

Agenda



Regular Council Meeting Agenda

Monday, January 12, 2026 at 5:00 p.m.

Town of Stony Plain Council Chambers

4905 – 51 Avenue

1. **Call to Order**
2. **Adoption of Agenda**
3. **Public Input Session**
4. **Presentations and Delegations - NIL**
5. **Statutory Public Hearing - NIL**
6. **Adoption of Council Minutes**
 - 6.1 Regular Council Meeting – December 8, 2025
7. **Council Board & Committee Minutes**
 - 7.1 Growth & Commerce Committee – August 20, 2025
 - 7.2 Meridian Housing Foundation – September 18, 2025, October 2, 2025, and October 17, 2025
 - 7.3 Planning Advisory Committee – November 5, 2025
8. **Bylaws**
 - 8.1 Bylaw 2733/PS/26 – Community Standards Bylaw – 1st Reading
9. **Business Items**
 - 9.1 Recreation Facility Project Update
 - 9.2 2025 External Financial Audit Planning Report
 - 9.3 Citizen-at-Large Board Appointment
10. **Council Discussion**
11. **Closed Meeting - NIL**
12. **Adjournment**

Public Input

Session

PUBLIC INPUT SESSION

The intent of the Public Input Session is to allow the public to address Council on matters of interest that are not already being addressed in the Council meeting or other boards and commissions of which Council is a member.

The Public Input Session will run from 5:00 p.m. to 5:15 p.m., following the adoption of the agenda.

It is strongly recommended that people pre-register for this session.

Procedure for Pre-registration

Members of the public wishing to address Council during the Public Input Session may:

- I. register online prior to 12:00 p.m. the day of the Council meeting by filling out the registration form online on the Town of Stony Plain website:
<https://www.stonyplain.com/en/town-hall/address-council.aspx>.



Presentations & Delegations

Statutory

Public Hearing

Adoption of Council Minutes

**TOWN OF STONY PLAIN
PROVINCE OF ALBERTA
DECEMBER 8, 2025 MINUTES OF THE
REGULAR COUNCIL MEETING
HELD IN THE TOWN OF STONY PLAIN
COUNCIL CHAMBERS AT 5:00 PM**

PRESENT:

Mayor:	William Choy
Deputy Mayor:	Eric Meyer
Councillors:	Justin Anderson Justin Laurie Melanie Loys Miranda Niebergall Harold Pawlechko
Chief Administrative Officer:	Tom Goulden
General Manager, Community & Protective Services:	Karl Hill
General Manager, Community & Social Development:	Lisa Gilchrist
General Manager, Corporate Services:	Ann Laing
General Manager, Planning & Infrastructure:	Brett Newstead
General Manager, Strategic Services:	Brenda Otto
Manager, Financial Services:	Teri Stewart
Manager, Legislative Services:	Teresa Olsen
Manager, Planning & Development:	Miles Dibble
Legislative Clerk:	Jessica Marsden

OTHERS PRESENT:

RCMP Parkland Detachment, Inspector:	Kevin McGillivray
RCMP Parkland Detachment, Corporal:	Rachel Geense
Fibre Connect, Municipal Relation Lead:	Chris Pettypiece
Ledcor, Technical Services:	Casey Schneider
Telus, General Manager Edmonton Metro Area:	Todd Worrell
Telus, Senior Strategy Manager of Municipal Government Relations:	Tom Houlard

I. CALL TO ORDER

Mayor William Choy called the December 8, 2025 Regular Council Meeting to order at 5:01 p.m.

2. ADOPTION OF AGENDA

Agenda Adoption
231/12/25/SP

Moved that Town Council adopt the December 8, 2025 Regular Council Meeting Agenda as amended:

- change item 4.1 to the Community Wide Fibre Project; and
- item 4.2 to the RCMP Municipal Crime Statistics Report

CARRIED UNANIMOUSLY

3. PUBLIC INPUT SESSION

4. PRESENTATIONS & DELEGATIONS

4.1 Community Wide Fibre Project

Representatives from Fibre Connect, Ledcor, and Telus provided a project update on the PureFibre installation for the Town of Stony Plain.

4.2 RCMP Municipal Crime Statistics Report

Inspector Kevin McGillivray and Corporal Rachel Geense presented to Council the crime statistics report for the Town of Stony Plain and spoke to detachment operations.

5. STATUTORY PUBLIC HEARING – NIL

Mayor William Choy called a break at 6:53 p.m.

Mayor William Choy called the Regular Council Meeting back to order at 7:13 p.m.

6. ADOPTION OF COUNCIL MINUTES

6.1 Corporate Plan Council Meeting Minutes – November 17 – 18, 2025

6.2 Regular Council Meeting Minutes – November 24, 2025

CPCM & RCM
Minutes
232/12/25/SP

Moved that Town Council approve the November 17 – 18, 2025 Corporate Plan Council meeting minutes and the November 24, 2025 Regular Council Meeting Minutes as presented.

CARRIED UNANIMOUSLY

7. COUNCIL BOARD & COMMITTEE MINUTES

7.1 Community and Social Development Roundtable – April 30, 2025, June 11, 2025, and September 17, 2025
7.2 Tri Municipal Leisure Facility Corporation Board – October 16, 2025

CSD and TLC
Minutes
233/12/25/SP

Moved that Town Council receive the Council Board & Committee minutes for information.

CARRIED UNANIMOUSLY

8. BYLAWS

8.1 Westerra Stage 20 – Land Use Bylaw Amendment

The Manager of Planning and Infrastructure gave an overview of the bylaw.

Westerra Stage
20 – LUB
Amendment
1st Reading
234/12/25/SP

Moved that Town Council:

1. give first reading to Bylaw 2731/LUO/25, a bylaw to amend Land Use Bylaw 2719/LUO/25; and
2. authorize Administration to schedule a public hearing on January 26, 2026.

CARRIED UNANIMOUSLY

8.2 2026 Fees & Charges Bylaw

The Manager of Financial Services gave an overview of the bylaw.

Moved that Town Council give first reading to Bylaw 2732/G/25, a bylaw to establish fees and charges for the provision of certain licenses, goods and services.

2026 Fees &
Charges Bylaw
Amendment 1
235/12/25/SP

Moved that Town Council direct Administration to include a Recreation Center Family Monthly Membership of \$175.00 and a Family Continuous Monthly Membership of \$157.50.

CARRIED UNANIMOUSLY

2026 Fees &
Charges Bylaw
Amendment 2
236/12/25/SP

Moved that Town Council direct Administration to reduce the Recreation Center child 10 visit pass to \$36.00.

CARRIED UNANIMOUSLY

2026 Fees &
Charges Bylaw
Amendment 3
237/12/25/SP

Moved that Town Council direct Administration to include a minimum 3-month requirement for the Recreation Center monthly continuous.

In Favour:

Mayor William Choy
Councillor Justin Laurie
Councillor Melanie Loyns
Councillor Miranda Niebergall
Councillor Harold Pawlechko

Opposed

Deputy Mayor Eric Meyer
Councilor Justin Anderson

CARRIED

2026 Fees &
Charges Bylaw
Amendment 4
238/12/25/SP

Moved that Town Council direct Administration to remove the Recreation Center Daily Walking Admission category.

In Favour:

Councillor Justin Laurie
Councillor Melanie Loyns
Councillor Miranda Niebergall

Opposed:

Mayor William Choy
Deputy Mayor Eric Meyer
Councillor Justin Anderson
Councillor Harold Pawlechko

DEFEATED

2026 Fees &
Charges Bylaw
Amendment 5
239/12/25/SP

Moved that Town Council direct Administration to include half field turf rate at 60% the full field rate for the Recreation Center.

In Favour:

Mayor William Choy
Councillor Justin Laurie
Councillor Melanie Loyns
Councillor Miranda Niebergall
Councillor Harold Pawlechko

Opposed:

Deputy Meyer Eric Meyer
Councilor Justin Anderson

CARRIED

Mayor William Choy requested Deputy Mayor Eric Meyer preside as Chair of the Regular Council Meeting.

Deputy Mayor Eric Meyer assumed the Chair.

2026 Fees &
Charges Bylaw
Amendment 6
240/12/25/SP

Moved that Town Council direct Administration to reduce the rates for the Golf Course Renewing Members and Residents fees for:

- Inter B (Aged 19-25) to \$1,900
- Junior (Aged 10-18) to \$525

CARRIED UNANIMOUSLY

Deputy Mayor Eric Meyer relinquished the Chair, and Mayor William Choy resumed as Chair of the Regular Council Meeting.

A vote was taken on the main motion as amended.

2026 Fees &
Charges
1st Reading
241/12/25/SP

Moved that Town Council give first reading to Bylaw 2732/G/25, as amended, a bylaw to establish fees and charges for the provision of certain licenses, goods and services.

CARRIED UNANIMOUSLY

2026 Fees &
Charges Bylaw
2nd Reading
242/12/25/SP

Moved that Town Council give second reading to Bylaw 2732/G/25.

CARRIED UNANIMOUSLY

2026 Fees &
Charges Bylaw
Unan. consent
243/12/25/SP

Moved that Town Council give unanimous consent to consider third reading to Bylaw 2732/G/25.

CARRIED UNANIMOUSLY

2026 Fees and
Charges Bylaw
3rd Reading
244/12/25/SP

Moved that Town Council give third reading to Bylaw 2732/G/25.

CARRIED UNANIMOUSLY

9. **BUSINESS ITEMS**

Mayor William Choy called a break at 9:38 p.m.

Mayor William Choy called the Regular Council Meeting back to order at 9:51 p.m.

9.1 Corporate Plan 2026-2028

The Manager of Strategic Services gave an overview of the report.

Corporate Plan
2026-2028
245/12/25/SP

Moved that Town Council approve the 2026-2028 Corporate Plan including:

1. total operating revenue of \$58,052,834 and expenses of \$52,210,776 and unfunded amortization in the amount of \$9,017,672 for 2026;
2. capital budget of \$33,919,319 including \$19,920,000 in contributed tangible capital assets for 2026;
3. transfers to reserves of \$4,704,749 and transfers from reserves of \$2,183,831; and
4. accept in principle the items identified within the plan for 2027 and 2028.

CARRIED UNANIMOUSLY

Extend Meeting
Past 10:00 p.m.
246/12/25/SP

Moved that Town Council approve extending the December 8, 2025 Regular Council Meeting past 10:00 p.m.

CARRIED UNANIMOUSLY

9.2 RCMP Municipal Crime Statistics Report

RCMP Stat
Report
247/12/25/SP

Moved that Town Council accept the January to October 2025 RCMP Crime Statistics Report for information.

CARRIED UNANIMOUSLY

10. COUNCIL DISCUSSION

11. CLOSED SESSION

Closed Session
248/12/25/SP

Moved that Town Council move into Closed Session at 10:14 p.m. to discuss:

11.1 Insurance & Legal Update – Access to Information Act, Section 28

CARRIED UNANIMOUSLY

Mayor William Choy called a break at 10:14 p.m.

Mayor William Choy called the Regular Council Meeting back to order at 10:19 p.m.

In addition to Council, the following attended the Closed Session:

- Tom Goulden, Chief Administrative Officer
- Ann Laing, General Manager, Corporate Services

Open Session
249/12/25/SP

Moved that Town Council move out of Closed Session at 10:34
p.m.

CARRIED UNANIMOUSLY

12. ADJOURNMENT

Mayor William Choy declared the December 8, 2025 Regular Council
Meeting adjourned at 10:35 p.m.

Mayor William Choy

Ann Laing
General Manager, Corporate Services

END OF ITEM



Council Board & Committee Minutes

**TOWN OF STONY PLAIN
PROVINCE OF ALBERTA
AUGUST 20, 2025 MINUTES OF THE
GROWTH & COMMERCE COMMITTEE
HELD IN COUNCIL CHAMBERS
AT 4:00 P.M.**

PRESENT:

Chief Administrative Officer, Chair:	Tom Goulden
Councillor:	Pat Hansard
Councillor:	Eric Meyer
Manager, Economic Development:	Michelle Levasseur
Legislative Officer:	Christina Michaud

EXCUSED ABSENCE:

Councillor:	Justin Anderson
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OTHERS PRESENT:

EMC Canada, Manufacturing Consortium Manager:	David Rist
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I. CALL TO ORDER

The Chair called the August 20, 2025 Growth & Commerce Committee to order at 4:04 p.m.

2. ADOPTION OF AGENDA

Agenda Adoption 17/08/25/GCC	Moved that the August 20, 2025 Growth & Commerce Committee agenda be accepted as presented.
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CARRIED UNANIMOUSLY

3. ADOPTION OF MINUTES – May 21, 2025

GCC Minutes 18/08/25/GCC	Moved that the May 21, 2025 Growth & Commerce Committee Minutes be accepted as presented.
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CARRIED UNANIMOUSLY

4. EXCELLENCE IN MANUFACTURING CONSORTIUM (EMC) CANADA

David Rist with EMC Canada, provided a presentation about their organization and manufacturing sector trends and highlights.

EMC Canada 19/08/25/GCC	Moved that the EMC Canada presentation be accepted for information.
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CARRIED UNANIMOUSLY

4. NORTH BUSINESS PARK AREA STRUCTURE PLAN (ASP) UPDATE

The Economic Development Manager provided an update on the North Business Park ASP.

North Business Park Update 20/08/24/GCC	Moved that the North Business Park ASP update be accepted for information.
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CARRIED UNANIMOUSLY

The Chair left the meeting at 4:46 pm.

The Economic Development Manager assumed the role of Chair for the remainder of the meeting.

5. BROADBAND PROJECT UPDATE

The Economic Development Manager provided an update on the broadband project.

Broadband Project
21/08/25/GCC

Moved that the Broadband Project update be accepted for information.

CARRIED UNANIMOUSLY

6. COMMITTEE FEEDBACK

The Economic Development Manager provided a review of the committee feedback process.

Committee
Feedback
22/08/25/GCC

Moved that the Committee Self Evaluation overview be accepted for information.

CARRIED UNANIMOUSLY

7. DISCUSSION

6. ADJOURNMENT

The Economic Development Manager declared the August 20, 2025 Growth & Commerce Committee meeting adjourned at 5:27 p.m.



Tom Goulden, Chair



Christina Michaud, Legislative Officer

END OF ITEM





Meridian Housing Foundation Board of Directors
Special Board Meeting Minutes
September 18, 2025 at 9:00 am

PRESENT: Chair, Member at Large Randy Dubord
Vice Chair, Member at Large Yvan Boutin
Councillor Stuart Houston, City of Spruce Grove
Councillor Melanie Loyns, Town of Stony Plain
Councillor Rob Wiedeman, Parkland County
Member at Large Jopie Belder
Member at Large Cheryl Budzinski

1. Call to Order

The Chair, Member at Large Randy Dubord called the special meeting of September 18, 2025 to order at 9:03 am.

2. Adoption of Agenda

The Board did not produce an agenda for this special meeting. The Board agreed that the sole purpose of the special meeting is to review, discuss, and approve the revised contract for the Executive Director.

3. New Business

3.1 Executive Director Contract

The Board Chair introduced the proposal that had previously been circulated and updated the Board on the work of the Executive Director Contract subcommittee that was created at the June 2025 Board meeting.

The Board discussed and debated a variety of contract matters.

Resolution #036/2025:

Moved by Member at Large Jopie Belder to approve changing the title of Executive Director to Chief Executive Officer.

Carried Unanimously

Resolution #037/2025:

Moved by Councillor Rob Wiedeman to approve the Chief Executive Officer Position Description as presented.

Carried Unanimously

Resolution #038/2025:

Moved by Councillor Stuart Houston to approve the Employment Agreement as presented and that the Board Chair be authorized to present the new Employment Agreement to Lori-Anne St. Arnault.

Carried Unanimously

4. Date, Time and Place of Next Meeting

Meridian Housing Foundation's next regular board meeting will be held on October 2, 2025 at 9:00 am at Meridian Housing Foundation's Administration Office.

5. Adjournment

The Chair, Member at Large Randy Dubord declared the meeting adjourned at time 9:40 am.

These minutes were approved on the 27 day of November, 2025.



Chair of the Board



Vice-Chair





Meridian Housing Foundation Board of Directors

Regular Meeting Minutes

October 2, 2025 at 9:00 am

Housing Foundation

PRESENT: Chair, Member at Large Randy Dubord
Vice Chair, Member at Large Yvan Boutin
Councillor Stuart Houston, City of Spruce Grove
Councillor Melanie Loyns, Town of Stony Plain
Councillor Rob Wiedeman, Parkland County
Member at Large Jopie Belder
Member at Large Cheryl Budzinski

STAFF: Lori-Anne St. Arnault, Executive Director
Doreen Engelhardt, Director of Finance
Stuart Fehr, Director of Maintenance & Asset Management
Virginia Mayer, Director of Housing
Tera Innes, Recording Secretary

1. Call to Order

The Chair, Member at Large Randy Dubord called the meeting of October 2, 2025 to order at 9:07 am.

2. Adoption of Agenda

Resolution #039/2025:

Moved by Member at Large Jopie Belder to adopt the October 2, 2025 agenda as presented.
Carried Unanimously

3. Minutes

Resolution #040/2025:

Moved by Councillor Rob Weideman to approve the June 26, 2025 regular board meeting minutes as presented.

Carried Unanimously

4. Information Reports

Resolution #041/2025:

Moved by Member at Large Jopie Belder to file all report items as information.

Carried Unanimously

5. Unfinished Business and General Orders

5.1 Horizon View Lodge (Spruce Grove Lodge)

The Horizon View Lodge (HVL) project is approximately 42% complete. Framing is nearly finished at 95%, and roofing is also close to completion, with only a few remaining items to address. Contractors are currently installing siding and drywall. Work on the parking lot will progress this fall.

5.2 Spruce Grove Family Affordable Housing

Resolution #042/2025:

Moved by Member at Large, Cheryl Budzinski to approve the contract for the procurement of Prime Consultant Architectural Schematic and Detail Design Services for the Spruce Grove Lodge Family Affordable Housing project awarding to Dialog and signing of the RAIC contract by the Board Chair and Executive Director.

Carried Unanimously

5.3 Appointment of Public Member

Resolution #043/2025:

Moved by Member at Large, Cheryl Budzinski to appoint Member at Large Stuart Houston for a three-year term effective November 1, 2025.

Carried Unanimously

6. New Business

6.1 Budget 2026

Resolution #044/2025:

Moved by Councillor Rob Weideman to increase Meridian Housing Foundation's Board remuneration rates for meetings and workshops by \$50.00, including rates for Board committees, effective January 1, 2026.

Carried Unanimously

6.2 Office Administration 2026 Budget

Resolution #045/2025:

Moved by Member at Large Jopie Belder to approve the Office Administration 2026 budget as presented.

Carried Unanimously

6.3 Whispering Waters Manor 2026 Budget

While reviewing rent models, the decision was made to move to an income-based tiered rent model of base rent plus a mandatory service package.

Resolution #046/2025:

Moved by Councillor Stuart Houston to approve the Whispering Waters Manor 2026 budget as presented with changes to a tiered rent model of base rent and service package. Studio suite base rent is \$650 and service package is \$1000 for a total base charge of \$1650 effective January 1, 2026. This will result in a municipal requisition of \$1,525,360 decreasing the requisition by \$40,000.

Carried Unanimously

6.4 Horizon View Lodge 2026 Budget

Resolution #047/2025:

Moved by Member at Large Jopie Belder to approve the Horizon View Lodge 2026 budget as amended with a tiered rent model including base rent, service package with adjustments for varying suite square footage effective 2026. Total base charge as follows:

- Studio Suite- \$1,750/ \$1,800
- One-Bedroom- \$2,050/ \$2100/ \$2250
- Two-Bedroom- \$2550
- An additional \$600 will be added to the base charge for double occupancy in one-bedroom and two-bedroom suites.

This will result in a municipal requisition of \$558,333.

Carried Unanimously

6.5 Forest Ridge Place 2026 Budget

Resolution #048/2025:

Moved by Councillor Stuart Houston to approve the Forest Ridge Place 2026 budget as presented with changes to a tiered rent model of base rent and service package. Studio suites base rent is \$650 and service package \$900 for a total base charge of \$1,550. One-bedroom suites base rent is \$650 and service package is \$1,350 for a total base charge of \$2,000. These rates are effective January 1, 2026.

Carried Unanimously

6.6 Self-Contained 2026 Maximum Rents

Resolution #049/2025:

Moved by Councillor Rob Wiedeman to approve the increase of \$40 to the maximum rents for all senior self-contained apartments in Spruce Grove and Stony Plain, raising the cap for one-bedroom units to \$1,050 and two-bedroom units to \$1100 effective January 1, 2026.

Carried Unanimously

Resolution #050/2025:

Moved by Member at Large Cheryl Budzinski to approve that the maximum rents for senior self-contained units in Wabamun remain at \$750 with no increases in 2026.

Carried Unanimously

6.7 Self-Contained 2026 Budget

Resolution #051/2025:

Moved by Member at Large Jopie Belder to approve the Self-Contained 2026 budget presented with increases to self-contained maximum rents in Spruce Grove and Stony Plain, and no increases to self-contained maximum rents in Wabamun.

Carried Unanimously

6.8 Affordable Housing 2026 Budget

Resolution #052/2025:

Moved by Councillor Melanie Loyns to approve the Affordable Housing 2026 budget as amended with a proposed rental increase of \$20 to all Folkstone Manor units, \$15 to Park View Manor one-bedroom units, and \$25 to Park View Manor two-bedroom units, effective January 1, 2026.

Carried Unanimously

6.9 Metrix Group LLP

Resolution #053/2025:

Moved by Councillor Rob Wiedeman to approve the 2025 audit as outlined in the 2025 Engagement Letter and 2025 Audit Planning Letter provided.

Carried Unanimously

6.10 2026 Year-End Auditing Services

Resolution #054/2025:

Moved by Councillor Melanie Loyns to establish a committee comprised of Member at Large Cheryl Budzinski and Vice Chair, Member at Large Yvan Boutin to conduct the RFP process for external auditor services with support from administration.

Carried Unanimously

6.11 BG 3.03 Board Committees Policy

Resolution #055/2025:

Moved by Vice Chair, Member at Large Yvan Boutin to approve the BG 3.03 Board Committees policy as presented.

Carried Unanimously

6.12 Capital Campaign Committee Terms of Reference

Resolution #056/2025:

Moved by Vice Chair, Member at Large Yvan Boutin to approve the BG 3.05 Capital Campaign Committee Terms of Reference policy as presented.

Carried Unanimously

6.13 Executive Director Evaluation

7. Closed Session

7.1 Personnel, Executive Director Contract

Resolution #057/2025:

Moved by Councillor Rob Wiedeman to enter closed session at 1:23 pm.

Carried Unanimously

Rob Wiedeman left the meeting at 2:10 pm.

Resolution #058/2025:

Moved by Councillor Melanie Loyns to exit closed session at 2:41 pm.

Carried

Resolution #059/2025:

Moved by Vice Chair, Member at Large Yvan Boutin to approve amendments to the Chief Executive Officer contract as presented.

Carried

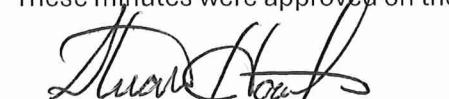
8. Date, Time and Place of Next Meeting

Meridian Housing Foundation's next regular board meeting will be held on November 27, 2025 at 9:00 am at Meridian Housing Foundation's Administration Office.

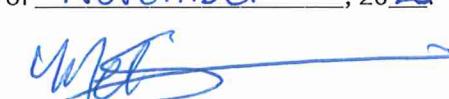
9. Adjournment

The Chair, Member at Large Randy Dubord declared the meeting adjourned at time 2:45 pm.

These minutes were approved on the 11 day of November, 2025



Chair of the Board



Vice-Chair





**Meridian Housing Foundation Board of Directors
Special Meeting Minutes
October 17, 2025 at 4:30 pm**

PRESENT: Chair, Member at Large Randy Dubord
Vice Chair, Member at Large Yvan Boutin
Councillor Stuart Houston, City of Spruce Grove
Councillor Melanie Loyns, Town of Stony Plain
Councillor Rob Wiedeman, Parkland County
Member at Large Cheryl Budzinski

REGRETS: Member at Large Jopie Belder (*Although this member was absent due to illness, the member submitted their signed votes to the Board Chair prior to meeting*)

1. Call to Order

The Chair, Member at Large Randy Dubord called the meeting of October 17, 2025 to order at 4:40 pm.

2. Adoption of Agenda

Resolution #060/2025:

Moved by Councillor Melanie Loyns to adopt the October 17, 2025 agenda as presented.

Carried Unanimously

3. Unfinished Business and General Orders

3.1 Chief Executive Officer (formerly Executive Director) Contract

Resolution #061/2025:

Moved by Vice Chair, Member at Large Yvan Boutin to approve the Chief Executive Officer (Executive Director) contract as amended.

Carried Unanimously

4. Date, Time and Place of Next Meeting

Meridian Housing Foundation's next regular board meeting will be held on November 27, 2025 at 9:00 am at Meridian Housing Foundation's Administration Office.

5. Adjournment

The Chair, Member at Large Randy Dubord declared the meeting adjourned at 5:00 pm.

These minutes were approved on the 27 day of November, 2025

Chair of the Board

Vice-Chair

Re Meeting on Fri @ 4:30

Randy Dubord (gmail.com), Councillor Melanie Loyns (stonyplain.com), Cheryl Lyn Budzinski (clbudzinski@gmail.com) (gmail.com) 3 more

Re Meeting on Fri @ 4:30

We are still very much under the weather and will not be attending the meeting and not taking the chance of spreading whatever we have.
I will enclose a signed letter stating my intent to vote to agree and ratify the CEO contract.

To the Board of the Meridian Housing Foundation

This letter is to inform you that I will not be attending the meeting on Friday Oct 17/2025 and also send my Proxy to agree to and ratify the CEO contract with my YES Vote

Thank you. Jopie Belder

Proxy vote Yes  signed Oct 15/2025

Sans Serif

Send

END OF ITEM



**TOWN OF STONY PLAIN
PROVINCE OF ALBERTA
NOVEMBER 5, 2025 MINUTES OF THE
PLANNING ADVISORY COMMITTEE
SHIKAOI ROOM
AT 4:30 P.M.**

MEMBERS PRESENT:

Chair:

Hugh Ritchie
Jenilee Caterina
Joe Baker
Chaymie Hintz

EXCUSED ABSENCE:

Manoj Ravichandraraj

OTHERS PRESENT:

Sustainability Planner, Staff Liaison:
Manager, Planning & Development:
Legislative Officer:

Evan Joyes
Miles Dibble
Christina Michaud

I. CALL TO ORDER

The Chair called the November 5, 2025 Planning Advisory Committee meeting to order at 4:31 p.m.

2. ADOPTION OF AGENDA

Agenda Adoption
25/11/25/PAC

Moved that the November 5 2025 Planning Advisory Committee agenda be accepted as presented.

CARRIED UNANIMOUSLY

3. ADOPTION OF MINUTES – September 10, 2025

PAC Minutes
26/11/25/PAC

Moved that the September 10, 2025 Planning Advisory Committee minutes be accepted as presented.

CARRIED UNANIMOUSLY

4. NEW BUSINESS**4.1 General Planning and Development Update**

The Manager of Planning & Development and the Sustainability Planner provided an update on planning and development projects within the Town.

5. DISCUSSION AND QUESTIONS**6. ADJOURNMENT**

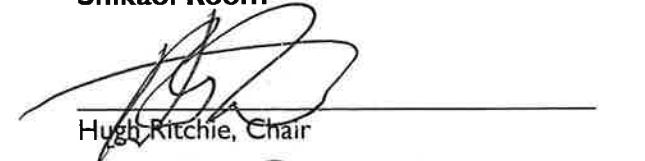
The Chair declared the November 5, 2025 Planning Advisory Committee meeting adjourned at 5:11 p.m.

Next Meeting:

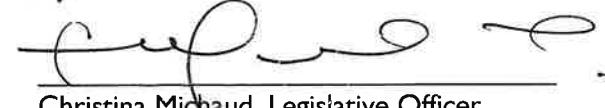
January 7, 2026

4:30 p.m.

Shikaoi Room



Hugh Ritchie, Chair



Christina Michaud, Legislative Officer

END OF ITEM



Bylaws



REQUEST FOR DECISION PUBLIC SESSION

REGULAR COUNCIL MEETING

MEETING DATE: January 12, 2026

SUBJECT: Community Standards Bylaw

EXECUTIVE SUMMARY

The Community Standards Bylaw regulates and controls public behavior, nuisances, unsightly premises, and properties within the corporate boundaries of Stony Plain. Bylaws are reviewed on a prescribed schedule to ensure effectiveness and determine if any updates should be considered. An Administrative review of the Community Standards Bylaw recommends the attached amendments to improve the enforcement of the bylaw.

RECOMMENDATION

That Town Council gives first reading to Bylaw 2733/PS/26, a bylaw respecting community standards.

BACKGROUND

Under the *Municipal Government Act* the Town is authorized to pass bylaws for municipal operation purposes. Bylaws implemented by a municipality generally include regulations not captured in legislation or seek to implement stronger or clearer regulations than legislated. The Community Standards Bylaw 2591/PS/18 was adopted in December 2018. Administrations review of the bylaw was conducted to achieve the following:

- ensure the bylaw continues to effectively meet the enforcement needs of the Town,
- ensure the bylaw communicates standards clearly to residents,
- ensure the bylaw contains regulations that are consistent across the region, and
- ensure fines are consistent with or within the middle range of comparators.

Administration reviewed the following nine neighbouring communities' bylaws, including their fine schedules:

- City of Edmonton;
- City of Calgary;
- City of Fort Saskatchewan;
- Strathcona County;
- City of St. Albert;
- City of Spruce Grove;
- City of Leduc;
- City of Beaumont; and
- Parkland County.

Recommended amendments to the bylaw include the following and are further detailed in the bylaw change summary (attachment 3):

- language changes for public clarity;
- removal of content captured in other bylaws;
- removal of redundant sections; and
- section changes to align with regional enforcement approaches.

Relevant Statutes/Master Plans/Documents

Municipal Government Act

Agricultural Pests Act

Weed Control Act

Land Use Bylaw

Snow Removal Policy

STRATEGIC ALIGNMENT & KEY ACTIONS

Stony Plain Strategic Plan 2025-2028:

- Governance & Partners
 - Cultivating a strong organizational structure and the processes that deliver effective and efficient services.
- Community Development
 - Enhancing the safety and protection of our community.

STAKEHOLDER AND PUBLIC PARTICIPATION

The following groups provided feedback on potential amendments to the bylaw to ensure organizational continuity:

- Planning;
- Operations;
- Parks and Leisure;
- Legislative Services; and
- RCMP

Public engagement was not required as this bylaw was previously in force and impacts expected of public conduct have not substantively changed.

COMMUNICATION

This item will be included in the Council Highlights news release.

ATTACHMENTS

1. Bylaw Change Summary
2. Bylaw 2733/PS/26 – Red Line Version
3. Bylaw 2733/PS/26 – Clean Version
4. Presentation

Prepared by: Tiffany Anderson, Community Peace Officer Supervisor

Reviewed by: Teresa Oslen, Manager, Legislative Services

Reviewed by: Karl Hill, General Manager, Community and Protective Services

Approved by: Tom Goulden, Chief Administrative Officer

Section	Summary of Changes *Refer to the redlined copy for clarity as the numbering may differ in the clean version
Changes to Definitions	
Sec. 2.5.0	Addition of the definition for Camp or Camping. Removal of unused term "carry on".
Sec 2.6.0	Updated the term of "CAO" to currently used terms.
Sec 2.10.0	Addition of the definition for "Derelict Vehicle" to provide further clarity when addressing concerns of Derelict Vehicles under sections that existed in the bylaw prior.
Sec. 2.13.0	Removal of unused term "Dwelling Unit". The section which contained this term is no longer applicable in the updated version of the bylaw.
Sec. 2.14.0	Addition of the definition for "Donation Bin" to provide further clarity as new sections were added in the bylaw to regulate donation bins. Removal of the definition "fight" as is not required to be defined as it is common term with an understood definition.
Sec. 2.15.0	Addition of the definition for "Fence" as defined in the Land Use Bylaw to provide further clarity.
Sec. 2.17.0	Addition of the definition for "Flankage" as defined in the Land Use Bylaw to provide further clarity.
Sec. 2.20.0	Addition of the definition for "Indecent Act" to provide further clarity as a new section was added in the update of the bylaw.
Sec. 2.21.0	Addition of the word "Business" to the definition to provide consistency with terms currently used in the Land Use Bylaw.
Sec. 2.22.0	Updated the definition of "Loitering" to provide further clarity.
Sec. 2.27.0	Addition of the word "Violation" to "Municipal Violation Tag" to provide clarity regarding the application and procedural differences of provincial and municipal violations.
Sec. 2.28.0	Changes to the definition of "Noise" to enhance clarity for improved application when addressing noise related complaints.
Sec. 2.30.0	Addition of the definition for "Non-Permitted Weed" which encompasses both "Noxious Weeds" and "Prohibited Noxious Weed" to provide clarity.
Sec. 2.31.0	Addition of the definition for "Nuisance" for further clarity under sections that existed in the bylaw prior.
Sec. 2.34.0	Updated the definition of "Owner" with simpler language and to improve clarity.
Sec. 2.35.0	Addition of the definition for "Panhandling" for further clarity as new sections were added in the bylaw to regulate Panhandling.
Sec. 2.41.0	Addition of the definition for Provincial Procedures Act.
Sec. 2.43.0	Updated the definition of "Recreational Vehicle" to the same definition used in the Traffic Bylaw for consistency and clarity.
Sec. 2.46.0	Removal of the definition for "Safety Codes Officer" as the term is not used again in the bylaw.
Sec. 2.47.0	Updated definition of "Shipping Container" to the same definition as in the Land Use Bylaw for consistency and clarity.
Sec. 2.54.0	Relocation and update of "Unsightly" to the definitions section instead of in the body of the bylaw to improve structure and clarity.
Sec. 2.50.0	Removal of the definitions for "Weeds" as an improved definition and term is now used in the bylaw for clarity.
Changes to Property Maintenance Sections	
Redlined Removed	
Sec. 3.1.1-3.1.3 on pg. 7	Removal of these definitions as this content is captured in both definitions and other sections through out the bylaw in more appropriate context for better structure and clarity. Updates and relocation of several other sections to this section so property expectations can contained more locally for further clarity and to improve structure of the bylaw.
Sec. 3.1.2	
Redlined Removed	
Sec. 3.2.3 on pg. 8	Removal of this section as it is addressed in the Solid Waste Management Bylaw and the updated Nuisance section captured in 3.1.2.
Sec. 3.1.3	Addition of Donation Bin section to address overflowing and unsightly issues.
Sec. 3.1.4(d)	Addition of recreational vehicle numbers allowed on property to be consistent with Land Use Bylaw.
Redlined Removed	
Sec 3.3.1-3.3.4 on pg. 9	Relocation of these sections to the Nuisance and Unsightly sections in Section 3.1.2 so all unsightly related matters are contained in one location.
Sec. 3.2.2-3.2.3	Updated the snow and ice sections to reflect reasonable maintenance of safety during the variety of winter conditions we experience in Stony Plain.
Sec. 3.5.1-3.5.3	Updating the graffiti sections to encompass language clarity.
Redlined Removed	
Sec. 3.8.1-3.8.3 on pg. 11-12	The sections were relocated to be captured in the definitions and in the Nuisance Sections found in 3.1.2 so all unsightly related matters are contained in one location.
Changes to Behavior Sections	
Sec. 3.7.5	Removal of the words "not being in a Dwelling Unit" and additions to the section to encompass a variety of disturbance behavior clearly.
Sec. 3.7.6	This section was updated to reflect improved language clarity. Removal of additional language that could provide confusion or was too restrictive.
Sec. 3.7.10	Addition as this is industry standard in other community bylaws for recourse when individuals are not honest with enforcement officers which can result in wasted resources.
Sec. 3.7.11-3.7.12	Addition of restrictions for camping on public and private lands. This prohibits camping in Town owned greenspaces and parks and prevents placement of signs to indicate it is not permitted.
Sec. 3.7.13	Addition as this is industry standard in other community bylaws to prevent panhandling.
Sec 3.7.14	Addition to prevent scavenging from donation bins and to prevent the unsightly condition that can result from scavenging.
Changes to Unreasonable or Excessive Noise Sections	
Sec. 3.8.1	Updated with simplified the language in this section to enhance clarity for improved application when addressing noise related complaints.
Sec. 3.8.2	Relocation of this from redlined removed section 3.8.9 (on pg. 15) and updated the language for clarity of the responsibility to prevent unreasonable noise from goods, equipment or vehicles.

Redlined Removed	
Sec. 3.8.3 on pg. 14	Removed as this section was redundant. It is expected production of noise is done in a manner to prevent disturbance, and if it is not, section 3.8.1 addresses it.
	Updated and simplified the language to provide reasonable and clear expectations for when snow removal and street sweeping may be completed to allow for a balance between residents rest and completion.
Sec. 3.8.5	Updated and simplified the language to provide clarity, reasonable and clear expectations for when domestic maintenance may be completed to allow for a balance between residents rest and completion of required property maintenance.
Sec. 3.8.7	
Redline Removed	
Sec. 3.8.9 on pg. 15	Relocated to Section 3.8.2 with updated language.
Redline Removed	
Sec. 3.8.10 on pg. 15	Removal of this section as there are provisions already in this bylaw and the Responsible Pet Ownership Bylaw to manage this behavior, therefore this section was redundant.
Sec.3.8.8	Updated and simplified the language for clarity on how enforcement of unreasonable noise will be reviewed and applied.
Sec. 3.8.9	Updated and simplified the language for clarity. Removal of additional pieces of this section as other parts of this bylaw and the Traffic Safety Act have sections which address this behavior, therefore this level of detail was redundant.
Sec. 3.9.1-3.9.2	Updated language provided by the Development Officers for improved clarity on the application of these sections and to provide consistency with the current Land Use Bylaw.
Redline Removed Sec. 3.13.1 on pg. 16	Removal of this section to locate all the construction noise within one section to provide developers and residents clear, and reasonable expectations for the occurrence of construction noise.
Redline Removed Sec. 3.13.2 on pg. 16	Removal of this section as it was too prescriptive and placed the onus on the CPO to determine what kind of equipment was creating the noise when CPO's may not be experts in the different types of construction equipment.
Sec. 3.10.1	Consolidated all the construction noise to one section. Updated the language and time restrictions to provide developers and residents clear and reasonable expectations for the occurrence of construction noise. Of note, the times are different then for snow removal or domestic maintenance as those items generate noise which is limited to a short period of time and is intermittent in nature; where as construction projects occur in one area for an extended period of time, lowering the tolerance for ongoing late noise.
Changes to Enforcement and General Information Sections	
Sec. 4.1.1	Relocated and updated language from the redlined previous section of 5.2.0. (on pg. 22) to ensure this information is all located in one area of the bylaw with clearer and simpler language.
Sec. 4.1.2	Relocated and updated language from the redlined previous section of 5.1.0 (on pg. 22) to ensure this information is all located in one area of the bylaw with clearer and simpler language.
Sec. 4.1.3	Relocated and updated language from the redlined previous sections of 4.3.7(on pg.23), 5.3.0 (on pg. 22) and 5.4.0 (on pg. 22) to ensure this information is all located in one area of the bylaw with clearer and simpler language.
Sec. 4.1.4	Relocated and updated language from the redlined previous section 4.3.2 (on pg. 22) to ensure this information is all located in one area of the bylaw with clearer and simpler language.
Sec. 4.1.5	Relocated and updated language from the redlined previous section 4.3.3 (on pg. 22) and redlined previous section 5.3.0. to ensure this information is all located in one area of the bylaw with clearer and simpler language.
Sec. 4.1.6	Relocated and updated language from the redlined previous section 4.3.1 (on pg. 22) to ensure this information is all located in one area of the bylaw with clearer and simpler language.
Sec. 4.1.7	A new section added to provide further clarity on the appropriate service of a Municipal Violation Tag.
Sec. 4.1.8	Relocated and updated language from the redlined previous section 5.5.0 (on pg. 22) to ensure this information is all located in one area of the bylaw with clearer and simpler language.
Sec. 4.1.9	Relocated and updated language from the redlined previous section 4.2.10 (on pg. 20) to ensure this information is all located in one area of the bylaw with clearer and simpler language.
Sec. 4.1.10	A new section added to provide further clarity on the process for unpaid Municipal Violation Tags.
Sec. 4.2.1	Relocated and updated language from the redlined previous section 4.1.1, 4.1.2, and 4.1.3 (all on pg. 20) to ensure this information is all located in one area of the bylaw with clearer and simpler language.
Sec. 4.2.2	Relocated and updated language from the redlined previous section 4.3.1 (on pg. 21) to ensure this information is all located in one area of the bylaw with clearer and simpler language.
Sec. 4.2.3	Relocated and updated language from the redlined previous section 4.3.2 (on pg. 21) to ensure this information is all located in one area of the bylaw with clearer and simpler language.
Sec. 4.2.4	Relocated and updated language from the redlined previous section 4.3.1(e) (on pg. 21) to ensure this information is all located in one area of the bylaw with clearer and simpler language.
Sec. 4.2.5	Relocated and updated language from the redlined previous section 4.3.1(e) (on pg. 21) to ensure this information is all located in one area of the bylaw with clearer and simpler language.
Sec. 4.2.6	Relocated from the redlined previous section 4.1.2 (on pg. 22) to ensure this information is all located in one area of the bylaw.

Redlined Removed	
Sec. 4.2.8 on pg. 19	Removal of this section as it is outdated the contents is captured in both the MGA and Sec. 4.2.1 of the updated bylaw.
Redlined Removed	Removal of this section as it was updated and captured in section 4.1.9 of the updated bylaw to ensure this information is all located in one area of the bylaw with clearer and simpler language.
Redlined Removed	Sec. 4.2.10 on pg. 20
Sec. 4.1.1-4.1.3 on pg. 20	Removal of these sections as it was updated and captured in section 4.2.1 of the updated bylaw to ensure this information is all located in one area of the bylaw with clearer and simpler language.
Redlined Removed	Sec. 4.1.4 on pg. 20-21
Sec. 4.1.4 on pg. 20-21	Removal of this section as this procedure is outlined in the MGA therefore it is redundant to include in the bylaw. Additionally CPO's will often utilize discretion on timelines to achieve compliance.
Redlined Removed	Sec. 4.3.1 on pg. 21
Sec. 4.3.1 on pg. 21	Removal of this section as it was updated and captured in sections 4.2.2, 4.2.4 and 4.2.5 of the updated bylaw to ensure this information is all located in one area of the bylaw with clearer and simpler language.
Redlined Removed	Sec. 4.3.2 on pg. 21
Sec. 4.3.2 on pg. 21	Removal of this section as it was updated and captured in section 4.2.3 of the updated bylaw to ensure this information is all located in one area of the bylaw with clearer and simpler language.
Redlined Removed	Sec. 4.1.2 on pg. 22
Sec. 4.1.2 on pg. 22	Removal of this section as it was relocated in section 4.2.6 of the updated bylaw to ensure this information is all located in one area of the bylaw.
Redlined Removed	Sec. 5.1.0 on pg. 22
Sec. 5.1.0 on pg. 22	Removal of this section as it was updated and captured in section 4.1.2 of the updated bylaw to ensure this information is all located in one area of the bylaw.
Redlined Removed	Sec. 5.2.0 on pg. 22
Sec. 5.2.0 on pg. 22	Removal of this section as it was updated and captured in section 4.1.1 of the updated bylaw to ensure this information is all located in one area of the bylaw.
Redlined Removed	Sec. 5.3.0 on pg. 22
Sec. 5.3.0 on pg. 22	Removal of this section as it was updated and captured in section 4.1.4 and 4.1.5 of the updated bylaw to ensure this information is all located in one area of the bylaw.
Redlined Removed	Sec. 5.4.0 on pg. 22
Sec. 5.4.0 on pg. 22	Removal of this section as it was updated and captured in section 4.1.4 and 4.1.5 of the updated bylaw to ensure this information is all located in one area of the bylaw.
Redlined Removed	Sec. 5.5.0 on pg. 22
Sec. 5.5.0 on pg. 22	Removal of this section as it was updated and captured in section 4.1.8 of the updated bylaw to ensure this information is all located in one area of the bylaw.
Redlined Removed	Sec. 4.3.1 on pg. 22
Sec. 4.3.1 on pg. 22	Removal of this section as it was updated and captured in section 4.1.6 of the updated bylaw to ensure this information is all located in one area of the bylaw.
Redlined Removed	Sec. 4.3.2 on pg. 22
Sec. 4.3.2 on pg. 22	Removal of this section as it was updated and captured in section 4.1.4 of the updated bylaw to ensure this information is all located in one area of the bylaw.
Redlined Removed	Sec. 4.3.3 on pg. 22
Sec. 4.3.3 on pg. 22	Removal of this section as it was updated and captured in section 4.1.5 of the updated bylaw to ensure this information is all located in one area of the bylaw.
Redline Removed	Sec. 4.3.5 on pg. 23
Sec. 4.3.5 on pg. 23	Removal of this section as it is procedurally captured in the MGA and therefore is redundant to have in this bylaw too.
Redline Removed	Sec. 4.3.7 on pg. 23
Sec. 4.3.7 on pg. 23	Removal of this section as it was updated and captured in section 4.1.3 of the updated bylaw to ensure this information is all located in one area of the bylaw.
Redline Removed	Sec. 4.3.12 on pg. 23
Sec. 4.3.12 on pg. 23	Removal of this section as it is procedurally captured in the MGA and therefore is redundant to have in this bylaw too.
Redline Removed	Sec. 4.3.13-4.3.14 on pg. 24
Sec. 4.3.13-4.3.14 on pg. 24	Removal of these sections as they are procedurally captured in the MGA and therefore is redundant to have in this bylaw too.
Redline Removed	Sec. 5.15.1-5.15.2 on pg. 24
Sec. 5.15.1-5.15.2 on pg. 24	Removal of these sections as they are procedurally captured in the MGA and therefore is redundant to have in this bylaw too.

Redlined Removed

Sec. 5.21.1 on pg. 24 Removal of this section as it was updated and captured in section 4.2.1 of the updated bylaw to ensure this information is all located in one area of the bylaw.

Redlined Removed

Form A and Noise

Permit Removed as these forms are procedural instead of legislative and therefore are not appropriate in the bylaw.

***Changes to sections not captured in the above listing were minor updates or changes including language changes for public clarity, removal of content captured in other bylaws or legislation, removal of redundant sections.

Section **Fine changes and explanation of changes**

Sec. 3.1.0-3.1.2 Fines for these offences in other communities range from \$150.00-\$1000.00. Fine increased to fall within the middle range.

Sec. 3.1.3 This is a new section captured in the bylaw. Fine is consistent with other communities who have this section.

Sec. 3.2.3 This is a new section captured in the bylaw. Fine is consistent with the other snow removal fines under this bylaw.

Sec. 3.3.1-3.3.2 Fine is consistent with the other nuisance related fines under this bylaw. Fines range up to \$1000.00 for this section in other communities. Suggested fine is within the middle range.

Sec. 3.7.8 Suggested fine is consistent with other communities who have this section

Sec. 3.7.10 This is a new section captured in the bylaw. Fine is consistent with other communities who have this section.

Sec. 3.7.11-3.7.12 These are new sections captured in the bylaw. Fine is consistent with other communities who have this section.

Sec. 3.7.13 This is a new section in captured in the bylaw. Fines for this offence ranges from \$150.00-\$250.00 in other communities. Given the potential financial limitations of those who could engage in this behavior, a high fine would not improve the individuals situation.

Sec. 3.7.14 This is a new section captured in the bylaw. Fines for this offence ranges from \$125.00-\$250.00 in other communities. Given the potential financial limitations of those who could engage in this behavior, a high fine would not improve the individuals situation.

Sec. 3.8.5 This is a new fine section captured in the bylaw. This fine is consistent with other noise related fines in this bylaw.

Sec. 3.9.1-3.9.2 Fines for these offences in other communities range from \$125.00-\$1000.00. Fine increased within the middle range.

Sec. 4.2.6 Fine is consistent with other communities who have this section.

**BEING A BYLAW OF THE TOWN OF STONY PLAIN, IN THE PROVINCE OF ALBERTA
RESPECTING COMMUNITY STANDARDS WITHIN THE CORPORATE BOUNDARIES
OF THE TOWN OF STONY PLAIN.**

WHEREAS, Section 7, Part 2, Division 1 of the *Municipal Government Act*, RSA 2000, c. Chapter M-26, and amendments thereto, authorizes a council to pass bylaws for municipal purposes respecting the safety, health and welfare of people and the protection of people and property; and

AND WHEREAS, Section 7, Part 2, Division 1 of the *Municipal Government Act*, RSA 2000, c. Chapter M-26 authorizes a council to pass bylaws for municipal purposes respecting nuisances, including unsightly premises or property; and

AND WHEREAS, pursuant to Sections 542, 543, 545, 546 (0.1), 546.1, 547, 549, and 550 of Municipal Government Act, RSA 2000 Chapter M-26, Council believes the regulation through a Community Standards Bylaw would benefit the community as a whole;

AND WHEREAS, pursuant to the *Agricultural Pests Act* and the *Weed Control Act*, a council may pass certain bylaws and appoint inspectors;

NOW THEREFORE, the Town-Council of the Town of Stony Plain in the Province of Alberta, duly assembled, hereby enacts as follows:

1.0.0 Title

1.1.0 This Bylaw may be cited as the “Community Standards Bylaw”.

2.0.0 Definitions

In this Bylaw, except where otherwise defined or specified:

2.1.0 “Boulevard” means the same as in the *Traffic Safety Act*, R.S.A. 2000, c. T-6 and amendments thereto as amended or repealed and replaced from time to time;

2.2.0 “Bow” means a device from which a projectile such as an arrow or bolt may be Discharged through the release of tension on a string or cable, and includes those devices commonly referred to as compound Bows, recurve Bows, long Bows, and cross Bows; ;

2.3.0 “Building” means 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; ;

2.4.0 “Building Material” means any construction material which may result from the construction, renovation, or demolition of any Structure and includes, but is not limited to, wood, gypsum, vinyl siding, metal, bricking, packaging material and containers of construction material, gravel, concrete and asphalt and any earth, rocks and vegetation displaced during such construction, renovation or demolition of any Structure; ;

2.5.0 “Carry On” means to Carry On, continue, operate, perform, hold, Occupy or use a thing, object or practice; ;

2.5.0 “Camp” or “Camping” means the locating of, erecting of, use of a Tent, Recreational Vehicle, trailer, motorhome, truck camper, lean-to, a Vehicle or part of a Vehicle, a portable cabin, storage shed, or any other similar temporary Structure for the provision of sleeping or human occupation.;

2.6.0 “Chief Administrative Officer (CAO)” means the Chief Administrative Officer of the Town of Stony Plain, or designate the General Manager(s) or Department(s) designated by the Chief Administrative Officer;

2.7.0 “Commercial District” means a district described as such in the Stony Plain Land Use Bylaw, and amendments thereto as amended from time to time;

2.8.0 “Council” means the duly elected municipal Council of the Town of Stony Plain,;

2.9.0 “Debris” means Building Material or Refuse arising from Building construction or development; ;

2.10.0 “Derelict Vehicle” means a Vehicle that is:

- a) incapable of being safely operated, such as having one or more attributes including but not limited to, a missing windshield, a missing driver's seat, a missing steering wheel, flat tire, or being used for storage of items in such a way that the vehicle cannot be driven safely;
- b) partially or fully dismantled, such as having one or more attributes including but not limited to, missing tires, left on blocks or on a jack or other non-tire support, or missing equipment such that it is not lawful to operate on streets); or
- c) substantially damaged.;

2.11.0 “Designated Officer” means a Bylaw Enforcement Officer, Peace Officer, or any other Person so authorized to act on behalf of the Council of the Municipalitydesignated by the CAO.;

2.12.0 “Discharge” means the propulsion of a projectile from a Bow, ~~Gun~~, Slingshot, or ~~Other~~ Firearm within the municipal boundaries of the ~~Municipality Town of Stony Plain~~;

2.13.0 “Disorderly Conduct” means any behavior that tends to disturb the public order or decorum, scandalize the community or offend the public sense of morality.;

~~2.13.0 “Dwelling Unit” means a self contained residence comprising of a kitchen, washroom, living and sleeping facilities with a separate entrance from the exterior of a Building or from a common hall, lobby or stairway inside a Building.;~~

2.14.0 “Donation Bin” means an outdoor receptacle designed and used for the purpose of collecting donated clothing, shoes, linens, other textiles, and small household items from the public.

2.14.0 “Fight” means any confrontation involving violent physical contact between two or more people;

2.15.0 “Fence” means a vertical, physical barrier constructed to prevent visual intrusion, unauthorized access or sound abatement.

2.16.0 “~~Gun~~ or or ~~Other~~ Firearm” means any device from which a projectile may be Discharged by an explosion, chemical reaction or release of compressed air or other gas.;

2.17.0 “Flankage” means any yard not considered the front yard that abuts a right of way or land used for the purposes of a public or private road of 6.0 m or more in width.

2.18.0 “Graffiti” means words, figures, letters, drawings, initials, symbols, marks, figures, inscriptions, writings or slogans scribbled, etched, drawn, stained, scratched or sprayed on a surface with or without the consent of the Owner of the Premises or Property on which they are placed but does not include marks made accidentally, or any of the following:

- a) a sign, public Notice or traffic control mark authorized by the ~~Municipality Town~~;
- b) a sign authorized pursuant to the ~~Municipality's Town's~~ applicable bylaw provisions regulating signs;
- c) a public Notice authorized by a ~~municipal Town~~ bylaw or by provincial or federal legislation; and,
- d) in the case of private Premises or Property, a letter, symbol or mark authorized by the Owner of the Premises or Property on which the letter, symbol or mark appears.;

2.19.0 “Highway” means the same as in the *Traffic Safety Act*, R.S.A. 2000, c. Chapter T-6 and amendments thereto, as amended or repealed and replaced from time to time;

2.20.0 “Indecent Act” means a sexual or lewd activity in a Public Place.

2.21.0 “Business Industrial District” means a district described as such in the ~~Stony Plain~~ Land Use Bylaw, ~~as amended from time to time;~~ and amendments thereto

2.22.0 “Loitering” means to stand around or move slowly about, or wait around idly without apparent reasonable purpose or action, or in a manner that impedes or interferes with the enjoyment of a Public Place.;

2.23.0 “Land Use Bylaw” means the ~~Town of~~ Stony Plain Land Use Bylaw and amendments thereto, as amended from time to time;

2.24.0 “Motor Vehicle” means the same as in the *Traffic Safety Act*, R.S.A 2000, c. Chapter T-6 and amendments thereto, as amended or repealed and replaced from time to time;

2.25.0 “Medical Officer of Health” means the individual that holds that position for the Health Region at any given time and includes any Person authorized to act for and in the name of that individual;⁵

2.26.0 “Municipal Government Act (MGA)” means the *Municipal Government Act*, RSA 2000, c. E-11, M-26, ~~and amendments thereto, as amended or repealed and replaced from time to time;~~

2.27.0 “Municipal Violation Tag” means a ticket alleging an offence is issued pursuant to the authority of a bylaw of the Municipality Town;⁵

2.28.0 “Noise” means any sound ~~that is reasonably likely to annoy or disturb the peace of any other Person; especially which is likely to unreasonably annoy or disturb Persons, or to injure, endanger or detract from the comfort, health, peace or safety of Persons.~~;

2.29.0 “Notice” means any Notice issued pursuant to this bBylaw to remedy a condition that is not in compliance with any provision of this bBylaw or any applicable bylaw within the Municipality Town of Stony Plain including the Land Use Bylaw;⁵

2.30.0 “Non-Permitted Weed” includes any plant designated as “Noxious Weed” or “Prohibited Noxious Weed” as defined in the *Weed Control Act*, SA 2008, c. W-5.1, ~~and r~~egulations and amendments thereto;⁵

2.31.0 “Nuisance” means any condition or use of Property, which in the opinion of the Peace Officer or Designated Officer, constitutes an unreasonable interference with the use and enjoyment of other Property;⁵

2.32.0 “Occupy” or “Occupies” means residing on or to be in apparent possession or control of Premises or Property;⁵

2.33.0 “Officer” means Bylaw Enforcement Officers, Peace Officers, members of the Royal Canadian Mounted Police (R.C.M.P), emergency services workers, staff members for the Town ~~of Stony Plain~~, as the context may require;⁵

2.34.0 “Owner” means a Person:

- who is registered under the *Land Titles Act* as the Owner of a Parcel of land;
- who is recorded as the Owner of a Premises or Property on the tax assessment roll of the Municipality Town of Stony Plain;
- who has purchased or otherwise acquired a Parcel of land, ~~whether purchased or otherwise acquired the land~~ directly from the Owner or from another purchaser, and has not yet become the registered Owner thereof;
- ~~holding themselves out as the Person having the powers and authority of Ownership of a Premises or Property or who for the time being exercises the powers and authority of Ownership;~~
- ~~d~~ in possession or control of a Premises or Property under construction; ~~or,~~
- ~~e~~ who is the occupant of a Premises or Property pursuant to a written or verbal rental or lease agreement, license or permit; ~~or,~~
- ~~f~~ 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;⁵

2.35.0 “Panhandling” means to ask for a gratuitous donation of money, food, or goods of any kind, whether by spoken or printed word, or bodily gesture, but does not include the solicitation of charitable donations permitted or authorized pursuant to the *Charitable Fund-Raising Act*, R.S.A. 2000, c. C-9, or any other legislation permitting the solicitation of charitable donations.

2.36.0 “Parcel” means the aggregate of the one or more areas of land or lots described in a certificate of title by reference to a plan filed or registered at the North Alberta Land Titles Offices;⁵

2.37.0 “Peace Officer” means a member of the Royal Canadian Mounted Police or a Community Peace Officer appointed pursuant to the provisions ~~of~~ the *Police Act of Alberta*, R.S.A. 2000, c. C-17, ~~and amendments thereto, as amended or repealed and replaced from time to time;~~

2.38.0 “Person” means any individual, firm, partnership, association, corporation, trustee, executor, administrator, or other legal representative;⁵

2.39.0 “Premises” means any external surfaces of all Structures and the whole or part of any Parcel of real Property, including Property immediately adjacent to any Structure and includes all forms of

vegetation and including any Property or Structures privately owned or leased, or owned or leased by the Town Municipality;

2.40.0 “Property” means:

- a) in the case of land, a Parcel of land including any Structures; or,
- b) in other cases, personal Property;

2.41.0 “Provincial Offences Procedure Act” means the Provincial Offences Procedure Act, RSA 2000, c. P-34 and amendments thereto;

2.42.0 “Public Place” means any place within the Municipality Town to which the public may have either expressed or implied access;

2.43.0 “Recreational Vehicle” means a Vehicle designed or used for travel with temporary living accommodations for vacation or camping purposes, that provides temporary accommodation for recreation or travel purposes and includes, but is not limited to campers, tent trailers, fifth wheel travel trailers and motorhomes;

2.44.0 “Recreational Vehicle Parking Space” means a plot of ground within a Residential District designed approved to accommodate the parking of one Recreational Vehicle;

2.45.0 “Refuse” means articles including, but not limited to, loose scrap or litter including cigarettes or cigarette “butts/ends”, solid waste such as rubber, metal, glass, plastic, paper, cardboard, fabric, food, garbage bags, grass cuttings, shrubbery and tree pruningspruning's, Wweeds, garden waste, the whole or part of an animal carcass, animal or human feces, sewage, manure, dirt, soil, ash, gravel, rocks, or any other such waste of a decomposing or non-decomposing matter which may or may not harbour vermin or pests therein; petroleum products, hazardous materials, disassembled equipment and machinery, discarded household chattels or goods; and/or equipment or machinery which has been rendered inoperative by reason of disassembly, age or mechanical condition, including household appliances;

2.46.0 “Residential District” means a district as described as such in the Stony Plain Land Use Bylaw, as amended from time to time; and amendments thereto

2.46.0 “Safety Codes Officer” means an individual designated as a Safety Codes Officer under the Safety Codes Act, Statutes of Alberta, 2000 and amendments thereto;

2.47.0 “Shipping Container” means an large accessory sealed unit or container used for the land and sea transport of goods and materials, which may also be used for storage, designed to store goods. It is commonly made of metal and used for transport;

2.48.0 “Shooting Range” means any land or Premise used primarily for the Discharge of Bows, Guns, Slingshot or Other Firearm, and which land or Premises is created and operated in accordance with the provisions of the Stony Plain Land Use Bylaw, as amended from time to time, and all provincial and federal laws and regulations;

2.49.0 “Sidewalk” means the same as in the Traffic Safety Act, R.S.A. 2000, c. T-6 and amendments thereto, as amended or repealed and replaced from time to time;

2.50.0 “Slingshot” means any “Y” shaped device from which a projectile such as a ball bearing or similar object may be Discharged through the release of tension on an elasticized band commonly referred to as a Slingshot;

2.51.0 “Structure” means any Structure, including but not limited to a Building, Fence, retaining wall, scaffolding, shed, accessory Building or other similar types of construction;

2.52.0 “Town” means the Municipality Town of Stony Plain;

2.53.0 “Town Property” means:

- a) real Property, including Buildings, or improvements constructed, placed or affixed to land, signs, traffic control devices, roads, Sidewalks, curbs, and gutters, drainage courses, Fences, natural features and plants, trees, shrubs, or other vegetation growing on land located in the Town; and,

b) personal Property, including Vehicles, movable Buildings or Structures, equipment, furniture, tools, devices and implements owned by the Town.:

2.54.0 “Unsightly” means:

- a) in respect of a Structure, includes a Structure whose exterior shows signs of significant physical deterioration; and
- b) in respect of land, includes land that shows signs of disregard for general maintenance or upkeep.

2.55.0 “Vehicle” means the same as in the Traffic Safety Act, 2000, c. T-6 Motor Vehicle Administration Act and amendments thereto as amended, or repealed and replaced from time to time;

2.56.0 “Violation Ticket” shall have means the same meaning ascribed to it in as in the Provincial Offences Procedure Act, R.S.A 2000, c. Chapter P-34 and amendments thereto., or any replacement legislation enacted by the Province of Alberta and amendments thereto as amended or repealed and replaced from time to time; and

2.50.0 “Weeds” means the definitions found in the *Weed Control Act* as amended or repealed and replaced from time to time.

3.0.0 General

Property Maintenance

3.1.0 Untidy and Unsightly Premises or Property

3.1.1 For the purposes of this Section, all terms referred to and not defined in this bBylaw are as defined in the Land Use Bylaw.

3.1.2 In this Part, “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.

3.1.3 For the purposes of this Part, 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.

3.1.0 Nuisances, Construction, Unsightly Properties, and Obligations of Owners of Premises or Property

3.1.1 A Person shall not cause, permit or fail to prevent a Nuisance or Unsightly condition to exist on a Premise or Property they own or Occupy.

3.1.2 For the purpose of greater certainty, examples of a Nuisance or Unsightly condition, in respect of Premise or Property could include, but are not limited to;, means land that shows signs of 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, household furniture, boxes, tires, Vehicle parts, garbage or Refuse, whether of any apparent value or not;
- b) damaged, dismantled or Derelict Vehicles or Motor Vehicles, whether insured or registered or not;
- c) loose litter, garbage, Debris, or Refuse whether located in a storage area, collection area or elsewhere on the land; in the area used for the storage of such materials or in the area used for the placement of such materials for collection;
- d) Refuse or Debris blown off, scattered, spilled, or not properly contained, secured or stored properly within the boundaries of the Property;
- e) production of any generally offensive excessive odor or messy compost heaps at the discretion of the Officer;
- f) accumulation of animal material or waste, yard material, ashes, or scrap Building Materials;
- g) unkempt grass or weed higher than 10 centimeters;
- h) failure to destroy or prevent the spread or scattering of Non-Permitted Weeds.

- i) the presence of ~~an~~ excavations, holes, Structures, materials or any other hazard or condition that may pose a danger to public safety; ~~or general untidy and unsightly condition of the Premises or Property;~~
- j) any conditions likely to attract wild animals, pests, other vermin or domestic animals not associated with the subject Property;
- k) broken or damaged fencing in a state of unreasonable disrepair;
- l) broken, damaged or open utility Structure;
- f) any open container or structure placed in, on or over land which exposes any surrounding area to automotive fluids, including but not limited to engine oil, brake fluid, or antifreeze;
- g) production of excessive dust, dirt or smoke; or
- h) 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; or
 - iii. that impairs the visibility required for safe Vehicle and pedestrian traffic flow at any intersection adjacent to the land.
 - iv. that has any rot or other deterioration
 - iii.

~~3.2.3 A Person shall not place, cause or permit to be placed any waste bin on premise or Property they own or Occupy unless the waste bin is:~~

- a) equipped with a lid or cover capable of completely covering the waste bin;
- b) kept closed or covered at all times except for the actual loading or unloading of waste;
- c) contains only material that will not emit odour; and
- d) ensure that loose Refuse or Debris are collected and contained on the Premises or Property will not be blown out of the bin so that they do not escape onto adjacent or other neighbouring properties.

~~3.1.3 A Donation Bin shall be located within the boundaries of the Property and remain in a clean and tidy condition, free of the overflow of items and litter left outside the Donation Bin.~~

3.1.3

~~3.1.4 With respect to Recreational Vehicles on a Premise or Property within a Residential District a Person owns or Occupies:~~

- a) a Recreational Vehicle Parking Space is allowed and does not require a development permit if it is contained solely in the ~~F~~lankage, rear and side yards and does not encroach in the ~~F~~lankage or side yard set backs;
- b) a development permit approval is required for a Recreational Vehicle Parking Space utilized between November 1 and March 31 for a period of more than seven(7) days that does not meet the criteria of ~~3.12.4(a)(i)~~ and the approval is subject to the parking space:
 - i. being an accessory use to a principal residence;
 - ii. not impeding emergency access to any area on the site ~~or lot~~; and
 - iii. not encroaching into any required setbacks for the front or side yard within the district that the parking space would be located in; and
 - iii.
- c) a parked Recreational Vehicle ~~shall~~must not encroach over a Sidewalk or road right of way.
- d) ~~there shall be no more than one Recreational Vehicle parked on the exterior surface of the lands of each lot.~~

~~3.1.53.1.4 Shipping Containers shall only be permitted to be used as storage when Shipping~~

~~Containers are a permitted or discretionary use within the district that the Shipping Container is located.~~

~~3.1.5 Shipping Containers shall only be permitted to be used as storage within Residential Districts on private Property when used for the purpose of loading or unloading household items or construction materials and equipment for a period of thirty(30) days~~

~~3.1.6 and the Shipping Container shall not:~~

- a) be placed over a Highway or Sidewalk without a permit;
- b) interfere with Vehicle or pedestrian sight-lines;
- c) eliminate or interfere with parking, loading or the maneuvering of Vehicles or pedestrians on the site.

c)

3.3.0 Construction of Premises or Property

~~3.3.1 An Owner of a Premises or Property under construction shall ensure that Building Materials or Debris on the Premises or Property are removed or contained and secured in such a manner that prevents such Building Material or Debris from being blown off or scattered from the Premises or Property.~~

~~3.3.2 No Person shall keep or permit in any part of a Premises or Property, an excavation or Debris during construction or renovation unless said excavation is properly secured and Debris is stored in a container and removed after being filled, or within 48 hours upon being provided Notice unless said excavation or Debris is allowed pursuant to the Land Use Bylaw.~~

~~3.3.3 Upon such container being filled, it must be completely secured in such a manner so that no portion of the load can escape, blow, drop, spill, or fall onto a Highway or Premises or Property adjacent thereto. It must then be transported to an appropriate location designated for the disposal of such Building Materials or Debris.~~

~~3.3.4 An Owner of a Premises or Property under construction or renovation shall not pile or store any Building Materials or Debris related to the construction or renovation on the street, Sidewalk or any Premises or Property owned by the Municipality or other landowners without written permission to do so.~~

3.2.0 Boulevards and Sidewalks

~~3.2.1 A Person shall maintain any Boulevard adjacent to the Premises or Property they own or Occupy by:~~

3.2.1

- a) maintaining landscaping and by keeping any grass on the Boulevard cut to a length of no more than 10 centimeters;
- b) removing any accumulation of fallen leaves or other Refuse or Debris.

~~3.2.2 A Person shall maintain any Sidewalk adjoining and adjacent to premise or Property the land they own or Occupy and clear of any dangerous condition caused by all snow or and ice that may cause someone to slip, trip, fall, or create mobility challenges.~~

~~3.2.23.2.3 No Person shall remove snow or ice from any Sidewalk or Property by causing the snow or ice to be placed upon any fire hydrant or on Town Property, other then the adjacent Boulevard they occupy.~~

3.3.0 Structures and Buildings

3.3.1 A Person shall not cause or permit a Nuisance or Unsightly condition to exist in respect of any Building on a Premise or Property they own or Occupy.

3.3.2 For the purpose of greater certainty, a Nuisance in respect of a Building means a Building showing signs of serious disregard for general maintenance and upkeep, whether or not it is detrimental to the surrounding area, some examples of which include but are not limited to:

3.3.2

- a) any damage or disrepair to the Building;
- b) any rot or other deterioration within the Building; and
- c) any inappropriate infiltration of air, moisture or water into the Building due to peeling, unpainted or untreated surfaces, missing shingles or other roofing materials, broken or missing windows or doors, or any other hole or opening in the Building.

3.3.3 If a Structure normally intended for human habitation is unoccupied, any door or window that is not secured to prevent unauthorized entry must be covered with a solid piece of wood but only if the wood is:

3.3.3

- a) installed from the exterior and fitted within the frame of the opening in a watertight manner; and,
- b) of a thickness sufficient to prevent unauthorized entry into the Structure; and,
- c) secured in a manner sufficient to prevent unauthorized entry into the Building.

3.4.0 Refrigerators, ~~and~~ Freezers and Appliances

3.4.1 A Person shall not place, cause or permit ~~the a~~ refrigerator, freezer, or other similar appliance to be placed on ~~the~~ Premises or Property they own or Occupy unless effective measures have been taken to prevent the opening and closing of the refrigerator, freezer or other similar appliance.

~~3.4.2~~ Without limiting the generality of Section 3.~~46~~.1, measures considered to be effective may include:

3.4.2

- a) complete removal of the door of the appliance;
- b) the removal of the door handle mechanism if this prevents opening and closing of the door;
- c) the removal of the door hinges;
- d) locking the appliance; or
- e) otherwise wrapping or containing the appliance so that the interior is inaccessible.

~~3.4.3~~ Notwithstanding Sections 3.~~46~~.1 and 3.~~46~~.2, an exception for retail and commercial businesses with a valid business licence shall exist subject to any applicable requirements.

3.4.3

3.5.0 Graffiti

3.5.1 No Person shall create, ~~place~~ or apply Graffiti ~~on any Building, Premise, Property, Structure, Vehicle, or vegetation if the Graffiti is visible from any surround Property.~~

3.5.2 Every ~~Person who owns or Occupies Owner or occupier of~~ a Premises or Property shall ensure that any Graffiti placed on their Premises or Property is removed, painted over, or otherwise permanently blocked from public view within ~~the time period specified in a 14 days of receiving written~~ Notice from a Peace Officer ~~or Designated Officer.~~

~~3.5.3~~ Notwithstanding Section 3.~~57.21, or 3.5.2,~~ street painting, graphic art, street art, murals and other similar ~~art work~~artwork on Buildings, specified areas and on Sidewalks may be allowed only where sanctioned and authorized by the ~~Municipality~~Town.

3.5.3

~~3.5.4~~ In a prosecution for this offence, if the defendant seeks to rely on the Graffiti being made with the consent of the Owner of the Premises or Property, the onus of proving the Owner's consent rests with the Person relying on consent.

~~3.8.0~~ Weed and Pest Control

~~3.8.1~~ In this Section "Inspector" means an individual appointed as an inspector pursuant to the Agricultural Pests Act and Regulation and amendments thereto; and

~~3.8.2~~ "Non Permitted Weed" includes any plant designated as "Noxious Weed", or "Prohibited Noxious Weed" as defined in the Weed Control Act and Regulation and amendments thereto, as well as any other plant designated as such by this bBylaw.

~~3.8.3~~ A Person shall not cause or permit a Non Permitted Weed to grow, scatter, spread or ripen on Premises or Property they own or Occupy and shall comply with any order received in accordance with Section 6.2 of this bBylaw. For the purposes of this bBylaw, the following plants are also designated as Non Permitted Weeds within the boundaries of the Municipality:

- a) ~~Burdock (*Arcium minus*);~~
- b) ~~Flixweed (*Descurainia Sophia (L.) Webb.*);~~
- c) ~~Barley foxtail (*Hordeum jubatum L.*);~~
- d) ~~Narrow leaved hawk's beard (*Creis tectorium L.*);~~
- e) ~~Hemp nettle (*Galeopsis tetrahit L.*);~~

~~f) Henbit (*Lamium amplexicaule* L.);
g) Kochia (*Kochia scoparia* L.); and
h) Russian thistle (*Salsola pestifer* A. Nels.).~~

Public Behavior

3.6.0 Littering

~~3.6.1~~ No Person shall leave, place, deposit, or throw upon any Public Place any Refuse or Debris

~~3.6.1~~ except in a receptacle designated and intended for such use.

~~3.6.2~~ A Person who has left, placed, deposited, or thrown any matter mentioned in Section ~~3.69.1~~

~~3.6.2~~ upon any Public Place shall ~~forthwith~~ remove it immediately.

3.7.0 Public Behavior Offences

3.7.1 A Person shall not urinate or defecate in public except in a facility designed and intended for such use.

3.7.2 No Person shall spit on any street, Sidewalk, walkway, trail in or on any Public Place, or on the private Property of another Person without that Person's consent; this prohibition does not apply to the participants in an organized sporting event who are governed by the rules of conduct of that sporting event.

~~3.7.3~~ No Person shall Discharge a Bow, ~~Gun~~, Slingshot or ~~Other~~ Firearm within the ~~Municipal boundaries of Municipality of Stony Plain-Town~~ unless such Discharge occurs in accordance

~~with one or more of the following requirements:~~

~~3.7.3~~

- a Discharge made by a Police Officer, Peace Officer, or a Fish and Wildlife Officer during the course of their duty;
- b) a Discharge made on a Shooting Range.

~~3.7.4~~ No Person shall participate in a Fight or similar physical confrontation in any Public Place,

~~or any place to which the public reasonably has access; this prohibition does not apply to the participants in a sanctioned organized sporting event who are governed by the rules of~~

~~3.7.4~~ conduct of that sporting event.

~~3.7.5~~ Any Person ~~not being in a Dwelling Unit~~, shall not cause a disturbance in or near a Public Place by any of the following:

~~3.7.5~~

- a) Fighting, screaming, shouting, swearing or using insulting or obscene language;
- b) being intoxicated by alcohol or other substances;
- c) ~~L~~loitering in a Public Place;
- ~~d) disturbing the peace and quiet of the occupants of a Dwelling Unit by~~ Disorderly Conduct in a Public Place.
- ~~e) performing an Indecent Act.~~

~~3.7.6~~ No Person shall vandalize ~~or cause damage to any public, private, or Town Property by:~~

~~3.7.6~~

- ~~a) removing, destroying, damaging, rendering inoperable, causing damage to or altering the appearance, characteristic, or feature, tampering with, mutilating, defacing, or climbing on any Building, Structure, fixture, chattel, monument, art, vase, fountain, wall, fence, wire, netting, Vehicle, tool, gate, seat, bench, exhibit, cage or ornament.~~
- ~~b) this prohibition shall not apply to any Person climbing on a Structure, wall or piece of equipment expressly designed for that purpose, including playground equipment, climbing wall or similar recreational equipment.~~

~~a)~~

~~3.7.7~~ No Person shall:

~~3.7.7~~

- a) assault an Officer;
- b) assault an Officer with intent to resist or prevent the lawful arrest or detainment of themselves or another Person;
- c) without consent of an Officer, take or attempt to take a weapon that is in the possession of the Officer when the Officer is engaged in the execution of their duty.

3.7.8 No Person shall willfully obstruct, impede or hinder an Officer while the Officer is engaged

3.7.8 in the execution of their duty.

3.7.9 No Person shall fail or refuse to comply with a lawful order or request of an Officer while that Officer is engaged in the execution of their duty.

3.7.10 No Person shall provide false information to an Officer.

3.7.11 No Person shall reside or Camp in any Public Place in Town unless special permission has been granted in writing, subject to conditions, by the CAO or their designate, or the Person is in a campground in compliance with the Land Use Bylaw.

3.7.12 No Person shall Camp or reside in any accessory Building, Recreational Vehicle, temporary shelter, or tent on private Property for a period longer than seven (7) days, unless a business license or permission had been granted in writing, subject to conditions, by the CAO or their designate.

3.7.13 No Person shall not engage in Panhandling.

3.7.14 No Person shall scavenge from, or disturb any material, bag, or box in or at a Donation Bin site.

Noise

3.8.0 General

3.8.1 Except as permitted by this bBylaw, no Person shall at any time cause, permit or fail to prevent Noise or vibration which disturbs the peace of any Person, quiet, rest or comfort, or which causes annoyance or danger, to inhabitants of the MunicipalityTown.

— No Person being the Owner, tenant or occupier of a Premise or Property shall allow, cause or permit Property or goods they own or Occupy, including a Vehicle or equipment to be used so that Noise or sound, which occurs on or emanates from the Property or goods, is reasonably likely to disturb the peace of any Person.

3.8.13.8.2

3.8.3 Where an activity, which is allowed within the Noise Section of this bBylaw, involves creating or making a sound which is or may become, or creates or produces or may create or produce a disturbance or annoyance to other people or a danger to the comfort, repose — health, peace or safety of others, a Person engaging in such an activity shall do so in such a manner as to create as little of such sound as practicable under the circumstances.

3.8.43.8.3 Any Person performing work of an emergency nature for the preservation or protection of life, health or Property may be exempt from the Noise Section of this bBylaw. The onus shall be on the Person performing the work to show that the work was of an emergency nature and may be required to obtain a permit.

3.8.53.8.4 Where an activity within the Noise Section of this bBylaw is deemed essential or practical, a permit may be obtained issued by the Town to allow the activity. Such a permit may be revoked at any time — by the CAO, Designated Officer, or a Peace Officer.

3.8.63.8.5 Notwithstanding Section 3.11.4, Persons engaged in snow removal or street sweeping in community service, commercial or Industrial Districts may be exempt from the provisions of the Noise Section of this Bylawbylaw unless the district is adjacent to a Residential District, then snow removal or street sweeping may not be conducted do so between 11:00 p.m. and 7:00 a.m.

3.8.7 Town-sanctioned activities are not subject to the provisions of the Noise Section of this — Bylawbylaw. Such activities could include, but are not limited to, snow

removal, ~~mowing, streetmowing, street~~ —sweeping, cultural or recreational functions.

3.8.6

3.8.8 Persons may operate domestic equipment including, but not limited to, lawnmowers, —snow blowers, garden tillers, hedge trimmers, weed trimmers, and air blowers, gas or electric if:

3.8.7

- a) the equipment is properly maintained;
- b) the equipment is operated in a normal manner for that type of equipment;
- c) the Noise is of a temporary or intermittent nature;
- d)

~~d) the Noise occurs between the hours of 7:00 a.m. and 10:00 p.m. Monday to Saturday, and between the hours of 9:00 a.m. and 10:00 p.m. on Sundays and statutory holidays. with the excepted prohibition between 10:00 p.m. on a Saturday evening to 9:00 a.m. on a Sunday morning.~~

d)

3.8.9 ~~No Person being the Owner, tenant or occupier of a premise or Property shall allow or permit such Property to be used so that Noise, which occurs on or emanates from, disturbs or tends to disturb the quiet, peace, rest, enjoyment, comfort or convenience of any Person within the Municipality.~~

3.8.10 ~~No Person shall own, keep or harbor any animal or bird which makes, or causes to be made, any Noise which disturbs or tends to disturb the quiet, peace, rest, enjoyment, comfort or convenience of any Person within the Municipality Town.~~

3.8.11 In determining whether a Noise or sound ~~is reasonably likely unreasonably disturbs or is likely to disturb the quiet, peace, of any Person, rest, enjoyment, comfort or convenience of any Person or Persons in the Municipality,~~ consideration may be given but is not limited to the:

3.8.8 —

- a) type, volume and duration of the sound;
- b) time of day and day of the week;
- c) nature and use of the surrounding area; ~~and~~
- d) the nature of the activity of the Persons being disturbed; ~~and~~
- e) any other relevant factor.

3.8.12~~3.8.9~~ If a Vehicle is the cause of any sound that contravenes a provision of this bylaw, the Owner of that Vehicle is liable for the contravention. No Person shall emit, cause or permit the emission of sound or Noise resulting from an act listed below if the sound is clearly audible outside the premise from which the Noise originates:

- a) racing of any Motor Vehicle other than in a racing event regulated by law;
- b) the operation of a Motor Vehicle in such a way that the tires squeal;
- c) the operation of a Vehicle, engine, motor, construction equipment, or pneumatic device without an effective exhaust, intake muffling device or other sound attenuation device of a type specified by the manufacturer, which is in good working order and in constant operation;
- d) the operation of a Vehicle or Vehicle with a trailer resulting in banging, clanking, squealing, or other like sounds due to improperly secured load or equipment or inadequate maintenance;
- e) the operation of a Vehicle horn or other warning device ~~except where required or authorized by law or in accordance with good safety practices; and~~
- f) use of engine retarder brakes within Municipal limits, including that portion of Highway 16A that passes through the Municipality.

3.9.0 Commercial and Industrial Noise

3.9.1 ~~Work carried out by any Person on any land zoned as Commercial or Business Industrial District in the Land Use Bylaw is permitted if the sound generated is consistent with the normal manner of carrying out such work notwithstanding any other provisions of this bylaw and whether or not the Noise resulting there from may be heard in an adjoining area which is designated other than as commercial or Industrial District, nothing in this bylaw shall prevent the continual operation or carrying on of a commercial industrial activity or the performance or carrying on thereof at any time during the day or~~

~~night in any area which is classified as an industrial or Commercial District in the Land Use Bylaw where the activity is one which:~~

3.9.1

- a) ~~is a permitted use in the district in which it is carried on or is a discretionary use for which the required permission has been given; or is a permitted or discretionary use within the Land Use Bylaw district in which it is carried on and has obtained development permit approval in accordance with the Land Use Bylaw, if required; or~~
- b) ~~is a non-conforming use as the same as defined in the Land Use Bylaw for the district in which the use is being carried on. is a legal non-conforming use consistent with the MGA.~~

~~3.12.2 In the operation or carrying out such work on of a commercial or industrial activity in a district in which —— it would be permitted undereurtailed or restricted but for Section 3.912.1, the Person operating or carrying out such work On that activity shall make no more Noise than is necessary in the normal method of — performing or carrying out on that activity.~~

3.9.2

3.10.0 Construction Noise

~~3.13.1 Unless a permit for such operation is first obtained from the General Manager of Planning and Infrastructure, or designate, construction of any type of Structure which involves hammering, sawing or the use of any mechanical tools or equipment capable of creating sound which may be heard beyond the boundaries of the site on which the activity is being carried on in any district, other than one designated in the Land Use Bylaw as a future development district, Industrial District or Commercial District, may only be conducted between the hours of 7:00 a.m. and 10:00 p.m. with the excepted prohibition between 10:00 p.m. on a Saturday evening to 9:00 a.m. on a Sunday morning.~~

~~3.13.2 Subject to 3.13.1, unless a permit is first obtained from the General Manager of Planning and Infrastructure, or designate, no Person shall operate or allow to be operated:~~

- a) ~~a riveting machine;~~
- b) ~~a concrete mixer;~~
- c) ~~a gravel crusher;~~
- d) ~~a steam shovel;~~
- e) ~~a trenching machine;~~
- f) ~~a drag line;~~
- g) ~~an air or steam compressor, jack hammer, or pneumatic drill;~~
- h) ~~a tractor or bulldozer;~~
- i) ~~any other tool, device or machine of a noisy nature;~~

~~so as to create Noise, confusion, or disturbance which may be heard in a residential Building at any time on a Sunday and after 10:00 p.m. and before 7:00 a.m. of any day other than a Sunday.~~

~~A Person shall not cause or permit any construction activity on Property or Premise they own or Occupy:~~

3.10.1

- a) ~~before 7:00 a.m. or after 9:00 p.m. on any day other than Sunday statutory holidays in Alberta; or~~
- b) ~~before 9:00 a.m. or after 9:00 p.m. on Sundays and statutory holidays in Alberta.~~
- c) ~~at any time, contrary to a written Notice or permit issued by the General Manager of Planning and Infrastructure or their designate.~~

4.0.0 Enforcement and General Information Authority & Powers

4.1.0 Offences and Penalties Inspections

4.1.1 ~~All Persons shall comply with all Sections of this bylaw. The minimum penalty for breach of this bylaw shall be described by the amounts set out in Schedule A of this Bylaw.~~

4.1.1

4.1.2 ~~A Person who contravenes any provision of this bylaw is guilty of an offence.~~

4.1.2

4.1.3 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 offence is liable to a fine in an amount not less than that established by this bylaw and not exceeding ten thousand dollars (\$10,000) and any other penalties as may be prescribed in default of payment in relation to proceedings taken under Part 2 or Part 3 of the *Provincial Offences Procedures Act*.

4.1.3

4.1.4 A Peace Officer may issue a Violation Ticket to any Person alleged to have committed a breach of this bylaw, which shall state the complaint, and the specified penalty as described in Schedule A, and the date, time and place at which the defendant is to appear to answer to the Violation Ticket.

4.1.5 Voluntary payment of the Violation Ticket in accordance with the terms of the Violation Ticket shall be accepted by the Town as a plea of guilty in accordance with the *Provincial Procedures Act*.

— A Peace Officer or Designated Officer may issue a Municipal Violation Tag, with respect to an offence under this bylaw, specifying the fine amount established by Schedule A of this bylaw and if the amount is paid on or before the required date, the Person will not be prosecuted for the offence.

4.1.6

— A Municipal Violation Tag shall be deemed to be sufficiently served in any prosecution:

4.1.7

- a) if served personally on the accused;
- b) by mailing a copy, via mail, to such Person at their last known postal address.

— A Municipal Violation Tag shall be deemed to be sufficiently served in any prosecution:

4.1.8

- a) the name of the Person;
- b) the offence;
- c) the appropriate penalty for the offence as specified in Schedule A of this bylaw;
- d) the due date at which time the penalty is required to be paid; and
- e) any other information as may be required by the Town.

4.1.9

Nothing in this bylaw shall prevent the Peace Officer from immediately issuing a Violation Ticket to any Person the Peace Officer has reasonable and probable grounds to believe is responsible for a contravention of this bylaw.

4.1.10 In those cases where a Municipal Violation Tag has been issued and the penalty specified on the Municipal Violation Tag has not been paid within the prescribed time, a Peace Officer is hereby authorized and empowered to issue a Violation Ticket.

4.2.0 Orders to Comply and Inspections

— If a Peace Officer or Designated Officer finds that a Person is contravening this bylaw, the Peace Officer or Designated Officer may by written order in accordance with the MGA, require any Person responsible for the contravention to remedy it. The order may:

4.2.1

- a) direct a Person to stop doing something, or to change the way in which they are doing it;
- b) direct a Person to take any action necessary to remedy the contravention of this bylaw to prevent a re-occurrence of the contravention;
- c) state a specified time to comply; and
- d) state that if the Person does not comply within a specified time, the Town shall take necessary action, at the expense of the Person;
- e) indicate the expenses and cost resulting from action taken by the Town under this bylaw are due and payable by the Person in contravention of this bylaw;
- f) indicate the Town may, in accordance with the MGA, add outstanding amounts for unpaid expenses and costs referred to in Section 4.2.1(e) to a Property tax role, if the contravention of the bylaw occurred on all or part of the Owner's Property.

— In the case of an individual, an order issued in accordance with this bylaw may be served:

4.2.2

- a) by delivering it personally to the individual;
- b) by leaving it for the individual at their apparent place of residence, with someone who appears to be at least eighteen (18) years of age; or
- c) by registered mail addressed to the individual at their apparent place of residence, or to any address for the individual on the Property tax role of the Town or at the Land Titles registry.

—In the case of a corporation, an order issued in accordance with the bylaw may be served:

4.2.3

- a) by delivering it personally to any director or officer of the corporation;
- b) by delivering it personally to a Person apparently in charge of an office of the corporation at an address believed to be the corporation's address; or
- c) by delivering it by registered mail addressed to the registered office of the corporation.

—If in the opinion of the Person serving an order, service of the order cannot be reasonably effect, or if the Person serving the order believes that the Owner of the Property is evading service, the Person serving the order may post the order:

4.2.4

- a) at a conspicuous place on the Property to which the order relates;
- b) at the private dwelling of the Owner of the Property to which the order relates, as shown on a certificate of title pursuant to the *Land Titles Act* or on the tax role of the Town; or
- c) at any other Property owned by the Owner of the Property to which the order relates, as shown on a certificate of title pursuant to the *Land Title Act* or on the tax role of the Town.

4.2.5 Pursuant to Section 4.2.4, the order shall be deemed to be served upon the expiry of three (3) days after the order is posted.

4.2.6 Every Person who fails to comply with a written order issued pursuant to this bylaw within the time set out in the written order commits an offence.

4.1.0

4.2.7 4.1.1 The Medical Officer of Health, a Peace Officer, Designated Officer, or CAO or designate are hereby authorized in accordance with Section 542 of the Municipal Government ActMGA to enter into any Premises or Property after giving reasonable Notice to the Owner of the Premises or Property to be inspected; and to inspect for conditions that may contravene or fail to comply with the provisions of this bBylaw.

4.2.8 A Peace Officer, or Designated Officer, when investigating an alleged contravention of this bBylaw is hereby authorized to enter upon any Premises or Property other than a Dwelling Unit, to inspect for conditions that may contravene the provisions of this bBylaw. A Peace Officer, or Designated Officer may thereafter issue a verbal or written order to the Owner to remedy any condition(s) of the subject Premises or Property that have been found to be in contravention of this bBylaw.

4.2.9 If a Person:

4.2.8

- a) rRefuses to allow or interferes with the entry, inspection, enforcement or action referred to in this bylaw or 4.1.2; or
- b) rRefuses to produce anything to assist in the inspection, remedy, enforcement or action referred to in this bylaw Sections 4.1.1 or 4.1.2, the Town Municipality may apply to the Court of King's Queen's Bench for an order under Section 543(2) of the Municipal Government Act.tThe MGA.

4.2.10 A Peace Officer, when investigating an alleged contravention of this Bylaw may also issue a Violation Ticket.

4.1.1 Orders by Designated Officer

4.1.1 Where Premises or Property are found to be in violation of any provisions of this Bylaw bylaw, the Designated Officer may in accordance with Section 545 or 546 of the

~~Municipal Government Act issue a written order to the Owner of the Premises or Property to remedy the condition on the Premises or Property which violates this Bylawbylaw.~~

~~4.1.2 An order written pursuant to Section 4.2.1 under Section 545 of the MGA Municipal Government Act may:~~

- ~~a) direct a Person to stop doing something, or to change the way in which the Person is doing it;~~
- ~~b) direct a Person to take any action or measures necessary to remedy the contravention of the enactment or Bylawbylaw, including the removal or demolition of a Structure that has been erected or placed in contravention of a Bylawbylaw, and, if necessary, to prevent a re-occurrence of the contravention;~~
- ~~c) state a time within which the Person must comply with the directions; and/or~~
- ~~d) state that if the Person does not comply with the directions within a specified time, the Municipality will take the action or measure at the expense of the Person.~~

~~4.1.3 Without limiting the powers under Sections 4.2.1 and 4.2.2, an order written pursuant to Section 4.2.1 under Section 546 of the Municipal Government Act may:~~

- ~~a) require the Owner of a Structure in disrepair to eliminate the danger to public safety in the manner specified, or remove and demolish the Structure and level the site;~~
- ~~b) require the Owner of the Premises or Property that contains the excavation or hole to eliminate the danger to public safety in the manner specified, or fill in the excavation or hole and level the site;~~
- ~~c) require the Owner of the Premises or Property to relocate or remove any Vehicle, including Recreational Vehicles and junked Vehicles, that does not comply with this Bylawbylaw in the manner specified in the order;~~
- ~~d) require the Owner of the untidy and unsightly Premises or Property or that creates a nuisance to improve the condition of the Premises or Property in the manner specified in the order or if the Premises or Property is a Structure, to remove or demolish the Structure and level the site; and/or~~
- ~~e) require the Owner, lessee, occupant of the Premises or Property to remove Graffiti that is in an unsightly or nuisance condition to improve the appearance of the Premises or Property in the manner specified in the order.~~

~~4.1.4 The Peace Officer or Designated Officer shall give not less than:~~

- ~~a) 14 days from the date of the order being issued for compliance, in the case of an order issued under Section 545 of the Municipal Government Act, and~~
- ~~b) 7 days from the date of the order being issued for compliance, in the case of an order issued under Section 546 of the Municipal Government Act,~~

~~During this period for compliance, a Person may appeal the Notice with the appeals section of this Bylawbylaw.~~

~~4.1.2 Service of an Order or Notice~~

~~4.3.1 An Order or a Notice to Owner and Occupier of premise or Property issued by a Peace Officer, or Designated Officer shall be deemed to be sufficiently served in the case of an individual if:~~

- ~~a) served personally on the individual;~~
- ~~b) sent by registered mail addressed to the individual at their apparent place of residence or at any address for the individual on the tax roll of the Municipality or indicated on the certificate of title for the subject Parcel on record at the North Alberta Land Titles Office;~~
- ~~c) it is left with a Person apparently over the age of 18 years at the place of abode of the Person to whom the Notice is addressed;~~
- ~~d) it is posted in a conspicuous place on the Premises or Property referred to on the Notice; or~~

e) in the opinion of a Peace Officer, service of the written order cannot be reasonably affected, or if the Peace Officer believes that the Owner of the Premises or Property is evading service, the Peace Officer may post the written order in a conspicuous place on the Premises or Property to which the written order relates, or on the private dwelling place of the Owner of the Premises or Property, and the written order shall be deemed to be served upon the expiry of three 3 days after the written order is posted.

~~4.3.2 An Order or a Notice to Owner and Occupier of premise or Property issued by a Peace Officer, or Designated Officer shall be deemed to be sufficiently served in the case of a corporation:~~

- a) by delivering personally to any director or Officer of the corporation;
- b) by delivering it personally to a Person apparently in charge of an office of the corporation at an address held out by the corporation to be its address; or
- c) by mail addressed to the registered office of the corporation.

b)

~~4.1.3 Failure to Comply with Notice~~

~~4.1.1 When an Owner fails to remedy a contravention of this Bylawbylaw within the time allowed in an order issued under Section 4.2.0 of this Bylawbylaw, the TownMunicipality may exercise its powers under the MGA Sections 546.1, 549 or 550 of the Municipal Government Act in its discretion, including but not limited to entering upon the Premises or Property to perform or complete the work necessary to remedy the contraventionviolation of this Bylawbylaw. The costs incurred by the Municipality Town to remedy the contraventionviolation plus a further amount equal to the amount actually incurred by the TownMunicipality to remedy the contraventionviolation, respecting the Town'sMunicipality's costs to administer, supervise and manage the remedying of the contraventionviolation and follow up to ensure the violation has been remedied, as well as any applicable fines under this Bylawbylaw, will be billed to the Owner as and will be amounts owing to the Town Municipality. If the costs are not paid in the time specified by the Town, the costs may be charged against the Premises or Property as a special assessment to be recovered in the same manner as other taxes and in accordance with the MGA. Sections 553, 553.1 or 553.2 of the Municipal Government Act.~~

~~4.2.9~~

~~4.1.2 Every Person who fails to comply with a written Order issued pursuant to this section within the time set out in the written Order commits an offence.~~

5.0.04.3.0 Penalties General Information

~~5.1.0 Any Person who contravenes any sections and provisions of this Bylawbylaw is guilty of an offence and is liable for the penalty set out in Schedule A of this Bylawbylaw.~~

~~5.2.0 In addition, any Owner, agent, lessee or occupier of any premise or Property within the Municipality who fails to comply with the Property Maintenance Sections of this Bylawbylaw will be liable for fines listed in Schedule A.~~

~~5.3.0 When a Person is alleged to have contravened any provision of this Bylawbylaw, a Peace Officer may issue a Violation Ticket pursuant to the Provincial Offences Procedure Act, R.S.A. 2000 c. P-24.~~

~~5.4.0 A Person who is guilty of an offence is liable to a fine in an amount not exceeding \$10,000 and to imprisonment for not more than six months for non-payment of a fine.~~

~~5.5.0 If a Municipal Tag is issued in respect of an offence the Municipal Tag must specify the fine amount established by Schedule A of this Bylawbylaw for the offence.~~

~~4.3.1 A Person who commits an offence may, if a Municipal Tag is issued in respect of the offence, pay the fine amount established by this Bylawbylaw for the offence and if the amount is paid on or before the required date, the Person will not be prosecuted for the offence.~~

~~4.3.2 If a Violation Ticket is issued in respect of an offence, the Violation Ticket may:~~

- a) specify the fine amount established by this Bylawbylaw for the offence, or
- b) require a Person to appear in court without the alternative of making a voluntary payment.

4.3.3 A Person who commits an offence may:

- a) if a Violation Ticket is issued in respect of the offence; and
- b) if the Violation Ticket specifies the fine amount established by this Bylawbylaw for the offence, make a voluntary payment equal to the specified fine.

4.3.4 Any items of value, in the opinion of the CAO, Designated Officer, or and the Peace Officer, removed pursuant to the enforcement of this Bylawbylaw, will be removed to a place of safekeeping and may:

4.3.1

- a) be subject to a daily fee for storage costs; and
- b) if unclaimed within ninety (90) days of removal, may be sold or disposed of at the discretion of the MunicipalityTown.

4.3.5 If the Municipality sells all or a part of a Structure that has been removed under 4.2.0, the proceeds of the sale must be used to pay the expenses and costs of the removal and any excess proceeds must be paid to the Person entitled to them. If the Town cannot reasonably determine who is entitled to the funds the money will be paid to the court and the parties can determine entitlement.

4.3.6 The imposition of a Violation Ticket or summary conviction in court shall not relieve any Person so fined of any costs incurred in having work performed by the TownMunicipality or agents of the TownMunicipality where authorized by this Bylawbylaw.

4.3.2

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

4.3.84.3.3 For the purposes of this Bylawbylaw, an act or omission by an employee or agent of a Person contravening this bylaw is deemed also to be an act or omission of the Person contravening this bylaw if the act or omission occurred in the course of the employee's employment with the Person, or in the course of the agent's exercising the powers or performing the duties on behalf of the Person under their agency relationship.

4.3.94.3.4 When a corporation commits an offence under this Bylawbylaw, 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.

4.3.104.3.5 If a partner or partnership is guilty of an offence under this Bylawbylaw, 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.

4.3.11 A Person shall not obstruct or hinder any Person in the of exercise of performance of the Municipality Town or an agent on behalf of the Municipality Town pursuant to this Bylawbylaw.

4.3.12 The Municipality may register a caveat under the Land Titles Act in respect of an order made under Section 4.2.0 dealing with a dangerous Structure, excavation or hole or untidy and unsightly Premises or Property against the certificate of title for the land that is the subject of the order.

4.3.13 If a Municipality registers a caveat under Section 5.17.0, the Municipality must Discharge the caveat when the order has been complied with or when the Municipality has performed the actions or measures referred to in the order.

4.3.14 The Municipality may apply to the Court of Queen's Bench for an injunction or other order when:

- a) a Structure is being constructed in contravention of this Bylawbylaw;
- b) a contravention of this Bylawbylaw is of a continuing nature; or

e) any Person is carrying on business or is doing any act, matter or thing without having paid money required to be paid by this BylawBylaw, in addition to any other remedy and penalty imposed by this BylawBylaw.

4.3.15 Emergencies

5.15.1 In an emergency or in extraordinary circumstances, the Designated Officer need not give reasonable Notice or enter at a reasonable hour to carry out actions outlined in subsections (1)(a) and (c) of Section 542 of the *Municipal Government Act* without the consent of the Owner or occupant.

4.3.6

5.15.2 Pursuant to Section 551 of the *Municipal Government Act*, in an emergency the Municipality may take whatever actions or measures are necessary to eliminate the emergency.

4.3.16 Recovery of Costs

5.21.1 Where the Municipality, acting in accordance with its operating policies, has taken any action whatsoever for the purpose of remedying or repairing the damage as a result of the offence in Section 3.10.6, the Municipality may recover any related cost incurred by charging all or a portion of said costs to the Person guilty of the offence.

5.22.0 AppealsRequest for Review by Council

4.4.0

5.22.1 4.4.1 A Person who receives a written Order to comply with a section pursuant to this BylawBylaw may by written Notice, request Council, or appointed designate to review the order within:

- 14 days after the date the order is received, in the case of an order under section 545 of the *Municipal Government Act*, and
- 7 days after the date the order is received, in the case of an order under section 546 of the Municipal Government Act.

5.22.2

4.4.2 Upon receipt of an appeal, the CAO shall send a Notice to the Person who lodged the appeal as well as to the Owner, advising them of the date, time and place at which Council, or the appointed designate will consider the matter. The Person appealing may appear before Council or the appointed designate in Person or by a representative.

5.22.3 4.4.3 After reviewing the order, Council, or the appointed designate may confirm, vary, substitute or cancel the order. Council, or the appointed designate shall forthwith serve a copy of its decision upon the Person who lodged the appeal and on the Owner stating the condition must be remedied as directed within 14 days of the date on which the decision is served.

5.22.4 4.4.4 Notwithstanding Sections 4.4.1 5.22.1 and 4.4.25.22.2, this subsection does not apply to Violation Tickets written by a Peace Officer.

5.22.5 4.4.5 If a Person considers themselves aggrieved by a decision under Section 4.4.35.22.3, they may appeal the decision by originating Notice to the Court of Queen's Bench:

- in the case of an appeal of an order under Section 545 of the *Municipal Government Act*, within 30 days after the date the decision under Section 547 of the *Municipal Government Act* is served on the Person affected by the decision, and
- in the case of an appeal of an order under Section 546 of the *Municipal Government Act*, within 15 days after the date the decision under Section 547 of the *Municipal Government Act* is served on the Person affected by the decision.

5.23.0 General

4.3.7 5.23.1 Without restricting any power, duty or function granted by this BylawBylaw the CAO

may:

- a) carry out any inspections to determine compliance with this Bylawbylaw;
- b) take any steps or carry out any actions required to enforce this Bylawbylaw;
- c) take any steps or carry out any actions required to remedy a contravention of this Bylawbylaw;
- d) establish investigation and enforcement procedures with respect to residential, commercial, industrial or other types of Property and such procedures may differ depending on the type of Property in question;
- e) establish areas where activities restricted by this Bylawbylaw are permitted;
- f) establish forms for the purposes of this Bylawbylaw;
- g) issue permits with such terms and conditions as are deemed appropriate;
- h) delegate any powers, duties or functions under this Bylawbylaw to an employee of the TownMunicipality; and
- i) appoint inspectors for the purposes of *Agricultural Pest Act and Regulation* and the *Weed Control Act and Regulation*.

- 4.3.8 A Person to whom a permit has been issued pursuant to this Bylawbylaw and any Person carrying out an activity otherwise regulated, restricted or prohibited by this Bylawbylaw pursuant to such permit, shall comply with any terms or conditions forming part of the permit.
- 4.3.9 A Person shall not make any false or misleading statement or provide any false or misleading information to obtain a permit pursuant to this Bylawbylaw.
- 4.3.10 If any term or condition of a permit issued pursuant to this Bylawbylaw is contravened or if a false or misleading statement or false or misleading information was provided to obtain the permit, the CAO, or Designated Officer may immediately cancel the permit.
- 4.3.11 The onus of proving a permit has been issued in relation to any activity otherwise regulated, restricted or prohibited by this Bylawbylaw is on the Person alleging the existence of such a permit on a balance of probabilities.
- 4.3.12 A copy of a record of the MunicipalityTown, certified by the CAO as a true copy of the original, shall be admitted in evidence as *prima facie* proof of the facts stated in the record without proof of the appointment or signature of the Person signing it.
- 4.3.13 All references in this Bylawbylaw will be read with such changes in number and gender as may be appropriate according to whether the reference is to a male or female Person, or a corporation or partnership.

56.0.0 Severability Effectiveness and Review

6.1.5.1.0

If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed, and the remainder of the bylaw is deemed valid.

6.0.0 Repeal

6.0.0

Repeal

6.1.0 6.2.0 Bylaw 2591/PS/18 1139/PS/93 and amendments thereto are is hereby repealed.

6.3.0 Bylaw 2220/G/05 and amendments are hereby repealed.

6.4.0 Bylaw 2267/PS/06 and amendments are hereby repealed.

6.5.0 Bylaw 2334/PS/08 and amendments are hereby repealed.

6.6.0 Bylaw 2442/G/11 and amendments are hereby repealed.

7.0.0 Review

7.0.0 Review

7.1.0 6.7.0 This Bylawbylaw shall be reviewed within its fifth54th year, being 2031022, or as deemed necessary.

8.0.0 Effective Date

8.0.0 Effective Date

~~8.1.0 6.8.0—This Bylaw bylaw shall take full force and effect on the day it is passed, upon passage of third and final reading in accordance with section 2013, Municipal Government Act, Revised Statutes of Alberta 2000 and amendments thereto.~~

READ a first time this day of , AD 2026.

Mayor William Choy

General Manager, Corporate Services

READ a second time this day of , AD 2026.

READ a third time this day of , AD 2026.

Mayor William Choy

Ann Laing,

Manager, Corporate Services

General

Schedule A Penalties

Schedule A—Penalties

Section	Specified Penalty	Second Offence in the Same Calendar Year	Third or Subsequent Offence in the Same Calendar Year
<u>3.2.1—3.6.1</u>	<u>\$250.00</u>	<u>\$500.00</u>	<u>\$750.00</u>
<u>3.7.1</u>	<u>\$1000.00</u>	<u>\$2000.00</u>	<u>\$2000.00</u>
<u>3.7.2</u>	<u>\$100.00</u>	<u>\$100.00</u>	<u>\$100.00</u>
<u>3.8.3</u>	<u>\$250.00</u>	<u>\$500.00</u>	<u>\$700.00</u>
<u>3.9.1—3.9.2</u>	<u>\$100.00</u>	<u>\$200.00</u>	<u>\$300.00</u>
<u>3.10.1—3.10.5</u>	<u>\$250.00</u>	<u>\$500.00</u>	<u>\$750.00</u>
<u>3.10.6—3.10.9</u>	<u>\$1000.00</u>	<u>\$2000.00</u>	<u>\$2000.00</u>
<u>3.11.1—3.13.2</u>	<u>\$250.00</u>	<u>\$500.00</u>	<u>\$750.00</u>
<u>4.4.2</u>	<u>\$250.00</u>	<u>\$500.00</u>	<u>\$750.00</u>

Section	Specified Penalty	Second Offence in the Same Calendar Year	Third or Subsequent Offence in the Same Calendar Year
3.1.1-3.1.2 Nuisance and Unsightly Properties	\$500.00	\$1,000.00	\$2,000.00
3.1.3 Untidy Donation Bin	\$250.00	\$500.00	\$750.00
3.1.4 Recreational Vehicle on Premise or Property	\$250.00	\$500.00	\$750.00
3.1.5-3.1.6 Shipping Containers	\$250.00	\$500.00	\$750.00
3.2.1 Boulevard Maintenance	\$250.00	\$500.00	\$750.00
3.2.2 Snow and ice covered sidewalks	\$250.00	\$500.00	\$750.00
3.2.3 Placement of snow	\$250.00	\$500.00	\$750.00
3.3.1-3.3.2 Nuisance or Unsightly Buildings	\$500.00	\$1,000.00	\$2,000.00
3.3.3 Securing unoccupied Structures	\$250.00	\$500.00	\$750.00
3.4.1-3.4.3 Refrigerators, Freezers and Appliances	\$250.00	\$500.00	\$750.00
3.5.1 Application of Graffiti	\$1,000.00	\$2,000.00	\$2,000.00
3.5.2 Fail to remove Graffiti	\$100.00	\$200.00	\$300.00
3.5.3 Street art, graphic art, murals	\$1,000.00	\$2,000.00	\$2,000.00
3.6.1-3.6.2 Littering	\$100.00	\$200.00	\$300.00
3.7.1 Public defecation or urination	\$250.00	\$500.00	\$750.00
3.7.2 Spit in Public	\$250.00	\$500.00	\$750.00
3.7.3 Discharge Bow, Gun, Slingshot, Firearm	\$250.00	\$500.00	\$750.00
3.7.4 Fighting in Public	\$250.00	\$500.00	\$750.00
3.7.5 Cause a disturbance	\$250.00	\$500.00	\$750.00
3.7.6 Vandalism	\$1,000.00	\$2,000.00	\$2,000.00
3.7.7 Assault Officer	\$1,000.00	\$2,000.00	\$2,000.00
3.7.8 Obstruct an Officer	\$500.00	\$1,000.00	\$2,000.00
3.7.9 Refuse to comply with lawful order	\$1,000.00	\$2,000.00	\$2,000.00
3.7.10 Provide false information to an Officer	\$500.00	\$1,000.00	\$2,000.00
3.7.11 Camping in Public	\$250.00	\$500.00	\$750.00
3.7.12 Camping on private Property	\$250.00	\$500.00	\$750.00
3.7.13 Panhandling	\$100.00	\$200.00	\$300.00
3.7.14 Scavenge, disturb donation bin	\$100.00	\$200.00	\$200.00
3.8.1 Noise which disturbs the peace	\$250.00	\$500.00	\$750.00
3.8.2 Goods or Property which disturbs the Peace	\$250.00	\$500.00	\$750.00
3.8.5 Conduct snow removal or street sweeping contrary to bylaw	\$250.00	\$500.00	\$750.00
3.8.7 Operate domestic equipment contrary to bylaw	\$250.00	\$500.00	\$750.00
3.9.1-3.9.2 Commercial or Industrial Noise contrary to bylaw	\$500.00	\$1,000.00	\$2,000.00
3.10.1 Construction Noise contrary to bylaw	\$250.00	\$500.00	\$750.00
4.2.6 Fail to comply with order	\$500.00	\$1,000.00	\$2,000.00



FORM A

~~BYLAW – COMMUNITY STANDARDS
TOWN OF STONY PLAIN~~

ORDER TO OWNER AND OCCUPIER OF LAND
PURSUANT TO THE *MUNICIPAL GOVERNMENT ACT* OF ALBERTA

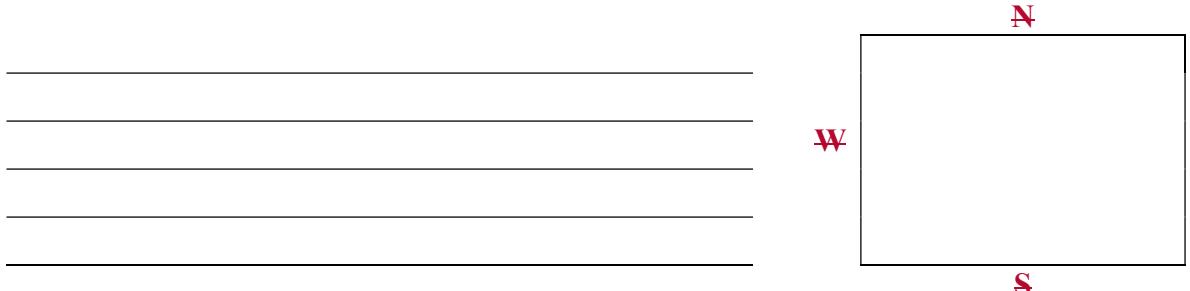
Dated: _____

To: _____

Address of Land: _____

Legal Description of Land: _____

The following condition(s) on the above said land or Premises must be fixed no later than 5:00 p.m. on _____ :



~~If the condition(s) are not remedied by the above date, the Municipality of Stony Plain may take any step necessary to remedy the condition. The costs of any work that needs to be performed will be charged to the Owner of the land.~~

~~IF THE CONDITION IS NOT REMEDIED WITHIN THE SPECIFIED TIME, THE TOWN OF STONY PLAIN WILL HIRE A CONTRACTOR TO COMPLETE THE WORK. THE LAND OWNER WILL BE RESPONSIBLE FOR PAYMENT OF THE CONTRACTOR'S INVOICE. AN ADDITIONAL ADMINISTRATION FEE OF 100% OF THE CONTRACTOR'S INVOICE WILL BE CHARGED TO THE LAND OWNER. (INVOICE WILL BE DOUBLED)~~

If you disagree with this Order, you may appeal to the Council of the Municipality of Stony Plain within 10 days of the date this Order is deemed to be delivered to you by delivering an appeal in Person or sending an appeal by mail to the Chief Administrative Officer at: Town of Stony Plain, located 4901 51st Avenue, Stony Plain, AB, Canada, T7Z 1Y1

Peace Officer **Weed Inspector**



**ACTIVITY PERMIT
FOR THE PURPOSE OF NOISE CONTROL
(as per the Community Standards Bylaw)**

Date of Application: _____

Name of Applicant: _____

Name of Legal Entity: _____

Address of Legal Entity: _____

Contact Information: _____
(phone, fax, email)

Address of Activity: _____

Describe activity, possible
Noise generated, during
what time periods:

Date and Time Period of Permit:

Restrictions or Conditions:

~~Once signed, this permit authorizes the applicant to engage in the activity as stated above. The permit may be revoked at any time upon written Notice by a Peace Officer or the CAO.~~

Signature of Applicant

Signature of Municipal Representative

Any inquiries regarding this permit may be directed to:

~~Town of Stony Plain
4905 51 Avenue,
Stony Plain, AB, T7Z 1Y1
(780) 963 2151~~

~~This personal information is being collected under the authority of the *Freedom of Information and Protection of Privacy Act* for the purpose of collecting information on the Activity Permit for the Purpose of Noise Control. If you have any questions about the collection or use of the personal information provided, please contact the FOIP Coordinator at (780) 963-2151.~~

BYLAW 2733/PS/26

BEING A BYLAW OF THE TOWN OF STONY PLAIN, IN THE PROVINCE OF ALBERTA RESPECTING COMMUNITY STANDARDS WITHIN THE CORPORATE BOUNDARIES OF THE TOWN OF STONY PLAIN.

WHEREAS, Section 7, Part 2, Division 1 of the *Municipal Government Act*, RSA 2000, c. M-26, and amendments thereto, authorizes a council to pass bylaws for municipal purposes respecting the safety, health and welfare of people and the protection of people and property; and

WHEREAS, Section 7, Part 2, Division 1 of the *Municipal Government Act*, RSA 2000, c. M-26 authorizes a council to pass bylaws for municipal purposes respecting nuisances, including unsightly premises or property; and

WHEREAS, pursuant to the *Agricultural Pests Act* and the *Weed Control Act*, a council may pass certain bylaws and appoint inspectors;

NOW THEREFORE, the Council of the Town of Stony Plain in the Province of Alberta, duly assembled, hereby enacts as follows:

1.0.0 Title

1.1.0 This bylaw may be cited as the “Community Standards Bylaw”.

2.0.0 Definitions

2.1.0 “Boulevard” means the same as in the *Traffic Safety Act*, RSA 2000, c. T-6 and amendments thereto.

2.2.0 “Bow” means a device from which a projectile such as an arrow or bolt may be Discharged through the release of tension on a string or cable, and includes those devices commonly referred to as compound Bows, recurve Bows, long Bows, and cross Bows.

2.3.0 “Building” means 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.

2.4.0 “Building Material” means any construction material which may result from the construction, renovation, or demolition of any Structure and includes, but is not limited to, wood, gypsum, vinyl siding, metal, bricking, packaging material and containers of construction material, gravel, concrete and asphalt and any earth, rocks and vegetation displaced during such construction, renovation or demolition of any Structure.

2.5.0 “Camp” or “Camping” means the locating of, erecting of, use of a Tent, Recreational Vehicle, trailer, motorhome, truck camper, lean-to, a Vehicle or part of a Vehicle, a portable cabin, storage shed, or any other similar temporary Structure for the provision of sleeping or human occupation.

2.6.0 “CAO” means the Chief Administrative Officer of the Town of Stony Plain or designate.

2.7.0 “Commercial District” means a district described as such in the Land Use Bylaw.

2.8.0 “Council” means the Council of the Town of Stony Plain.

2.9.0 “Debris” means Building Material or Refuse arising from Building construction or development.

2.10.0 “Derelict Vehicle” means a Vehicle that is:

- a) incapable of being safely operated, such as having one or more attributes including but not limited to, a missing windshield, a missing driver’s seat, a missing steering wheel, flat tire, or being used for storage of items in such a way that the vehicle cannot be driven safely;
- b) partially or fully dismantled, such as having one or more attributes including but not limited to, missing tires, left on blocks or on a jack or other non-tire support, or missing equipment such that it is not lawful to operate on streets; or
- c) substantially damaged.

2.11.0 “Designated Officer” means a Bylaw Enforcement Officer, Peace Officer, or any other Person so designated by the CAO.

2.12.0 “Discharge” means the propulsion of a projectile from a Bow, Slingshot, or Firearm within the municipal boundaries of the Town.

2.13.0 “Disorderly Conduct” means any behavior that tends to disturb the public order or decorum, scandalize the community or offend the public sense of morality.

2.14.0 “Donation Bin” means an outdoor receptacle designed and used for the purpose of collecting donated clothing, shoes, linens, other textiles, and small household items from the public.

2.15.0 “Fence” means a vertical, physical barrier constructed to prevent visual intrusion, unauthorized access or sound abatement.

2.16.0 “Firearm” means any device from which a projectile may be Discharged by an explosion, chemical reaction or release of compressed air or other gas.

2.17.0 “Flankage” means any yard not considered the front yard that abuts a right of way or land used for the purposes of a public or private road of 6.0 m or more in width.

2.18.0 “Graffiti” means words, figures, letters, drawings, initials, symbols, marks, figures, inscriptions, writings or slogans scribbled, etched, drawn, stained, scratched or sprayed on a surface with or without the consent of the Owner of the Premises or Property on which they are placed but does not include marks made accidentally, or any of the following:

- a) a sign, public Notice or traffic control mark authorized by the Town;
- b) a sign authorized pursuant to the Town’s applicable bylaw provisions regulating signs;
- c) a public Notice authorized by a Town bylaw or by provincial or federal legislation; and,
- d) in the case of private Premises or Property, a letter, symbol or mark authorized by the Owner of the Premises or Property on which the letter, symbol or mark appears.

2.19.0 “Highway” means the same as in the *Traffic Safety Act*, RSA 2000, c. T-6 and amendments thereto.

2.20.0 “Indecent Act” means a sexual or lewd activity in a Public Place.

2.21.0 “Business Industrial District” means a district described as such in the Land Use Bylaw, and amendments thereto

2.22.0 “Loitering” means to stand around or move slowly about, or wait around idly without apparent reasonable purpose or action, or in a manner that impedes or interferes with the enjoyment of a Public Place.

2.23.0 “Land Use Bylaw” means the Town of Stony Plain Land Use Bylaw and amendments thereto.

2.24.0 “Motor Vehicle” means the same as in the *Traffic Safety Act*, RSA 2000, c. T-6 and amendments thereto.

2.25.0 “Medical Officer of Health” means the individual that holds that position for the Health Region at any given time and includes any Person authorized to act for and in the name of that individual.

2.26.0 “MGA” means the *Municipal Government Act*, RSA 2000, c. M-26, and amendments thereto.

2.27.0 “Municipal Violation Tag” means a ticket alleging an offence is issued pursuant to the authority of a bylaw of the Town.

2.28.0 “Noise” means any sound that is reasonably likely to annoy or disturb the peace of any other Person;

2.29.0 “Notice” means any Notice issued pursuant to this bylaw to remedy a condition that is not in compliance with any provision of this bylaw or any applicable bylaw within the Town.

2.30.0 “Non-Permitted Weed” includes any plant designated as “Noxious Weed” or “Prohibited Noxious Weed” as defined in the *Weed Control Act*, SA 2008, c. W-5.1, and regulations and amendments thereto.

2.31.0 “Nuisance” means any condition or use of Property, which in the opinion of the Peace Officer or Designated Officer, constitutes an unreasonable interference with the use and enjoyment of other Property.

2.32.0 “Occupy” or “Occupies” means residing on or to be in apparent possession or control of Premises or Property.

2.33.0 “Officer” means Bylaw Enforcement Officers, Peace Officers, members of the Royal Canadian Mounted Police (R.C.M.P), emergency services workers, staff members for the Town, as the context may require.

2.34.0 “Owner” means a Person:

- a) who is registered under the *Land Titles Act* as the Owner of a Parcel of land;
- b) who is recorded as the Owner of a Premises or Property on the tax assessment roll of the Town;
- c) who has purchased or otherwise acquired a Parcel of land, directly from the Owner or from another purchaser, and has not yet become the registered Owner thereof;
- d) in possession or control of a Premises or Property under construction;
- e) who is the occupant of a Premises or Property pursuant to a written or verbal rental or lease agreement, license or permit; or

f) 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.

2.35.0 **Panhandling** means to ask for a gratuitous donation of money, food, or goods of any kind, whether by spoken or printed word, or bodily gesture, but does not include the solicitation of charitable donations permitted or authorized pursuant to the *Charitable Fund-Raising Act*, RSA 2000, c. C-9, or any other legislation permitting the solicitation of charitable donations.

2.36.0 **Parcel** means the aggregate of the one or more areas of land or lots described in a certificate of title by reference to a plan filed or registered at the North Alberta Land Titles Offices.

2.37.0 **Peace Officer** means a member of the Royal Canadian Mounted Police or a Community Peace Officer appointed pursuant to the provisions of the *Police Act of Alberta*, RSA 2000, c. P-17, and amendments thereto.

2.38.0 **Person** means any individual, firm, partnership, association, corporation, trustee, executor, administrator, or other legal representative.

2.39.0 **Premise** means any external surfaces of all Structures and the whole or part of any Parcel of real Property, including Property immediately adjacent to any Structure and includes all forms of vegetation and including any Property or Structures privately owned or leased, or owned or leased by the Town.

2.40.0 **Property** means:

- in the case of land, a Parcel of land including any Structures; or,
- in other cases, personal Property.

2.41.0 **Provincial Offences Procedure Act** means the *Provincial Offences Procedure Act*, RSA 2000, c. P-34 and amendments thereto.

2.42.0 **Public Place** means any place within the Town to which the public may have either expressed or implied access.

2.43.0 **Recreational Vehicle** means a Vehicle designed or used for travel with temporary living accommodations for vacation or camping purposes.

2.44.0 **Recreational Vehicle Parking Space** means a plot of ground within a Residential District approved to accommodate the parking of one Recreational Vehicle.

2.45.0 **Refuse** means articles including, but not limited to, loose scrap or litter including cigarettes or cigarette “butts/ends”, solid waste such as rubber, metal, glass, plastic, paper, cardboard, fabric, food, garbage bags, grass cuttings, shrubbery and tree pruning’s, weeds, garden waste, the whole or part of an animal carcass, animal or human feces, sewage, manure, dirt, soil, ash, gravel, rocks, or any other such waste of a decomposing or non-decomposing matter which may or may not harbour vermin or pests therein; petroleum products, hazardous materials, disassembled equipment and machinery, discarded household chattels or goods; and/or equipment or machinery which has been rendered inoperative by reason of disassembly, age or mechanical condition, including household appliances.

2.46.0 “Residential District” means a district as described as such in the Stony Plain Land Use Bylaw and amendments thereto.

2.47.0 “Shipping Container” means an accessory sealed unit or container used for the land and sea transport of goods and materials, which many also be used for storage.

2.48.0 “Shooting Range” means any land or Premise used primarily for the Discharge of Bows, Slingshot or Firearm, and which land or Premises is created and operated in accordance with the provisions of the Land Use Bylaw, and all provincial and federal laws and regulations.

2.49.0 “Sidewalk” means the same as in the *Traffic Safety Act*, RSA 2000, c. T-6 and amendments thereto.

2.50.0 “Slingshot” means any “Y” shaped device from which a projectile such as a ball bearing or similar object may be Discharged through the release of tension on an elasticized band commonly referred to as a Slingshot.

2.51.0 “Structure” means any Structure, including but not limited to a Building, Fence, retaining wall, scaffolding, shed, accessory Building or other similar types of construction.

2.52.0 “Town” means the Town of Stony Plain.

2.53.0 “Town Property” means:

- a) real Property, including Buildings, or improvements constructed, placed or affixed to land, signs, traffic control devices, roads, Sidewalks, curbs, and gutters, drainage courses, Fences, natural features and plants, trees, shrubs, or other vegetation growing on land located in the Town; and,
- b) personal Property, including Vehicles, movable Buildings or Structures, equipment, furniture, tools, devices and implements owned by the Town.

2.54.0 “Unsightly” means:

- a) in respect of a Structure, includes a Structure whose exterior shows signs of significant physical deterioration; and
- b) in respect of land, includes land that shows signs of disregard for general maintenance or upkeep.

2.55.0 “Vehicle” means the same as in the *Traffic Safety Act, 2000, c. T-6 and amendments thereto*.

2.56.0 “Violation Ticket” shall have the same meaning ascribed to it in the *Provincial Offences Procedure Act*, RSA 2000, c. P-34 and amendments thereto.

3.0.0 General

Property Maintenance

3.1.0 Nuisances, Construction, Unsightly Properties, and Obligations of Owners of Premises or Property

3.1.1 A Person shall not cause, permit or fail to prevent a Nuisance or Unsightly condition to exist on a Premise or Property they own or Occupy.

3.1.2 For the purpose of greater certainty, examples of a Nuisance or Unsightly condition, in respect of Premise or Property could include, but are not limited to:

- a) excessive accumulation of material including but not limited to Building Materials, appliances, household goods, household furniture, boxes, tires, Vehicle parts, garbage or Refuse, whether of any apparent value or not;
- b) damaged, dismantled or Derelict Vehicles or Motor Vehicles, whether insured or registered or not;
- c) loose litter, garbage, Debris, or Refuse whether located in a storage area, collection area or elsewhere on the land;
- d) Refuse or Debris blown off, scattered, spilled, or not properly contained, secured or stored properly within the boundaries of the Property;
- e) production of any generally offensive odor or messy compost heaps at the discretion of the Officer;
- f) accumulation of animal material or waste, yard material, ashes, or scrap Building Materials;
- g) unkempt grass or weeds higher than 10 centimeters;
- h) failure to destroy or prevent the spread or scattering of Non-Permitted Weeds.
- i) the presence of excavations, holes, Structures, materials or any other hazard or condition that may pose a danger to public safety;
- j) any conditions likely to attract wild animals, pests, other vermin or domestic animals not associated with the subject Property;
- k) broken or damaged fencing in a state of unreasonable disrepair;
- l) broken, damaged or open utility Structure;
- m) any open container or structure placed in, on or over land which exposes any surrounding area to automotive fluids, including but not limited to engine oil, brake fluid, or antifreeze;
- n) production of excessive dust, dirt or smoke; or
- o) 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; or
 - iii. that impairs the visibility required for safe Vehicle and pedestrian traffic flow at any intersection adjacent to the land.
 - iv. that has any rot or other deterioration

3.1.3 A Donation Bin shall be located within the boundaries of the Property and remain in a clean and tidy condition, free of the overflow of items and litter left outside the Donation Bin.

3.1.4 With respect to Recreational Vehicles on a Premise or Property within a Residential District a Person owns or Occupies:

- a) a Recreational Vehicle Parking Space is allowed and does not require a development permit if it is contained solely in the Flankage, rear and side yards and does not encroach in the Flankage or side yard set backs;
- b) a development permit approval is required for a Recreational Vehicle Parking Space utilized between November 1 and March 31 for a period of more than seven (7) days that does not meet the criteria of 3.1.4(a) and the approval is subject to the parking space:
 - i. being an accessory use to a principal residence;

- ii. not impeding emergency access to any area on the site or lot; and
- iii. not encroaching into any required setbacks for the front or side yard within the district that the parking space would be located in; and
- c) a parked Recreational Vehicle shall not encroach over a Sidewalk or road right of way.
- d) there shall be no more than one Recreational Vehicle parked on the exterior surface of the lands of each lot.

3.1.5 Shipping Containers shall only be permitted to be used as storage when Shipping Containers are a permitted or discretionary use within the district that the Shipping Container is located.

3.1.6 Shipping Containers shall only be permitted to be used as storage within Residential Districts on private Property when used for the purpose of loading or unloading household items or construction materials and equipment for a period of 30 days and the Shipping Container shall not:

- a) be placed over a Highway or Sidewalk without a permit;
- b) interfere with Vehicle or pedestrian sight-lines;
- c) eliminate or interfere with parking, loading or the maneuvering of Vehicles or pedestrians on the site.

3.2.0 Boulevards and Sidewalks

3.2.1 A Person shall maintain any Boulevard adjacent to the Premises or Property they own or Occupy by:

- a) maintaining landscaping and by keeping any grass on the Boulevard cut to a length of no more than 10 centimeters;
- b) removing any accumulation of fallen leaves or other Refuse or Debris.

3.2.2 A Person shall maintain any Sidewalk adjoining and adjacent to the land they own or Occupy and clear of any dangerous condition caused by snow or ice that may cause someone to slip, trip, fall or create mobility challenges.

3.2.3 No Person shall remove snow or ice from any Sidewalk or Property by causing the snow or ice to be placed upon any fire hydrant or on Town Property, other then the adjacent Boulevard they occupy.

3.3.0 Structures and Buildings

3.3.1 A Person shall not cause or permit a Nuisance or Unsightly condition to exist in respect of any Building on a Premise or Property they own or Occupy.

3.3.2 For the purpose of greater certainty, a Nuisance in respect of a Building means a Building showing signs of serious disregard for general maintenance and upkeep, whether or not it is detrimental to the surrounding area, some examples of which include but are not limited to:

- a) any damage or disrepair to the Building;
- b) any rot or other deterioration within the Building; and

- c) any inappropriate infiltration of air, moisture or water into the Building due to peeling, unpainted or untreated surfaces, missing shingles or other roofing materials, broken or missing windows or doors, or any other hole or opening in the Building.

- 3.3.3 If a Structure normally intended for human habitation is unoccupied, any door or window that is not secured to prevent unauthorized entry must be covered with a solid piece of wood but only if the wood is:
 - a) installed from the exterior and fitted within the frame of the opening in a watertight manner; and,
 - b) of a thickness sufficient to prevent unauthorized entry into the Structure; and,
 - c) secured in a manner sufficient to prevent unauthorized entry into the Building.

3.4.0 Refrigerators, Freezers and Appliances

- 3.4.1 A Person shall not place, cause or permit a refrigerator, freezer, or other similar appliance to be placed on Premises or Property they own or Occupy unless effective measures have been taken to prevent the opening and closing of the refrigerator, freezer or other similar appliance.
- 3.4.2 Without limiting the generality of Section 3.4.1, measures considered to be effective may include:
 - a) complete removal of the door of the appliance;
 - b) the removal of the door handle mechanism if this prevents opening and closing of the door;
 - c) the removal of the door hinges;
 - d) locking the appliance; or
 - e) otherwise wrapping or containing the appliance so that the interior is inaccessible.
- 3.4.3 Notwithstanding Sections 3.4.1 and 3.4.2, an exception for retail and commercial businesses with a valid business licence shall exist subject to any applicable requirements.

3.5.0 Graffiti

- 3.5.1 No Person shall create, place or apply Graffiti on any Building, Premise, Property, Structure, Vehicle, or vegetation.
- 3.5.2 Every Person who owns or Occupies a Premises or Property shall ensure that any Graffiti placed on their Premises or Property is removed, painted over, or otherwise permanently blocked from public view within the time period specified in a Notice from a Peace Officer or Designated Officer.
- 3.5.3 Notwithstanding Section 3.5.1, or 3.5.2, street painting, graphic art, street art, murals and other similar artwork on Buildings, specified areas and on Sidewalks may be allowed only where sanctioned and authorized by the Town.

Public Behavior

3.6.0 Littering

3.6.1 No Person shall leave, place, deposit, or throw upon any Public Place any Refuse or Debris except in a receptacle designated and intended for such use.

3.6.2 A Person who has left, placed, deposited, or thrown any matter mentioned in Section 3.6.1 upon any Public Place shall remove it immediately.

3.7.0 Behavior Offences

3.7.1 A Person shall not urinate or defecate in public except in a facility designed and intended for such use.

3.7.2 No Person shall spit on any street, Sidewalk, walkway, trail in or on any Public Place, or on the private Property of another Person without that Person's consent; this prohibition does not apply to the participants in an organized sporting event who are governed by the rules of conduct of that sporting event.

3.7.3 No Person shall Discharge a Bow, Slingshot or Firearm within the Town unless such Discharge occurs in accordance with one or more of the following requirements:

- a) a Discharge made by a Police Officer, Peace Officer, or a Fish and Wildlife Officer during the course of their duty;
- b) a Discharge made on a Shooting Range.

3.7.4 No Person shall participate in a Fight or similar physical confrontation in any Public Place, or any place to which the public reasonably has access; this prohibition does not apply to the participants in a sanctioned organized sporting event who are governed by the rules of conduct of that sporting event.

3.7.5 Any Person shall not cause a disturbance in or near a Public Place by any of the following:

- a) fighting, screaming, shouting, swearing or using insulting or obscene language;
- b) being intoxicated by alcohol or other substances;
- c) Loitering in a Public Place;
- d) Disorderly Conduct in a Public Place;
- e) performing an Indecent Act.

3.7.6 No Person shall vandalize or cause damage to any Property.

3.7.7 No Person shall:

- a) assault an Officer;
- b) assault an Officer with intent to resist or prevent the lawful arrest or detainment of themselves or another Person;
- c) without consent of an Officer, take or attempt to take a weapon that is in the possession of the Officer when the Officer is engaged in the execution of their duty.

3.7.8 No Person shall willfully obstruct, impede or hinder an Officer while the Officer is engaged in the execution of their duty.

- 3.7.9 No Person shall fail or refuse to comply with a lawful order or request of an Officer while that Officer is engaged in the execution of their duty.
- 3.7.10 No Person shall provide false information to an Officer.
- 3.7.11 No Person shall reside or Camp in any Public Place in Town unless special permission has been granted in writing, subject to conditions, by the CAO or their designate, or the Person is in a campground in compliance with the Land Use Bylaw.
- 3.7.12 No Person shall Camp or reside in any accessory Building, Recreational Vehicle, temporary shelter, or tent on private Property, unless a business license or permission has been granted in writing, subject to conditions, by the CAO or their designate.
- 3.7.13 No Person shall engage in Panhandling.
- 3.7.14 No Person shall scavenge from, or disturb any material, bag, or box in or at a Donation Bin site.

Noise

- 3.8.0 General
 - 3.8.1 Except as permitted by this bylaw, no Person shall at any time cause, permit or fail to prevent Noise or vibration which disturbs the peace of any Person.
 - 3.8.2 No Person being the Owner, tenant or occupier of a Premise or Property shall allow, cause or permit Property or goods they own or Occupy, including a Vehicle or equipment to be used so that Noise or sound, which occurs on or emanates from the Property or goods, is reasonably likely to disturb the peace of any Person.
 - 3.8.3 Any Person performing work of an emergency nature for the preservation or protection of life, health or Property may be exempt from the Noise Section of this bylaw. The onus shall be on the Person performing the work to show that the work was of an emergency nature and may be required to obtain a permit.
 - 3.8.4 Where an activity within the Noise Section of this bylaw is deemed essential or practical, a permit may be issued by the Town to allow the activity. Such a permit may be revoked at any time by the CAO, Designated Officer, or a Peace Officer.
 - 3.8.5 Persons engaged in snow removal or street sweeping may not do so between 11:00 p.m. and 7:00 a.m.
 - 3.8.6 Town sanctioned activities are not subject to the provisions of the Noise Section of this bylaw. Such activities could include, but are not limited to, snow removal, mowing, street sweeping, cultural or recreational functions.
 - 3.8.7 Persons may operate domestic equipment including, but not limited to, lawnmowers, snow blowers, garden tillers, hedge trimmers, weed trimmers, and air blowers, gas or electric if:
 - a) the equipment is properly maintained;
 - b) the equipment is operated in a normal manner for that type of equipment;

- c) the Noise is of a temporary or intermittent nature;
- d) the Noise occurs between the hours of 7:00 a.m. and 10:00 p.m. Monday to Saturday, and between the hours of 9:00 a.m. and 10:00 p.m. on Sundays and statutory holidays.

3.8.8 In determining whether a Noise or sound is reasonably likely to disturb the peace, of any Person, consideration may be given but is not limited to the:

- a) type, volume and duration of the sound;
- b) time of day and day of the week;
- c) nature and use of the surrounding area;
- d) the nature of the activity of the Persons being disturbed; and
- e) any other relevant factor.

3.8.9 If a Vehicle is the cause of any sound that contravenes a provision of this bylaw, the Owner of that Vehicle is liable for the contravention.

3.9.0 Commercial and Industrial Noise

3.9.1 Work carried out by any Person on any land zoned as Commercial or Business Industrial District in the Land Use Bylaw is permitted if the sound generated is consistent with the normal manner of carrying out such work which:

- a) is a permitted or discretionary use within the Land Use Bylaw district in which it is carried on and has obtained development permit approval in accordance with the Land Use Bylaw, if required; or
- b) is a legal non-conforming use consistent with the MGA.

3.9.2 In the operation or carrying out such work of a commercial or industrial activity in a district in which it would be permitted under Section 3.9.1, the Person operating or carrying out such work shall make no more Noise than is necessary in the normal method of performing or carrying out that activity.

3.10.0 Construction Noise

3.10.1 A Person shall not cause or permit any construction activity on Property or Premise they own or Occupy:

- a) before 7:00 a.m. or after 9:00 p.m. on any day other than Sunday statutory holidays in Alberta; or
- b) before 9:00 a.m. or after 9:00 p.m. on Sundays and statutory holidays in Alberta.
- c) at any time, contrary to a written Notice or permit issued by the General Manager of Planning and Infrastructure or their designate.

4.0.0 Enforcement and General Information

4.1.0 Offences and Penalties

4.1.1 All Persons shall comply with all Sections of this bylaw. The minimum penalty for breach of this bylaw shall be described by the amounts set out in Schedule A of this Bylaw.

- 4.1.2 A Person who contravenes any provision of this bylaw is guilty of an offence.
- 4.1.3 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 offence is liable to a fine in an amount not less than that established by this bylaw and not exceeding ten thousand dollars (\$10,000) and any other penalties as may be prescribed in default of payment in relation to proceedings taken under Part 2 or Part 3 of the *Provincial Offences Procedures Act*.
- 4.1.4 A Peace Officer may issue a Violation Ticket to any Person alleged to have committed a breach of this bylaw, which shall state the complaint, and the specified penalty as described in Schedule A, and the date, time and place at which the defendant is to appear to answer to the Violation Ticket.
- 4.1.5 Voluntary payment of the Violation Ticket in accordance with the terms of the Violation Ticket shall be accepted by the Town as a plea of guilty in accordance with the *Provincial Procedures Act*.
- 4.1.6 A Peace Officer or Designated Officer may issue a Municipal Violation Tag, with respect to an offence under this bylaw, specifying the fine amount established by Schedule A of this bylaw and if the amount is paid on or before the required date, the Person will not be prosecuted for the offence.
- 4.1.7 A Municipal Violation Tag shall be deemed to be sufficiently served in any prosecution:
 - a) if served personally on the accused;
 - b) by mailing a copy, via mail, to such Person at their last known postal address;
 - c) attached or left upon the motor vehicle or property in respect of which the offence is alleged to have been committed.
- 4.1.8 A Municipal Violation Tag shall be in a form approved by the Town, and shall state:
 - a) the name of the Person;
 - b) the offence;
 - c) the appropriate penalty for the offence as specified in Schedule A of this bylaw;
 - d) the due date at which time the penalty is required to be paid; and
 - e) any other information as may be required by the Town.
- 4.1.9 Nothing in this bylaw shall prevent the Peace Officer from immediately issuing a Violation Ticket to any Person the Peace Officer has reasonable and probable grounds to believe is responsible for a contravention of this bylaw.
- 4.1.10 In those cases where a Municipal Violation Tag has been issued and the penalty specified on the Municipal Violation Tag has not been paid within the prescribed time, a Peace Officer is hereby authorized and empowered to issue a Violation Ticket.

4.2.0 Orders to Comply and Inspections

- 4.2.1 If a Peace Officer or Designated Officer finds that a Person is contravening this bylaw, the Peace Officer or Designated Officer may by written order in accordance with the MGA, require any Person responsible for the contravention to remedy it. The order may:

- a) direct a Person to stop doing something, or to change the way in which they are doing it;
- b) direct a Person to take any action necessary to remedy the contravention of this bylaw to prevent a re-occurrence of the contravention;
- c) state a specified time to comply; and
- d) state that if the Person does not comply within a specified time, the Town shall take necessary action, at the expense of the Person;
- e) indicate the expenses and cost resulting from action taken by the Town under this bylaw are due and payable by the Person in contravention of this bylaw;
- f) indicate the Town may, in accordance with the MGA, add outstanding amounts for unpaid expenses and costs referred to in Section 4.2.1(e) to a Property tax role, if the contravention of the bylaw occurred on all or part of the Owner's Property.

- 4.2.2 In the case of an individual, an order issued in accordance with this bylaw may be served:
 - a) by delivering it personally to the individual;
 - b) by leaving it for the individual at their apparent place of residence, with someone who appears to be at least eighteen years of age; or
 - c) by registered mail addressed to the individual at their apparent place of residence, or to any address for the individual on the Property tax role of the Town or at the Land Titles registry.
- 4.2.3 In the case of a corporation, an order issued in accordance with the bylaw may be served:
 - a) by delivering it personally to any director or officer of the corporation;
 - b) by delivering it personally to a Person apparently in charge of an office of the corporation at an address believed to be the corporation's address; or
 - c) by delivering it by registered mail addressed to the registered office of the corporation.
- 4.2.4 If in the opinion of the Person serving an order, service of the order cannot be reasonably effect, or if the Person serving the order believes that the Owner of the Property is evading service, the Person serving the order may post the order:
 - a) at a conspicuous place on the Property to which the order relates;
 - b) at the private dwelling of the Owner of the Property to which the order relates, as shown on a certificate of title pursuant to the *Land Titles Act* or on the tax role of the Town; or
 - c) at any other Property owned by the Owner of the Property to which the order relates, as shown on a certificate of title pursuant to the *Land Title Act* or on the tax role of the Town.
- 4.2.5 Pursuant to Section 4.2.4, the order shall be deemed to be served upon the expiry of three days after the order is posted.
- 4.2.6 Every Person who fails to comply with a written order issued pursuant to this bylaw within the time set out in the written order commits an offence.
- 4.2.7 The Medical Officer of Health, a Peace Officer, Designated Officer, or CAO are hereby authorized in accordance with MGA to enter into any Premises or Property after giving reasonable Notice to the Owner of the Premises or Property to be inspected; and to inspect for conditions that may contravene or fail to comply with the provisions of this bylaw.

4.2.8 If a Person:

- a) refuses to allow or interferes with the entry, inspection, enforcement or action referred to in this bylaw; or
- b) refuses to produce anything to assist in the inspection, remedy, enforcement or action referred to in this bylaw, the Town may apply to the Court of King's Bench for an order under the MGA.

4.2.9 When an Owner fails to remedy a contravention of this bylaw within the time allowed in an order issued under this bylaw, the Town may exercise its powers under the MGA in its discretion, including but not limited to entering upon the Premises or Property to perform or complete the work necessary to remedy the contravention of this bylaw. The costs incurred by the Town to remedy the contravention plus a further amount equal to the amount actually incurred by the Town to remedy the contravention, respecting the Town's costs to administer, supervise and manage the remedying of the contravention, will be billed to the Owner as amounts owing to the Town. If the costs are not paid in the time specified by the Town, the costs may be charged against the Premises or Property to be recovered in accordance with the MGA.

4.3.0 General Information

- 4.3.1 Any items of value, in the opinion of the CAO, Designated Officer, or Peace Officer, removed pursuant to the enforcement of this bylaw, will be removed to a place of safekeeping and may:
 - a) be subject to a daily fee for storage costs; and
 - b) if unclaimed within 90 days of removal, may be sold or disposed of at the discretion of the Town.
- 4.3.2 The imposition of a Violation Ticket or summary conviction in court shall not relieve any Person so fined of any costs incurred in having work performed by the Town or agents of the Town where authorized by this bylaw.
- 4.3.3 For the purposes of this bylaw, an act or omission by an employee or agent of a Person contravening this bylaw is deemed also to be an act or omission of the Person contravening this bylaw if the act or omission occurred in the course of the employee's employment with the Person, or in the course of the agent's exercising the powers or performing the duties on behalf of the Person under their agency relationship.
- 4.3.4 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.
- 4.3.5 If a partner or 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.

4.3.6 A Person shall not obstruct or hinder any Person in the exercise of performance of the Town or an agent on behalf of the Town pursuant to this bylaw.

4.4.0 Request for Review by Council

4.4.1 A Person who receives a written Order to comply with a section pursuant to this bylaw may by written Notice, request Council, or appointed designate to review the order within:

- a) 14 days after the date the order is received, in the case of an order under section 545 of the *Municipal Government Act*, and
- b) 7 days after the date the order is received, in the case of an order under section 546 of the *Municipal Government Act*.

4.4.2 Upon receipt of an appeal, the CAO shall send a Notice to the Person who lodged the appeal as well as to the Owner, advising them of the date, time and place at which Council, or the appointed designate will consider the matter. The Person appealing may appear before Council or the appointed designate in Person or by a representative.

4.4.3 After reviewing the order, Council, or the appointed designate may confirm, vary, substitute or cancel the order. Council, or the appointed designate shall forthwith serve a copy of its decision upon the Person who lodged the appeal and on the Owner stating the condition must be remedied as directed within 14 days of the date on which the decision is served.

4.4.4 Notwithstanding Sections 4.4.1 and 4.4.2, this subsection does not apply to Violation Tickets written by a Peace Officer.

4.4.5 If a Person considers themselves aggrieved by a decision under Section 4.4.3, they may appeal the decision by originating Notice to the Court of King's Bench:

- a) in the case of an appeal of an order under Section 545 of the *Municipal Government Act*, within 30 days after the date the decision under Section 547 of the *Municipal Government Act* is served on the Person affected by the decision, and
- b) in the case of an appeal of an order under Section 546 of the *Municipal Government Act*, within 15 days after the date the decision under Section 547 of the *Municipal Government Act* is served on the Person affected by the decision.

4.4.6 Without restricting any power, duty or function granted by this bylaw the CAO may:

- a) carry out any inspections to determine compliance with this bylaw;
- b) take any steps or carry out any actions required to enforce this bylaw;
- c) take any steps or carry out any actions required to remedy a contravention of this bylaw;
- d) establish investigation and enforcement procedures with respect to residential, commercial, industrial or other types of Property and such procedures may differ depending on the type of Property in question;
- e) establish areas where activities restricted by this bylaw are permitted;
- f) establish forms for the purposes of this bylaw;
- g) issue permits with such terms and conditions as are deemed appropriate;
- h) delegate any powers, duties or functions under this bylaw to an employee of the Town; and

- i) appoint inspectors for the purposes of *Agricultural Pest Act and Regulation* and the *Weed Control Act and Regulation*.
- 4.4.7 A Person to whom a permit has been issued pursuant to this bylaw and any Person carrying out an activity otherwise regulated, restricted or prohibited by this bylaw pursuant to such permit, shall comply with any terms or conditions forming part of the permit.
- 4.4.8 A Person shall not make any false or misleading statement or provide any false or misleading information to obtain a permit pursuant to this bylaw.
- 4.4.9 If any term or condition of a permit issued pursuant to this bylaw is contravened or if a false or misleading statement or false or misleading information was provided to obtain the permit, the CAO, or Designated Officer may immediately cancel the permit.
- 4.4.10 The onus of proving a permit has been issued in relation to any activity otherwise regulated, restricted or prohibited by this bylaw is on the Person alleging the existence of such a permit on a balance of probabilities.
- 4.4.11 A copy of a record of the Town, certified by the CAO as a true copy of the original, shall be admitted in evidence as *prima facie* proof of the facts stated in the record without proof of the appointment or signature of the Person signing it.
- 4.4.12 All references in this bylaw will be read with such changes in number and gender as may be appropriate according to whether the reference is to a male or female Person, or a corporation or partnership.

5.0.0 Severability

5.1.0 If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed, and the remainder of the bylaw is deemed valid.

6.0.0 Repeal

6.1.0 Bylaw 2591/PS/18 is hereby repealed.

7.0.0 Review

7.1.0 This bylaw shall be reviewed within its fifth year, being 2031, or as deemed necessary.

8.0.0 Effective Date

8.1.0 This bylaw shall take full force and effect on the day it is passed.

READ a first time this day of , AD 2026.

READ a second time this day of , AD 2026.

READ a third time this day of , AD 2026.

Mayor William Choy

Ann Laing,
General Manager, Corporate Services

Schedule A Penalties

Section	Specified Penalty	Second Offence in the Same Calendar Year	Third or Subsequent Offence in the Same Calendar Year
3.1.1-3.1.2 Nuisance and Unsightly Properties	\$500.00	\$1,000.00	\$2,000.00
3.1.3 Untidy Donation Bin	\$250.00	\$500.00	\$750.00
3.1.4 Recreational Vehicle on Premise or Property	\$250.00	\$500.00	\$750.00
3.1.5-3.1.6 Shipping Containers	\$250.00	\$500.00	\$750.00
3.2.1 Boulevard Maintenance	\$250.00	\$500.00	\$750.00
3.2.2 Snow and ice covered sidewalks	\$250.00	\$500.00	\$750.00
3.2.3 Placement of snow	\$250.00	\$500.00	\$750.00
3.3.1-3.3.2 Nuisance or Unsightly Buildings	\$500.00	\$1,000.00	\$2,000.00
3.3.3 Securing unoccupied Structures	\$250.00	\$500.00	\$750.00
3.4.1-3.4.3 Refrigerators, Freezers and Appliances	\$250.00	\$500.00	\$750.00
3.5.1 Application of Graffiti	\$1,000.00	\$2,000.00	\$2,000.00
3.5.2 Fail to remove Graffiti	\$100.00	\$200.00	\$300.00
3.5.3 Street art, graphic art, murals	\$1,000.00	\$2,000.00	\$2,000.00
3.6.1-3.6.2 Littering	\$100.00	\$200.00	\$300.00
3.7.1 Public defecation or urination	\$250.00	\$500.00	\$750.00
3.7.2 Spit in Public	\$250.00	\$500.00	\$750.00
3.7.3 Discharge Bow, Gun, Slingshot, Firearm	\$250.00	\$500.00	\$750.00
3.7.4 Fighting in Public	\$250.00	\$500.00	\$750.00
3.7.5 Cause a disturbance	\$250.00	\$500.00	\$750.00
3.7.6 Vandalism	\$1,000.00	\$2,000.00	\$2,000.00
3.7.7 Assault Officer	\$1,000.00	\$2,000.00	\$2,000.00
3.7.8 Obstruct an Officer	\$500.00	\$1,000.00	\$2,000.00
3.7.9 Refuse to comply with lawful order	\$1,000.00	\$2,000.00	\$2,000.00
3.7.10 Provide false information to an Officer	\$500.00	\$1,000.00	\$2,000.00
3.7.11 Camping in Public	\$250.00	\$500.00	\$750.00

3.7.12 Camping on private Property	\$250.00	\$500.00	\$750.00
3.7.13 Panhandling	\$100.00	\$200.00	\$300.00
3.7.14 Scavenge, disturb donation bin	\$100.00	\$200.00	\$200.00
3.8.1 Noise which disturbs the peace	\$250.00	\$500.00	\$750.00
3.8.2 Goods or Property which disturbs the Peace	\$250.00	\$500.00	\$750.00
3.8.5 Conduct snow removal or street sweeping contrary to bylaw	\$250.00	\$500.00	\$500.00
3.8.7 Operate domestic equipment contrary to bylaw	\$250.00	\$500.00	\$750.00
3.9.1-3.9.2 Commercial or Industrial Noise contrary to bylaw	\$500.00	\$1,000.00	\$2,000.00
3.10.1 Construction Noise contrary to bylaw	\$250.00	\$500.00	\$750.00
4.2.6 Fail to comply with order	\$500.00	\$1,000.00	\$2,000.00



Community Standards Bylaw 2733/PS/26

1St Reading

Desired outcomes of the review

01

Ensure the bylaw continues to effectively meet the enforcement needs of the Town.

02

Ensure the bylaw communicates standards clearly to residents.

03

Ensure the bylaw contains regulations that are consistent across the region.

04

Ensure fines are consistent with or within the middle range of comparators.

Administration Review

Administration reviewed 9 neighbouring communities' bylaws:

- City of Edmonton
- City of Calgary
- City of Fort Saskatchewan
- Strathcona County
- City of St. Albert
- City of Spruce Grove
- City of Leduc
- City of Beaumont
- Parkland County

Administration Review

Legislative reviewed included:

- *Municipal Government Act*
- *Agricultural Pest Act*
- *Weed Control Act*
- Land Use Bylaw
- Snow Removal Policy

Administration Review

To ensure organizational continuity the following groups provided feedback on the recommended bylaw amendments:

- Planning
- Operations
- Parks and Leisure
- Legislative Services
- RCMP

Recommended Amendments

Language changes for public clarity

Improved structure for easy navigation

Removal of content captured in other bylaws

Removal of redundant sections

Section changes to align with regional enforcement approaches

The background is a dark, monochromatic image with a subtle, organic texture. It appears to be a close-up of a surface covered in numerous small, rounded, and slightly irregular shapes, possibly representing question marks or a similar symbol. A single, larger, light-colored cube is positioned in the lower center of the frame, standing out from the darker background.

Questions?

END OF ITEM



Business Items



REQUEST FOR DECISION PUBLIC SESSION

REGULAR COUNCIL MEETING

MEETING DATE: January 12, 2026

SUBJECT: Recreation Facility Project Update

EXECUTIVE SUMMARY

In April 2024, Council approved the recreation facility project in the amount of \$41,651,871. Construction commenced in November 2024. The project is projected for completion in Q4 2026.

RECOMMENDATION

That Town Council accept the Recreation Facility Project Update report for information.

BACKGROUND

On April 22, 2024, Council approved the construction of a dry sport recreation and 6 sheet curling facility, with a construction budget of \$41,651,871. Since Council's project approval, the following activities have been completed:

- 2024
 - Borrowing Bylaw approval
 - Contract award
 - Groundbreaking event
 - Green and Inclusive Community Buildings Program grant submission
 - Construction start - November
- 2025
 - Project update to Parkland County Council – May
 - Council Update – June
 - Site prep
 - Shallow utility install
 - Deep utility install
 - Geothermal install
 - Parking lot base and entrance
 - Parking lot lighting
 - Interior block walls
 - Start of pre-engineered building installation
 - Mechanical installations
 - Approval of staff positions for the facility

Administration submitted a Green and Inclusive Community Buildings Program grant for \$6,000,000 on October 16, 2024. Administration has not received any formal communications about the success of that grant yet.

The project is proceeding on schedule and on budget to date. 47% of the overall project has been completed. In the coming months, more structural completion will be noticeable on the site.

The following project activities will be occurring in the next quarter:

- Staff hiring preparations and operational planning
- Construction continues
 - Pre-engineered building install completion
 - Floor slab preparation
 - Interior work continues
- Tour of the facility for Council and the Curling Club Board

Relevant Statutes/Master Plans/Documents

2017 Indoor Recreation Facility Strategy for the Tri-Municipal Region

2026-2028 Corporate Plan

2025-2028 Strategic Plan

STRATEGIC ALIGNMENT & KEY ACTIONS

Stony Plain Strategic Plan 2025-2028:

- Supportive Infrastructure
 - Managing community and corporate infrastructure and assets to ensure continued delivery of services for a growing population
 - Monitor, maintain, and invest in municipal facilities to ensure effective service delivery and accessibility to meet the community needs.

COMMUNICATION

This item will be included in the Council Highlights new release. Construction updates will be posted on the Town website, social media channels, and quarterly Council reports.

BUDGET/FINANCIAL IMPACT

Project funding approved:

Debenture	\$31,451,871
Westridge Curling Club	\$ 4,000,000
Rec Off Site Levy	\$ 4,600,000
Parkland County Contribution	\$ 1,600,000
Total	\$41,651,871

ATTACHMENTS

- I. Presentation

Prepared by: Karl Hill, General Manager, Community and Protective Services

Reviewed by: Teri Stewart, Manager, Financial Services

Approved by: Tom Goulden, Chief Administrative Officer



Stony Plain Recreation Facility Project Update

Project Timeline





Completed To Date

- Site prep
- Shallow/Deep Utility install
- Geothermal install
- Parking lot and light standard install
- Pre-engineered building install is progressing
- Mechanical work has started



Next Quarter

- Pre-engineered building completion
- Interior slab pours
- Mechanical work continues
- Interior work



Questions?

END OF ITEM





REQUEST FOR DECISION PUBLIC SESSION

REGULAR COUNCIL MEETING

MEETING DATE: January 12, 2026

SUBJECT: 2025 External Financial Audit Planning Report

EXECUTIVE SUMMARY

As per the Canadian Audit Standards an auditor is required to annually communicate the Audit Planning Report.

RECOMMENDATION

That Town Council accept the 2025 External Financial Audit Planning Report for information.

BACKGROUND

In July 2025 Town Council appointed the audit contract with Metrix Group for the years ending December 31, 2025, 2026, and 2027. As such, the 2025 external audit commenced with the interim audit conducted in December 2025. The audit plan presented and attached was developed based on the outcome of the interim audit. The audit plan is standard due to no concerns outlined through the interim audit. The purpose of an audit plan is to define the timing, scope, materiality, and deliverables of the audit.

Phil Dirks, Partner with Metrix Group LLP will present the findings from the financial audit at the April 27, 2026 Regular Council Meeting.

Relevant Statutes/Master Plans/Documents

Accounting & Financial Reporting Policy C-FS-028

Municipal Government Act, Sections 278, 280

STRATEGIC ALIGNMENT & KEY ACTIONS

Stony Plain Strategic Plan 2025-2028:

- Governance & Partners
 - Cultivating a strong organizational structure and the processes that deliver effective and efficient services.

COMMUNICATION

This item will be included in the Council Highlights news release.

ATTACHMENTS

- I. 2025 Town of Stony Plain Audit Planning Letter

Prepared by: Faith Sofeso, Senior Financial Analyst

Reviewed by: Teri Stewart, Manager, Financial Services

Approved by: Tom Goulden, Chief Administrative Officer

December 18, 2025

Town of Stony Plain
4905–51 Avenue
Stony Plain, AB T7Z 1Y1

Sent via e-mail: tstewart@stonyplain.com

Attention: Town Council Members

Dear Town Council Members:

Re: 2025 AUDIT PLAN

A. INTRODUCTION

The objectives of this audit plan are as follows:

- a) To communicate clearly with Council our responsibilities in relation to the financial statement audit, and provide an overview of the planned scope and timing of the audit;
- b) To obtain from Council information relevant to the audit;
- c) To provide Council with timely observations arising from the audit that are significant and relevant to Council's responsibility to oversee the financial reporting process; and
- d) To promote effective two-way communication between the auditor and Council.

Clear two-way communication between the auditor and those charged with governance (Council) is an integral part of every audit. After reviewing the audit plan, please advise us whether there are additional areas of concern to Council which we should consider.

This letter should not be distributed without the prior consent of Metrix Group LLP and Metrix Group LLP accepts no responsibility to a third party who uses this communication.

... /2

B. SERVICES TO BE PROVIDED

We have been engaged by Council to provide the following services:

a) Audit services

- Audit of the Town's financial statements.
- Audit of the Town's *Financial Information Return*.
- Audit of the Town's compliance with the Local Authorities Pension Plan *e-guide*.
- Audit of the Town's compliance with the APEX Pension Plan *e-guide*.

b) Non-audit services

- Review Engagement with respect to the Town's Family and Community Support Services Statement of Receipts and Disbursements.

C. AUDITOR INDEPENDENCE

At the core of the provision of external audit services is the concept of independence. Canadian Auditing Standards (CAS) recommends that we communicate to Council, at least annually, all relationships between our firm and the Town that, in our professional judgment, may reasonably be thought to bear on our independence.

We are currently not aware of any relationships between the Town and ourselves that, in our professional judgment, may reasonably be thought to bear on our independence. We will provide our annual letter confirming our independence up to the date of our report at the conclusion of the audit.

D. AUDITOR RESPONSIBILITIES

It is important for Council to understand the responsibilities that rest with the Town and its management and those that belong to the auditor in relation to the financial statement audit.

Our audit of the Town's financial statements will be performed in accordance with CAS. These standards require that we plan and perform the audit to obtain reasonable about whether the financial statements as a whole present fairly, in all material respects, the financial position, results of operations and cash flows of the Town in accordance with **Canadian public sector accounting standards**. Accordingly, we will plan and perform our audit to provide reasonable, but not absolute, assurance of detecting fraud and errors that have a material effect on the financial statements taken as a whole, including illegal acts whose consequences have a material effect on the financial statements.

CAS does not require the auditor to design procedures for the purpose of identifying supplementary matters to communicate to Council.

E. MANAGEMENT RESPONSIBILITIES

Management is responsible for the preparation of the financial statements in accordance with **Canadian public sector accounting standards** and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

F. PLANNED SCOPE AND TIMING OF THE AUDIT

In gathering our audit evidence, we will utilize an approach to the audit of the Town that allows us to issue an audit opinion on the financial statements in the most cost-effective manner, while still obtaining the assurance necessary to support our audit opinion. In performing our audit, our work will be focused on, but not limited to, areas that we believe have a higher risk of being materially misstated.

To assess risk correctly, we will require a clear understanding of the Town's business and the environment it operates in. We will gain this understanding primarily through discussions with management and staff.

Audit Strategy

Based on our knowledge of the Town, we anticipate utilizing a combination of tests of relevant internal controls and substantive procedures (analysis of data and obtaining direct evidence as to the validity of the items such as third-party confirmation). This type of approach is more appropriate when an entity processes a high volume of transactions and has strong internal controls (this is the same approach we have used in the past). By obtaining some of our assurance through tests of controls, we can reduce the substantive procedures that are required.

Significant Risks

Significant risks are identified and assessed risks of material misstatement that, in the auditors' judgment, require special audit consideration. We have identified the following significant risks.

Management Override of Controls

Canadian Auditing Standards stipulates that management override of controls is considered a significant risk in every financial statement audit. To reduce this risk to an acceptable level, our audit approach will include substantive procedures including testing of manual journal entries, reviews of irregular transactions, and assessing key estimates for potential bias.

Materiality

Materiality in an audit is used as a guide for planning the nature and extent of audit procedures and for assessing the sufficiency of audit evidence gathered. It is also used in evaluating the misstatements found (if any) and determining the appropriate audit opinion to express.

A misstatement, or the aggregate of all misstatements in financial statements, is considered to be material if, in the light of surrounding circumstances, it is probable that the decision of a person who is relying on the financial statements, and who has a reasonable knowledge of business and economic activities (the user), would be changed or influenced by such misstatement or the aggregate of all misstatements. The materiality decision ultimately is based on the auditors' professional judgment.

Canadian Auditing Standards requires the use of both quantitative and qualitative factors in determining materiality. In planning our audit, we have concluded that a materiality level of 2% of operating revenue is appropriate. However, we anticipate that management will record any adjustments that we propose that are of a non-trivial nature.

We may update our materiality if actual amounts differ significantly from the estimates or circumstances suggest particular balances, results or disclosures may impact users' decisions.

Audit Team

Our team includes skilled professionals who have experience working on local government audits.

Partner	Philip Dirks, CPA, CA
Manager	Stephen Webber, CPA
Junior	Braeden Buckley (CPA student)
File Quality Review Partner	Curtis Friesen, CPA, CA

Management Representations

Management representations are integral to the audit evidence we will gather. Prior to the release of our report, we will require management's representations in writing to support the content of our report.

Timing of the Audit

Audit planning and interim audit work was completed in December 2025.

The year-end audit fieldwork is scheduled to take place the week of March 9, 2026.

We anticipate presenting the audited financial statements to Town Council in April 2026.

G. NEW PUBLIC SECTOR ACCOUNTING BOARD STANDARDS

The following is a summary of recently issued *Public Sector Accounting Board* pronouncements. We encourage the Town's accounting staff to review these to determine the potential impact to the Town.

Effective Fiscal Years Beginning on or After April 1, 2026

PS 1000 – The Conceptual Framework of Financial Reporting in the Public Sector

- The Conceptual Framework is the foundation for public sector financial reporting standard setting. It replaces the conceptual aspects of Section PS 1000 Financial Statement Concepts and Section PS 1100 Financial Statement Objectives. The conceptual framework highlights considerations fundamental for the consistent application of accounting issues in the absence of specific standards.
- Earlier adoption is permitted.

PS 1202 – Financial Statement Presentation

- Sets out general and specific requirements for the presentation of information in general purpose financial statements. The financial statement presentation principles are based on the concepts within the Conceptual Framework.
- Earlier adoption is permitted.

H. AUDIT FEES

We understand that the Town demands value and we strive to provide the highest quality services while working with the Town to control costs.

We previously (audit proposal of June 17, 2025) estimated our audit fees for the 2025 fiscal year will be in the amount of \$31,800. This fee estimate, which does not include out-of-pocket expenses or Goods and Services Tax, is based on the assumption our responsibilities will be limited to the expression of an opinion on the Town's financial statements. We will not be required to perform accounting work, prepare working papers, or provide any other non-audit responsibilities.

Additionally, fees for the audit of the Town's compliance with the Local Authorities Pension Plan, compliance with the Apex Pension Plan, and Review Engagement Report on the 2025 Annual Family and Community Support Services Program Report will be \$2,000, \$1,000 and \$1,200 respectively.

I. REQUESTS OF COUNCIL

During the course of your duties as the Council, you may become aware of additional areas of concern, from an audit perspective, that you would like us to address. We welcome discussion on any areas of audit concern that Council may have.

Additionally, we request that you inform us (prior to the commencement of our year-end work) whether Council has knowledge of any actual, suspected, or alleged fraud affecting the Town.

J. COMMUNICATION OF THE RESULTS

At the completion of our audit, we will communicate to Council matters arising from the financial statement audit. Our communication will include the following:

- Matters required to be communicated to the Council under CAS including possible fraudulent activities, possible illegal acts, significant weaknesses in internal control and certain related party transactions;
- Our views about significant qualitative aspects of the Town's accounting practices, including accounting policies, accounting estimates, and financial statement disclosures;
- Other matters, if any, arising from the audit that, in our professional judgment, are significant to the oversight of the financial reporting process; and
- Any other matters previously agreed to with Council.

We trust this communication will provide you with an update on the current developments within the accounting profession, as well as clarify our responsibility and audit approach.

Please do not hesitate to contact us about any of the above items or other matters of concern to Town Council.

Yours truly,

METRIX GROUP LLP



Philip J. Dirks, CPA, CA

Partner

cc: Thomas Goulden, Town Manager
Teri Stewart, CPA, CGA, Manager, Financial Services

END OF ITEM





REQUEST FOR DECISION PUBLIC SESSION

REGULAR COUNCIL MEETING

MEETING DATE: January 12, 2026

SUBJECT: Citizen-at-Large Board Appointment

EXECUTIVE SUMMARY

The Subdivision and Development Appeal Board (SDAB), and Culture and Tourism Roundtable (CTR) are recommending Citizen-at-large board appointments.

RECOMMENDATION

That Town Council appoint Johan Nibourg and Ethan Wijlens to the Subdivision and Development Appeal Board, and Heather Monahan to the Culture and Tourism Roundtable.

BACKGROUND

Following the yearly Citizen-at-large board appointments in November 2025, three vacancies remained on the SDAB. Council appointed one member at the November 24, 2025 Regular Council meeting. Since then, two interviews have been conducted and the staff liaison for the SDAB is recommending the following appointments.

Applicant	Term	Expiry
Johan Nibourg	1 Year Term – 1 st Term	December 31, 2026
Ethan Wijlens	3 Year Term – 1 st Term	December 31, 2028

Following the yearly Citizen-at-large board appointments in November 2025, long serving Stony Plain & Parkland Pioneer Museum Executive Director David Fielhaber, retired. As the CTR bylaw requires a representative from the museum be appointed, the museum's board of directors has recommended the new executive Director, Heather Monahan be the museum representative.

The staff liaison for the CTR is recommending the following appointment.

Applicant	Term	Expiry
Stony Plain & Parkland Pioneer Museum Heather Monahan	1 Year Term – 1 st Term	December 31, 2026

Relevant Statutes/Master Plans/Documents

Board and Committee Member Appointment C-CO-069
Committees Governance Framework Bylaw 2684/G/24
Subdivision and Development Appeal Board Bylaw 2685/G/24
Culture and Tourism Roundtable Bylaw 2701/G/24

STRATEGIC ALIGNMENT & KEY ACTIONS

Stony Plain Strategic Plan 2025-2028:

- Governance & Partners
 - Engaging with our residents and stakeholders to ensure integrated decision-making and collaborative leadership.
- Community Development

- Enhance civic engagement opportunities through volunteerism, neighbourhood development, and leadership opportunities.

COMMUNICATION

This item will be included in the Council Highlights news release. A complete list of all Board and Committee members can be found on the Town website.

Prepared by: Jessica Marsden, Legislative Clerk

Reviewed by: Teresa Olsen, Manager, Legislative Services

Reviewed by: Ann Laing, General Manager, Corporate Services

Approved by: Tom Goulden, Chief Administrative Officer

END OF ITEM



Council Discussion

Closed Meeting