3 [Appeal of Order - D.F., 3504 - 51 Street NW, Edmonton, Alberta, Order Pursuant to Section 546\(1\)\(c\) of the Municipal Government Act.](#)

D.F. made a presentation and answered the Committee's questions.

T. Courtoreille, Community Services Department, made a presentation and answered the Committee's questions.

Two sets of photographs taken on April 16, 2015 and June 1, 2015 were provided to the Appellant, Members of the Committee and the Office of the City Clerk.



C. Ashmore, Law Branch, answered the Committee's questions.

T. Courtoreille answered the Committee's questions.

D.F. asked the Committee a question.

C. Ashmore, Law Branch, answered the Committee's questions.

D.F. answered questions from the Committee.

T. Courtoreille made a presentation and answered the Committee's questions.

**Moved B. Anderson:**

<p>The Committee varies the order. You are therefore ordered to:</p> <p>Remove all furniture, appliances, wood, metal, pipe, hoses, plastic, bins, buckets, planters, tarps, barrels, rain barrels, cardboard, rakes, shovels, boats, trailers, atv's, derelict/damaged/dismantled vehicles, stands, shelves, bicycles, tree branches/clippings/logs, barbeques, watering cans, dollies, landscape edging, fencing, doors, windows, seasonal decorative items, styrofoam, auto parts, bottles/cans, tires, electrical/metal servers/components, wood mulchers/chippers, glass, office dividers/equipment, wire, file cabinets, snow blowers and greenhouses from the entire property.</p> <p>Also cut and maintain all long grass/weeds/vegetation throughout the entire property.</p> <p>Also remove all debris and loose litter from the entire property, and take any action or measures necessary to remedy the unsightly condition</p>	<p>Community Services Dept.</p> <p><b>Due Date:</b> July 15, 2015</p>
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**In Favour:**

T. Caterina, B. Anderson, D. Loken

**Carried**

3.4 [Appeal of Order - W.M., 9624 - 99A Street NW, Edmonton, Alberta, Order Pursuant to Section 545\(1\) of the \*Municipal Government Act\*.](#)

W.M. made a presentation and answered the Committee's questions.

W.M. presented three sets of undated photographs.

T. Courtoreille, Community Services Department, made a presentation and answered the Committee's questions.

Two sets of photographs taken on April 27, 2015 and June 1, 2015 were provided to the Appellant, Members of the Committee and the Office of the City Clerk.

W.M. spoke and answered the Committee's questions.

T. Courtoreille answered questions from the Committee.

**Moved B. Anderson:**

<p>The Committee varies the order.          You are therefore ordered to:          Remove all wood, metal, damaged/dismantled/derelect motor vehicles (whether insured, registered or not), plastic baskets and all loose litter and debris and other assorted materials from the entire property and take any actions or remove any other items that are contributing to the unsightly condition of the property.</p>	<p>Community Services Dept.   <b>Due Date:</b>          July 1, 2015</p>
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**In Favour:**

T. Caterina, B. Anderson, D. Loken

**Carried**

**4. ADJOURNMENT**

The meeting adjourned at 10:54 am

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 Chair

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 City Clerk