



COMMUNITY STANDARDS & LICENCE APPEAL COMMITTEE

AGENDA

July 13, 2017 – Churchill Building

9:30 am
12:00 noon

Call to Order
Adjournment

MEMBERS

T. Caterina, S. McKeen, B. Anderson

ITEM		ACTION
1.	CALL TO ORDER AND RELATED BUSINESS	
1.1	Call to Order	
1.2	Adoption of Agenda	
	That the July 13, 2017 Agenda be adopted	
1.3	Adoption of Minutes	
	<ul style="list-style-type: none"> June 15, 2017, Community Standards and Licence Appeal Committee meeting minutes 	
2.	EXPLANATION OF APPEAL HEARING PROCESS	
3.	COMMUNITY STANDARDS AND LICENCE APPEAL COMMITTEE MATTERS	
3.1	Appeal of Order 239791882-001 - R.R. & P. K.; 301 - Grand Meadow Crescent NW, Order Pursuant to Section 545(1) of the Municipal Government Act	
3.2	Appeal of Order 245992821-001 – C.M.; 6503 - 98 Street NW, Order Pursuant to Section 545(1) of the Municipal Government Act	WITHDRAWN
3.3	Appeal of Order 247000570-001 – W.B.; 11004 – 95 Street NW, Order Pursuant to Section 545(1) of the Municipal Government Act	
3.4	Appeal of Order 251968579-001 – T.L. & S. L.; 16520 101 Street NW, Order Pursuant to Section 545(1) of the Municipal Government Act	WITHDRAWN
3.5	Appeal of Order 251502935-001 - 263845 Alberta LTD; 6803 - 136 Avenue NW, Order Pursuant to Section 545(1) of the Municipal Government Act	WITHDRAWN
4.	ADJOURNMENT	

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COMMUNITY STANDARDS AND LICENCE APPEAL COMMITTEE

MINUTES

June 15, 2017 – Churchill Building

PRESENT

T. Caterina, B. Anderson, M. Oshry

ABSENT

None

ALSO IN ATTENDANCE

S. McDonald, Office of the City Clerk
 C. Ashmore, Law Branch
 M. Malayko / I. Russell, Office of the City Clerk

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DECISION SUMMARY

ITEM	DECISION

1. CALL TO ORDER AND RELATED BUSINESS

1.1 Call to Order

Councillor Caterina called the meeting to order at 9:35 a.m.

1.2 That the June 15, 2017 Agenda be adopted.

Moved B. Anderson:

That the June 15, 2017 Community Standards and Licence Appeal Committee agenda be adopted.

In Favour:

T. Caterina, B. Anderson, M. Oshry

Carried

1.3 Adoption of Minutes

Moved B. Anderson:

That the May 4, 2017 Community Standards and Licence Appeal Committee meeting minutes be adopted.

In Favour:

T. Caterina, B. Anderson, M. Oshry

Carried

2. EXPLANATION OF APPEAL HEARING PROCESS

Councillor Caterina explained the appeal 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 - 916905 Alberta Ltd., 9503 - 157 Avenue NW, Edmonton, Alberta, Order Pursuant to Section 546(1)(c) of the Municipal Government Act

Mr. S. Nazarali from 916905 Alberta Ltd. made a presentation and answered the Committee's questions.

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

C. Ashmore, Law Branch, provided information and answered questions raised by the Committee.

Two sets of photographs taken on April 19, 2017 and June 14, 2017 were provided to the Appellant, Members of the Committee and the Office of the City Clerk.



**EDMONTON
TRIBUNALS**

Community
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Licence Appeal
Committee

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Decision of the Committee

**Appeal of Order 239791882-001; 301 - Grand Meadow Crescent NW,
Edmonton, Order Pursuant to Section 545(1) of the *Municipal Government Act*.**

Hearing Date: July 13, 2017

Appellant: [REDACTED]

I. ISSUE

Whether the Order was properly issued by the City of Edmonton and whether the Order should be varied to allow exceptions and a new compliance date.

II. APPEARANCES AND EVIDENCE

In dealing with the Appeal of Order 239791882-001, the Community Standards and Licence Appeal Committee (the Committee) heard from:

Appellants: [REDACTED]

Respondent: T. Courtoreille, Citizen Services, Community Standards Branch

Interested Party: [REDACTED] neighbour in favor of upholding the Order

The Committee reviewed a document provided by [REDACTED] (Exhibit A), the submissions from Community Standards Branch which included two set of photographs of the subject property taken on May 3, 2017, and July 11, 2017 (Exhibit B), and a Subdivision and Development Appeal Board decision dated November 4, 2016, that pertains to the subject address (Exhibit C.)

III. PRELIMINARY ISSUE

The Appellants objected to the composition of the panel. They contend that Councillor Anderson has heard previous matters relating to their property and has publicly demonstrated his bias in those matters by voting against a postponement and in those matters showed he had already made up his mind.

IV. PRELIMINARY ISSUE: DECISION

The committee will hear the appeal.

V. PRELIMINARY ISSUE: REASONS

The Appellants claim that Councillor Anderson was biased relating to actions he took during a prior hearing. This included an alleged statement that was made to a member of City Administration prior to the hearing, dominating the time at the hearing, as well as the fact that he was the only member of the Committee that voted against a postponement request.

In the opinion of the Committee there is nothing that has been brought forward as evidence that is sufficient to support the claim of bias to have Councillor Anderson step aside on this matter.

First, it should be pointed out that Councillor Anderson has no recollection of the prior vote and no recollection of the two Applicants. He has no personal interest in the outcome of this hearing.

The test for bias has often been quoted by the Courts. It requires that an informed person, viewing the matter realistically and practically, and having thought the matter through, would have a reasonable apprehension of bias.¹

If there was sufficient evidence that someone, looking at the evidence from an objective standpoint, would be concerned that a member of the tribunal was not able to keep an open mind, then the tribunal member would need to step down. In the opinion of the committee, voting against a postponement request, even in dissent, does not show bias. It instead demonstrates a different view of the evidence, or interpretation of the necessity for a postponement on that particular occasion. Further, asking a lot of questions during a hearing does not demonstrate bias, unless there was something in the way they were being asked that shows a closed mind.

The third allegation relates to a statement that was made to a member of City Administration. This Committee, while acting in a quasi-judicial capacity, still attempts to keep things relatively informal. As a result of the nature of the work of the Committee, as well as the business of the City as a whole, the Committee sees members of City Administration relatively often and members of the public would be aware of this. If a statement was made to a member of City Administration as alleged as the Applicants, it may have shown familiarity, but the nature of the statement would not be of such a nature that it demonstrates a reasonable apprehension of bias, either in the previous hearing, or in this hearing today.

There is another aspect of bias that is often applied in situations where politicians, including municipal councillors are hearing a case. They must be amenable to persuasion². There is nothing here suggesting the Councillor Anderson is not keeping an open mind, and he believes that he has an open mind going into the hearing.

VI. SUMMARY OF APPELLANT'S POSITION

Ms. [REDACTED] stated they have had numerous conflicts with their neighbours, which she believes results in the complaints to Citizen Services and that they are being unfairly

¹ As outlined by the Supreme Court of Canada in *Baker v. Canada (Minister of Citizenship and Immigration)*, [1999] 2 S.C.R. 817 at paragraph 45.

² See for example *Old St. Boniface Residents Association Inc. v. Winnipeg (City)* [1990] 3 SCR 1170.

targeted. In her view, this is not about the state of the backyard, which in her opinion has no negative effects on her neighbours, but is the result of a personality conflict.

██████████ advised the Committee that the appellants make an effort to keep their property attractive, including planting flowers. He doesn't feel their property can be classified as a detriment to the surrounding properties as none of the materials are visible unless an active effort is made to view them and in no way do they show a disregard for general maintenance and/or upkeep. The derelict vehicle as mentioned in the Order is fully operational. The recent Subdivision and Development Appeal Board decision upholding an order to remove the lean-to structures on the property has resulted in revealing the materials that were previously concealed. This has made the property unsightly from when the order was complied with in April.

██████████ advised he is in the process of cleaning up the yard and estimates it is about 75% complete. The appellants request an additional three months to clean up the property. He also requests exemptions on the following items as identified in the Order: wooden pallets (used as sidewalk), garbage cans (used as rain barrels and used to hold shale and sand for use on the sidewalk) and a ladder (used for roof access.)

Ms. ██████████ also advised the Committee ██████████ has health issues that can hinder his ability to clean up at times.

VII. SUMMARY OF RESPONDENT'S POSITION

This property has a history with the City of Edmonton dating back to 2001 due to citizen complaints, regarding condition of property and storage of materials. There is a long-standing pattern of issues with this property. Mr. Courtoreille respectfully disagrees that the property is 75% cleaned.

After an Order to Comply was issued in March, it was noted that Development and Zoning Services had five open investigations on the property for buildings without permits. This first Order was withdrawn in March in light of those investigations and a new Order was issued to ensure that any materials contained under the structures would also be cleaned up.

Based on the photos, Administration is satisfied that the property is in contravention of the Community Standards Bylaw, is in a nuisance state and requests the order be upheld.

VIII. SUBMISSION OF ██████████ INTERESTED PARTY

██████████ and her husband are direct neighbours and they are concerned about the state of the appellant's property. While attempting to sell their home a few years ago, their realtor advised the state of the neighbouring property was a deterrent to potential buyers.

Further they do not like the current condition of the home and request the order be upheld. She has doubts that the property will ever truly be cleaned, and says that, in fact, more materials are always being added.

She advised the Committee that she can see into the backyard. It is not completely hidden from view.

IX. REBUTTAL OF THE APPELLANT

██████████ to some photos which he says demonstrate it is not possible to see into their yard from the Villeneuve’s property.

Ms. ██████████ advised ██████████ is making a continuous effort to clean the property. ██████████ confirmed that he wishes for the property to be cleaned and pointed to various parts of the property and his plans for them. They simply require more time to tackle such a large clean-up job.

X. REBUTTAL OF THE RESPONDENT

Mr. Courtoreille responded that the bylaw states whether or not the nuisance is visible to others, it is still an infraction so long as there is a serious disregard for general upkeep and maintenance.

XI. DECISION

<p>The Committee varies the Order to change the compliance date to September 15, 2017 and to allow the following exceptions to the Order: the orange handrail ladder and garbage cans to a maximum of five.</p> <p>You are therefore ordered to:</p> <p>Remove all wood pallets, plastic buckets, garbage cans in excess of five, wooden work horses, Electronics/computer parts, metal shelving, landscaping trim, ladders other than the orange handrail ladder, wood boards, lawnmowers, cardboard and plastic boxes, filing cabinets, tools, wires, cables, machine motor, satellite dishes, scrap metal, derelict/damaged/dismantled vehicles, cement pieces, vehicle parts, tires, office chairs, appliances, tarped items, 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 nuisance condition of the property.</p> <p>Remove all other materials that are currently being stored under the five structures located on the property in reference to the following City of Edmonton Development Compliance files: 175937692-008, 175937692-009, 175937692-002, 175937692-007, 175937692-006</p>	<p>Citizen Services Dept.</p> <p>Due Date: September 15, 2017</p>
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And thereafter maintain the property to prevent the reoccurrence of any unsightly condition detrimental to the surrounding area.	
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XII. REASONS

The Appellants are requesting that additional time be provided to allow them to remove various items that were originally located under various structures on the property. The structures have been ordered to be demolished pursuant to a Subdivision and Development Appeal Board decision indicating that they had been built without development permits.

In the submissions of the Appellant they state that the City (or perhaps the neighbors) caused this problem by forcing them to remove the structures. The Committee disagrees that the City, or the neighbors, caused this problem. The problem was caused by the Appellants making a decision to put up a number of structures and storing an excessive amount of material, much of which is not of such a nature that it should be stored outdoors. This excessive outdoor storage is a breach of the Community Standards Bylaw 14600 which prohibits a nuisance on property. The definition of a nuisance includes the “excessive accumulation of material.”

The purpose behind having a bylaw that prohibits excessive accumulation of material is to ensure individuals do not hoard materials in their yards. Such hoarding can lead to fire hazards, safety concerns if emergency personnel cannot access the property during an emergency, and problems with rodents and insects. In addition, at times, it can make a neighborhood less attractive and it may have an impact on the value of surrounding properties. In this case, to varying extents, all of these issues are of concern on this property. It is also concerning to the Committee that the problems with illegal structures storing material on the property has been going on since at least 2001³. This shows an ongoing pattern of unacceptable conduct as it relates to this issue.

The Applicants also appear to argue that they should not have to remove this material since it is not visible to the neighbours and is behind their fence. The Committee finds that whether or not the items can be seen from outside the fence is not relevant. The definition of nuisance in the Community Standards Bylaw indicates that something is a nuisance, whether or not it is detrimental the surrounding community, indicating that even if the surrounding community cannot see it, it can still be a nuisance. Here, there is clearly an excessive accumulation on the property and it meets the definition of a nuisance property. In any event, there is also evidence that it is affecting the neighbours’ ability to sell their home, which means there is evidence this nuisance is detrimental to the surrounding area.

In short, while some of the structures and material underneath have now been removed, the Order was clearly valid when it was issued. Further, there is still more material that needs to be removed, so the property was still in a nuisance condition at the time the latest photographs were taken.

³ Subdivision and Development Appeal Board Decision dated November 4, 2016, page 23.

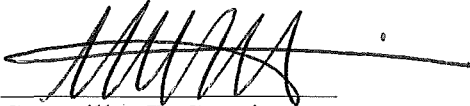
The Applicants also suggest that neighboring properties are also in a nuisance state. For the purposes of today's hearing, this is not relevant. Just because a neighboring property is a nuisance does not mean you should be able to maintain a nuisance on your own property.

However, the Committee acknowledges that given the volume of material, some additional time to remediate the problem is warranted. As such the Committee is willing to vary the Order such that the date for compliance is September 15, 2017.

The Applicants have also requested that a number of items be specifically exempted from the Order. The Committee has found that two of the items can be specifically exempted from the Order. First, the orange handrail ladder. Ladders are not uncommon in back yards, and as long as it is stored in a way that is neat and safe, there is no reason to remove this item. Second, garbage cans for storing water and sand. While many properties use garbage cans to store water, sand and shale, a property cannot have an unlimited supply of these or they themselves can amount to an excessive accumulation of material. Given the longstanding history with this property, the Committee will set a limit of five on the number of garbage cans that can be used for this purpose. These garbage cans should also be stored in such a way that they are neat and out of sight.

There were also a number of other items that were requested to be exempted, but the Committee is not willing to so exempt these items. These include the wooden pallets being used as sidewalks. While this may be acceptable in a rural area, using pallet as sidewalks is not acceptable in an urban area. They can be fire hazards and can be trip hazards in the case of emergency staff needing to access the property. The Committee will also not exempt the file cabinets, shelving, office chair and table. Based on the photographs, these are not items of such a nature that they should be stored in a backyard. They are better stored in the garage.

Finally, [REDACTED] also states that a member of City Administration indicated that he would "raze the property to the ground" if it was necessary for the City to enter the property to clean it. While it is not necessary to make a finding about this statement since it is not relevant to the main issues, given the serious nature of this allegation, the Committee considered this statement. The Committee does not believe that these exact words were used and instead believes that [REDACTED] misinterpreted the communication, which was intended to mean the property would be "scraped" to the ground (or something similar), indicating that all materials would be removed if the City had to remediate the issue themselves. Giving the longstanding history on this property, this was not a threat as [REDACTED] seems to believe, but a statement of fact.


Councillor T. Caterina

July 26, 2017
Date



**EDMONTON
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Decision of the Committee

Appeal of Order 247000570-001; 11004 – 95 Street NW, Edmonton, Order Pursuant to Section 545(1) of the *Municipal Government Act*.

Hearing Date: July 13, 2017

Appellant: [REDACTED] [REDACTED]

I. ISSUE

Was Mr. [REDACTED] appeal filed on time?

II. APPEARANCES AND EVIDENCE

In dealing with the Appeal of Order 247000570-001, the Community Standards and Licence Appeal Committee (the Committee) heard from:

Appellant: M. [REDACTED]

Respondent: T. Courtoreille, Citizen Services, Community Standards Branch

III. SUMMARY OF APPELLANT'S POSITION

Mr. [REDACTED] said that although the Tribunals office did not receive all necessary documents, he had every indication the fax went through properly and so the appeal should be considered as received on time. He contends that the Tribunals office was not sufficiently diligent in its efforts to contact him regarding his appeal documents.

Mr. [REDACTED] requested that the appeal be heard and if the appeal was heard, he would be seeking an adjournment because he was not aware of the details of the order.

IV. SUMMARY OF RESPONDENT'S POSITION

Mr. Courtoreille indicated Administration was prepared to proceed if the Committee determined the appeal was filed on time, but he would not consent to an adjournment.

Mr. Courtoreille explained an Order had also been issued to one of Mr. [REDACTED] other properties and that may have resulted in confusion over which Order was being

appealed. Mr. Courtoreille also clarified that Mr. [REDACTED] is able to appeal, even though he is not listed on the land title, because he had received an Order.

V. DECISION

The Committee denies the appeal of Mr. [REDACTED] disputing the decision of Ms. McDonald. The original appeal was filed late.	July 13, 2017
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VI. REASONS

On May 4, 2017, an Order was issued to [REDACTED] [REDACTED] relating to the property at 11004 - 95 Street NW. On June 15, 2017, the Office of the City Clerk issued a decision stating the appeal for this property was received late.

Section 9 of the Community Standards and License Appeal Committee Bylaw 15166 gives the authority to the City Manager to determine whether a notice of appeal is sufficient. The City Manager has delegated this decision making ability. An Appellant that disagrees with this decision can apply to this Committee to, in essence, review that decision. This is therefore an appeal of the decision on whether the appeal was received late.

Mr. [REDACTED] submissions appear to be threefold.

First, Mr. [REDACTED] argues that since the original fax was received on May 20, 2017, the document, and therefore the appeal, was received on time. While this document was received before the deadline, the Committee agrees with the decision of the Clerk that the fax was unclear as to what, if anything, was being appealed. It is the responsibility of the Appellant to be clear on what exactly they are appealing and to do this within the legislated timelines. Here, the Appellant provided confusing documentation in attempting to file the appeal and the Appellant must bear the consequences of doing so.

Second, Mr. [REDACTED] argues that the Clerk should have contacted him to clarify the fax and what was being appealed. The problem with Mr. [REDACTED] arguments is that the Clerk did in fact attempt to do so by way of an email sent to [REDACTED] [REDACTED] the property owner, on May 23, 2017. It appears that there was no direct response to the email (or at least no response until June 7, 2017, which is outside the timelines for filing the original appeal.) Instead, it appears that the real argument of Mr. [REDACTED] is that the Clerk should not have contacted [REDACTED] [REDACTED] but should have contacted [REDACTED] [REDACTED]. However, this ignores that there was a document included in the original fax package that provided the name and email address of [REDACTED] [REDACTED] as a contact. The Clerk used this email to contact [REDACTED] [REDACTED] to seek clarification and this is clearly reasonable.

Third, Mr. [REDACTED] argues that the Clerk should have known what was being appealed since the City enforcement office would have had all the required information about the Orders. This argument essentially treats this tribunal as if it were interchangeable with the enforcement office; it is not. This is a quasi-judicial tribunal. It is not the role of this tribunal to contact other City departments and to attempt to collect information to try and ascertain what Order is being appealed. Section 8 of the Community Standards and Licence Appeal Committee Bylaw 15166 makes it clear that an appeal is filed with this Committee and not with a different area of the City. It is the responsibility of the Appellant to provide sufficient information to the City Manager so that it is clear what is being appealed.

In short, for substantially the same reasons as outlined in the letter from the clerk on June 15, 2017, the appeal of the decision of the office of the City Clerk is dismissed. The appeal for this property was not perfected until June 7, 2017, which was outside the timelines for filing an appeal.


Councillor T. Caterina

July 26, 2017
Date



COMMUNITY STANDARDS AND LICENCE APPEAL COMMITTEE

MINUTES

July 13, 2017 – Churchill Building

PRESENT

T. Caterina, B. Anderson, S. McKeen

ABSENT

None

ALSO IN ATTENDANCE

C. Hammett, Office of the City Clerk
 C. Ashmore, Law Branch
 J. Rose/B. Webster, Office of the City Clerk

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3.2 Appeal of Order 245992821-001 – C.M.; 6503 - 98 Street NW, Order Pursuant to Section 545(1) of the <i>Municipal Government Act</i>	4	Order Varied
3.3 Appeal of Order 247000570-001 – W.B.; 11004 – 95 Street NW, Order Pursuant to Section 545(1) of the <i>Municipal Government Act</i>	4	Withdrawn
3.4 Appeal of Order 251968579-001 – T.L. & S.L.; 16520 101 Street NW, Order Pursuant to Section 545(1) of the <i>Municipal Government Act</i>	5	Denied
3.5 Appeal of Order 251502935-001 - 263845 Alberta Ltd.; 6803 - 136 Avenue NW, Order Pursuant to Section 545(1) of the <i>Municipal Government Act</i>	5	Withdrawn

4.	ADJOURNMENT	5	Withdrawn
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DECISION SUMMARY

ITEM		DECISION
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1. CALL TO ORDER AND RELATED BUSINESS

1.1 Call to Order

Councillor Caterina called the meeting to order at 9:37 am.

1.2 That the July 13, 2017, Agenda be adopted.

Moved S. McKeen:

That the July 13, 2017, Community Standards and Licence Appeal Committee agenda be adopted.

In Favour:

T. Caterina, B. Anderson, S. McKeen

Carried

1.3 [Adoption of Minutes](#)

Moved B. Anderson:

That the June 15, 2017, Community Standards and Licence Appeal Committee meeting minutes be adopted.

In Favour:

T. Caterina, B. Anderson, S. McKeen

Carried

2. EXPLANATION OF APPEAL HEARING PROCESS

Councillor Caterina explained the appeal hearing process and asked if anyone objected to any Member of the Community Standards Licence Appeal Committee hearing the appeals.

P.K. objected to Councillor Anderson being on the Committee as having a bias towards 301 Grand Meadows Cres.

The Committee met in private at 9:43 am, pursuant to Section 4 and 27 of *The Freedom of Information and Protection of Privacy Act*.

The Committee met in public at 9:53 am.

The Committee made a motion to proceed with the items on

the agenda with written reasons to follow.

3. COMMUNITY STANDARDS AND LICENCE APPEAL COMMITTEE MATTERS

[3.1](#)

Appeal of Order 239791882-001 – R.R. & P.K.; 301 - Grand Meadow Crescent NW, Order Pursuant to Section 545(1) of the *Municipal Government Act*

R.R & P.K., Appellants, requested additional time to speak. The Committee granted an additional 5 minutes.

R.R & P.K., Appellants, made a presentation and answered the Committee's questions.

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

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

P. V., an interested party, made a presentation and answered the Committee's questions.

R.R & P.K., Appellant, made a summary presentation and answered the Committee's questions.

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

The Committee met in private at 10:53 am, pursuant to Section 4 and 27 of *The Freedom of Information and Protection of Privacy Act*.

The Committee met in public at 11:29 am

Moved S. McKeen:

The Committee upholds the order with variances.	Citizen Services Dept.
You are therefore ordered to:	
Remove all wood pallets, plastic buckets, wooden work horses, electronics/computer parts, metal shelving, landscaping trim, wood boards, lawnmowers, cardboard and plastic boxes, filing cabinets, tools, wires, cables, machine motor, satellite dishes, scrap	Due Date: Sept. 15, 2017

<p>metal, derelict/damaged/dismantled vehicles, cement pieces, vehicle parts, tires, office chairs, appliances, tarped items, 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 nuisance condition of the property. Remove all other materials that are currently being stored under the five structures located on the property in reference to the following City of Edmonton Development Compliance files 175937692-008, 175937692-009, 175937692-002, 175937692-007, 175937692-006.</p> <p>And thereafter maintain the property to prevent the reoccurrence of any unsightly condition detrimental to the surrounding area.</p>	
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In Favour:

Carried

T. Caterina, B. Anderson, S. McKeen

3.2 [Appeal of Order 245992821-001 – C.M.; 6503 - 98 Street NW, Order Pursuant to Section 545\(1\) of the *Municipal Government Act*](#)

T. Courtoreille 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.

3.3 [Appeal of Order 247000570-001 – W.B.; 11004 – 95 Street NW, Order Pursuant to Section 545\(1\) of the *Municipal Government Act*](#)

The Committee dealt with a preliminary matter - whether the appeal was received on time or not.

M.B. distributed 7 copies to the Committee, the Office of the City Clerk and the Respondent.

The Committee met in private at 11:46 am, pursuant to Section 4 and 27 of The *Freedom of Information and Protection of Privacy Act*.

The Committee met in public at 12:06 pm.

The decision of the Committee is that the original appeal was filed late; therefore the appeal of the late decision is denied.

Moved B. Anderson:

The Committee denies the appeal of the late filing decision.

In Favour:

Carried

T. Caterina, B. Anderson, S. McKeen

3.4

[Appeal of Order 251968579-001 – T.L. & S. L.; 16520 101 Street NW, Order Pursuant to Section 545\(1\) of the *Municipal Government Act*](#)

C. Hammett, 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.

3.5

[Appeal of Order 251502935-001 - 263845 Alberta LTD; 6803 - 136 Avenue NW, Order Pursuant to Section 545\(1\) of the *Municipal Government Act*](#)

C. Hammett, 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.

4. ADJOURNMENT

The meeting adjourned at 12:07 pm.

Chair

City Clerk