

## 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: Construction Waste/Building Materials

#### 1. CURRENT SPRUCE GROVE BYLAW

Spruce Grove has a Construction Site Cleanliness Bylaw that contains restrictions related to construction/building material waste such as:

- All construction materials need to be confined to the construction site.
- A garbage container (approved by the City through the development permit application process) is required for the duration of the construction.
- A garbage container shall not be filled beyond 80 per cent capacity.
- No hazardous materials shall be deposited in any garbage container, storm sewer or sanitary sewer system. No material, including excess concrete, gravel or clay, shall be washed down the storm sewer; dumped onto adjacent lots, public land or a City highway; or stored anywhere else on the construction site, without prior authorization from the City.
- Construction materials, equipment, machinery and refuse shall not be placed on City highway or public land. ([COSG Construction Site Cleanliness Bylaw](#))

#### 2. SPRUCE GROVE CONTEXT

This issue involves complaints related to garbage onsite, garbage bins on roads, construction materials in the boulevards or roadways primarily in new development areas during the building season. These issues are usually caused by a few builders. There were 145 complaints related to this bylaw in 2022.

#### 3. OTHER JURISDICTIONS

##### Edmonton

- For the purpose of greater certainty a nuisance, in respect of land, means land, or any portion thereof, that shows signs of a serious disregard for general maintenance and upkeep, whether or not it is detrimental to the surrounding area, some examples of which include:  
(a) **excessive accumulation of material including but not limited to building materials**, appliances, household goods, boxes, tires, vehicle parts, garbage or refuse, whether of any apparent value or not;

(a.1) any loose litter, garbage or refuse whether located in a storage area, collection area or elsewhere on the land;

(a.2) any loose building or construction materials, any accumulation of construction-related garbage or refuse, or any untidy work or storage areas on the land ([Edmonton CSB](#), s. 6(2))

#### **Beaumont**

- Same wording as Edmonton ([Beaumont CSB](#), s. 23b)

#### **Strathcona County**

- There is a specific section addressing storage of construction materials and debris ([Strathcona County CSB](#), ss. 30-32)

#### **St. Albert**

- Same wording as Edmonton and Beaumont ([St. Albert CSB](#), s 5(2)(a)(b))

### **4. ADMINISTRATION'S RECOMMENDATIONS**

Minimum standards include the existing COSG bylaw on Construction Site Cleanliness.

Administration recommends adding Edmonton's examples to our existing bylaw to strengthen applicability. This bylaw section will be compared to relevant sections of COSG's Land Use and Traffic Safety Bylaws to ensure consistency.

### **5. FINANCIAL AND OPERATIONAL IMPLICATIONS**

Additional enforcement measures may be required depending on Committee's direction.