

EDMONTON
COMMUNITY STANDARDS AND LICENCE APPEAL COMMITTEE

Citation: v Community Standards and Neighbourhoods (City of Edmonton), 2026
ABECSLAC 10007

Date: April 17, 2026
Order Number: 642958831-001
CSLAC File Number: CSLAC-26-007

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 24, 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 furniture, wooden drawers, carpet, crates, plastic containers, foam material, clothing, blankets, wood pieces and other loose litter and debris from the entire property.

YOU MUST COMPLY WITH THIS ORDER BEFORE: March 09, 2026

[2] The subject property is located at 12749 - 85 Street NW, Edmonton.

[3] The hearing on March 31, 2026 was held via 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
- The Respondent's written submission, including a series of photographs.

Preliminary Matters

[4] The appeal was filed on time, in accordance with Section 547 of the *Municipal Government Act*.

Summary of Hearing

i) Position of the Applicant

[5] The Applicant was not in attendance at the hearing and the Committee relied on their written submission.

ii) Position of the Respondent

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

Decision

[7] The Order is Confirmed.

Reasons for Decision

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

[9] Section 545 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.

[10] The Order alleges that based on an inspection of the property on February 5, 2026, the property is in contravention of the City of Edmonton's *Community Standards Bylaw #14600*, Section 6(1) which prohibits Nuisance on Land conditions.

[11] Accordingly, the Order requires the Applicant to "Remove furniture, wooden drawers, carpet, crates, plastic containers, foam material, clothing, blankets, wood pieces and other loose litter and debris from the entire property."

[12] The relevant portions of section 6 of the *Community Standards Bylaw* states:

- (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;

Analysis:

[13] Neither party appeared in person and the Committee proceeded on the basis of written submissions sent by the Applicant and the Respondent.

[14] The only submission on file from the Applicant is an email with a request for review which states:

Dear Sir/Madam:

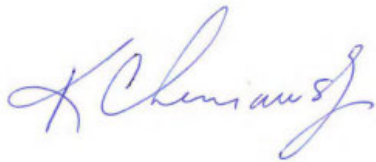
I attended the property in October and paid several thousand dollars to remover [sic] debris from the property. I placed the property for sale and it is now about to be foreclosed by the bank. I am a disabled veteran, with very little means to fly out to Edmonton and arrange for the idiot that lives across the alley from my property who keeps piling garbage on my property. I have had several discussions with the person. Please look into this.

[15] The Respondents submitted a Bylaw Investigation Summary Report, a Summary of the applicable law arguing that the Order was validly issued and a request that the Committee confirm the Order as issued.

[16] The Respondents also submitted three sets of photographs of the subject property:

- a. One inspection photograph dated January 12, 2026 showing the rear detached garage boarded up with fire damage, a large storage bin and miscellaneous items strewn across the rear of the property. This inspection prompted the issuance of a Notice to Comply to the property owner (the Applicant) and to the tenant.
- b. Seven inspection photographs dated February 5, 2026 showing the same area with the same debris and additional items and garbage strewn about. There is one photograph of the subject property from the front street showing a tidy front yard.

- c. Ten inspection photographs dated March 18, 2026 two showing the front of the subject property and eight showing the rear with additional refuse and household items, furniture and toys in the rear yard behind the damaged garage.
- [17] Based on a review of the photographic evidence before it, the Committee finds that there was a nuisance on land condition as defined in the *Community Standards Bylaw* occurring on the property at the time the Order was issued.
- [18] The Committee notes that all land owners, regardless of their place of residence or of the origin of the discarded materials, are responsible to maintain their property in compliance with the *Community Standards Bylaw* concerning the state of the property they own within the City of Edmonton.
- [19] The Committee finds that the Order was validly issued.
- [20] The Committee finds no reason whatsoever to vary, substitute or cancel the Order.
- [21] Pursuant to its authority under section 547(2) of the *MGA*, the Committee confirms the Order as issued.



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.