

Community Standards Bylaw Policy Review

The City is developing a Community Standards Bylaw (CSB). The CSB will serve to regulate and enable activities that pertain to the safety, health, and welfare of residents on private and public property.

To inform a policy discussion on each of the topics, information has been assembled in the template below on what the current local context is, what other comparator municipalities have done, Administration's recommendations concerning minimum standards, as well as potential financial and operational implications.

TOPIC NAME: Repair of Motor Vehicles **(NEW)**

1. CURRENT SPRUCE GROVE BYLAWS

- Spruce Grove does not have a specific bylaw on repair of vehicles.
- [Spruce Grove Nuisance Bylaw](#), s. 2.5(d) addresses heavy equipment repair and storage but not motor vehicles.

2. SPRUCE GROVE CONTEXT

Planning and Development normally addresses this issue if it appears a home-based business is being operated on a residential property to provide motor vehicle repair services. If so, the individual requires a development permit for a home occupation.

In most cases, this type of home occupation would not be approved, but individuals have the right to apply and then to appeal to the Subdivision and Development Appeal Board if the application was refused by the development authority. The City receives 3-4 complaints a year on this issue.

3. OTHER JURISDICTIONS

Edmonton

- No bylaw on this topic.

Beaumont

- This prohibition shall not apply to routine maintenance work performed on any Motor Vehicles owned, operated, or registered in the name of the Person who Owns or Occupies the Property on which the work is being performed, provided that:
 - (a) the activity does not create a Nuisance or noise complaints from neighbours;
 - (b) there is no escape of offensive, annoying or noxious odors, fumes or smoke from the Property;
 - (c) vehicle fluids, oil, gasoline products or other hazardous materials are properly stored and disposed of and not swept or washed into lanes, streets, or down storm sewers;

(d) all discarded vehicle parts and materials are properly stored and disposed of from the Property;

(e) no power washing of motor or powertrain is performed on the Property ([Beaumont CSB, s.43](#)).

Strathcona County

- No bylaw on this topic.

St. Albert

- No bylaw on this topic.

4. ADMINISTRATION’S RECOMMENDATIONS

The recommended minimum standards are those as outlined in Beaumont’s approach (above) which includes a list of restrictions on vehicle repair such as noise, smells, smoke, and hazardous materials.

Committee Questions: Is there anything left to be contained within the repair of vehicles? Is there a desire to limit to resident-owned vehicles?

5. FINANCIAL AND OPERATIONAL IMPLICATIONS

Additional enforcement officers may be required depending on Committee’s direction.