

EDMONTON
COMMUNITY STANDARDS AND LICENCE APPEAL COMMITTEE

Citation: Community Standards and Neighbourhoods (City of Edmonton), 2026
ABECSLAC 10006

Date: April 17, 2026
Order Number: 640757501-001
CSLAC File Number: CSLAC-26-006

Between:

and

The City of Edmonton, Community Standards and Neighbourhoods

Committee Members

Kathy Cherniawsky, Chair
Joel McDonald
Don Fleming

DECISION

[1] On March 31, 2026, the Community Standards and Licence Appeal Committee (the “Committee”) heard a request for review of an Order that was filed on February 18, 2026. The request for review concerned the decision of Community Standards and Neighbourhoods to issue an Order pursuant to Section 545 of *Municipal Government Act*, RSA 2000, c M-26 (the “*Municipal Government Act*” or “*MGA*”). The Order was dated February 5, 2026 and was mailed on February 6, 2026 and required the following action:

Remove the damaged, dismantled, derelict vehicle, and other loose litter
and debris from the entire property.

YOU MUST COMPLY WITH THIS ORDER BEFORE: March 1, 2026

[2] The subject property is located at 150 - Healy Road NW, Edmonton.

[3] The hearing on March 31, 2026 was held through a combination of in-person and written submissions. The following documents were received prior to the hearing and form part of the record:

- Copy of the Order issued pursuant to the *Municipal Government Act*;
- The Appellant's written request for review and submission; and
- The Respondent's written submission, including a series of photographs.

Preliminary Matters

- [4] At the outset of the hearing, the Chair confirmed with the parties in attendance that there was no opposition to the composition of the panel.
- [5] The Chair outlined how the hearing would be conducted, including the order of appearance of parties, and no opposition was noted.
- [6] The appeal was filed on time, in accordance with Section 547 of the *Municipal Government Act*.

Summary of Hearing

- i) *Position of Legal Counsel for the Appellant, who was accompanied by the Appellant's son*
- [7] Legal Counsel indicated that the car in question is stored in a simple manner as it is surplus to the owner and does not cause a nuisance or detriment to the neighbourhood.
- [8] The car is stored on the driveway without wheels so the wheels do not deteriorate from the weather.
- [9] Legal Counsel and the Appellant's representative provided the following information in response to questions by the Board:
- a) The wheels can be easily removed and replaced. The body of the car is still intact and not derelict or dismantled. Only the wheels were removed, which is not an unusual way to store a vehicle that is not being used.
 - b) The wheels have been put back on the car which is drivable and has been moved. That information, along with a video, was provided to the Development Compliance Officer.
 - c) They do not believe the car should be considered derelict or dismantled in any way.
 - d) To the best of their knowledge, the car has been parked in this location since 2018 and moved slightly to get the rims off.
 - e) The tires were removed around September, 2023 and the car has remained that way on jacks since that time. The car has not been insured during that time period since it was not being used.

- f) The tires on wheels by the car shown in one of the photographs were moved from the area after it stopped snowing.
- g) They believed that the Order was regarding the debris around the yard which has been cleaned up. They did not believe the car was part of the Order.
- h) In their opinion, it is not unreasonable to store a car on jacks in the front of a property for over two years.
- i) They intend to sell the car.

ii) Position of the Respondent

[10] The Respondent did not attend the hearing and the Committee relied on their written submission.

Decision

[11] The Order is Confirmed.

Reasons for Decision

[12] This hearing involved a request for review of an order dated February 5, 2026 and issued under section 545 of the *MGA* (the “Order”).

[13] Section 545 of the *MGA* provides that if a designated officer finds that a person is contravening this or any other enactment that the municipality is authorized to enforce, or a bylaw the designated officer may, by written order, require the person responsible for the contravention to remedy it if the circumstances so require.

[14] The Order alleges that, based on an inspection of the property on February 2, 2026, the property is in contravention of section 6 of the *Community Standards Bylaw 14600* (the “Bylaw”).

[15] Section 6 of the *Bylaw* deals with nuisance on land. The relevant portions of section 6 state:

6(1) A person shall not cause or permit a nuisance to exist on land they own or occupy.

(2) For the purpose of greater certainty a nuisance, in respect of land, means land, or any portion thereof, that shows signs of a serious disregard for general maintenance and upkeep, whether or not it is detrimental to the surrounding area, some examples of which include:

- (a) excessive accumulation of material including but not limited to building materials, appliances, household goods, boxes, tires, vehicle parts, garbage or refuse, whether of any apparent value or not;

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

(a.2) any loose building or construction materials, any accumulation of construction-related garbage or refuse, or any untidy work or storage areas on the land;

(b) damaged, dismantled or derelict vehicles or motor vehicles, whether insured or registered or not;

[16] The Order requires the Applicant to “Remove the damaged, dismantled, derelict vehicle, and other loose litter and debris from the entire property” before March 1, 2026.

[17] At the hearing, the Applicant’s agent and Counsel confirmed that the vehicle has been kept in place on the front driveway of the subject property since 2018. It was in place with wheels until September 2023 and then has been kept on jack stands without tires and wheels since September 2023 to protect the tires from deterioration.

[18] They argued the property is not in violation of the *Bylaw* because:

a) The storage of the vehicle was not detrimental to the neighbourhood.

b) The vehicle is not a damaged, dismantled, or derelict vehicle.

c) Vehicles sitting on jacks without wheels are not dismantled vehicles.

d) Vehicles surplus to the owners’ needs are often parked and stored on private driveways with wheels and tires or without wheels and tires on blocks for indeterminate amounts of time

e) The wheels and tires and other garbage shown in the front yard in the December photos were in place temporarily and removed promptly.

[19] The Respondent did not appear at the hearing in person, but did provide a written submission containing a bylaw investigation summary and an outline of applicable law. The Respondents also submitted photos of the subject property including four sets of photos:

a) 4 inspection photos dated December 16, 2025 showing four wheels with tires in the front yard, some blue recycling bags, two vehicles on the front driveway, one vehicle without wheels and sitting on jacks, snow, and several containers alongside the vehicle which prompted the issuance of a Notice to Comply to the Applicant.

b) 3 Inspection photos dated February 2, 2026, 3 which prompted the issuance of the Order to the Applicant showing a truck parked on the driveway beside the same vehicle shown in earlier photos with no wheels and sitting on jacks, snow in the yard and driveway and no surrounding garbage or tires.

- c) Several Maps photos. One dated May 2025 showing the same vehicle on jacks in the same location on the front driveway. Another dated August 2023 showing the same vehicle in the same location on the front driveway with tires.

[20] The Respondent's written submission included the following:

The vehicle has been stationary on the property for multiple years. The property owner's selected representative, [], has indicated that they do not intend to restore the vehicle in working condition (they will remove the tires again for use on another vehicle and leave the vehicle on jacks).

Based on the evidence provided, it is Administration's submission that the appellant has contravened Section 6(1) of the Community Standards bylaw nuisance on land and that the MGA Order issued on February 5, 2026 was valid.

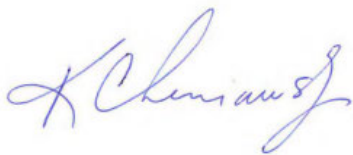
Administration requests that the Order be upheld.

[21] After considering all of the submissions, the Committee finds the following:

- a) Tires, wheel rims are essential operational components of a vehicle. Without wheels the vehicle is not in working order and is non operational.
- b) A vehicle which has had its wheels removed and is consequently stored on jacks is a "dismantled vehicle."
- c) The subject vehicle has been kept in place stationary on the front driveway of the subject property since 2018.
- d) The subject vehicle has been kept in a dismantled state in place stationary on the front driveway of the subject property without tires on jack stands since September, 2023.

[22] In the Committee's view, storing a dismantled vehicle (a vehicle on jacks without its wheels) on the front driveway for over 2 years constitutes a nuisance on land contrary to section 6 of the *Community Standards Bylaw*.

[23] On this basis, the Committee concludes that the Order was properly issued and in accordance with section 547(2) of the *MGA* confirms the Order.



Kathy Cherniawsky, Chair
Community Standards and Licence Appeal Committee

Important Information for the Appellant

1. A person affected by this decision may appeal to the Alberta Court of King's Bench under Section 548 of the *Municipal Government Act*, RSA 2000, c M-26 if the procedure required to be followed by this Act is not followed, or the decision is patently unreasonable.