

**WOODLANDS COUNTY
BYLAW 634/25
IN THE PROVINCE OF ALBERTA**

**A BYLAW BEING ENACTED FOR THE PURPOSES OF ESTABLISHING A COMMUNITY
STANDARDS BYLAW IN WOODLANDS COUNTY**

WHEREAS, pursuant to section 7 of the *Municipal Government Act*, RSA 2000 c M26, and amendments thereto, authorizes a Municipality to pass bylaws for municipal purposes respecting the safety, health and welfare of the people and protection of the people and property;

AND WHEREAS, the *Municipal Government Act*; RSA 2000 c. M26, authorizes a municipality to pass bylaws respecting nuisances, including property maintenance;

AND WHEREAS, the *Municipal Government Act*; RSA 2000 c. M26, authorizes a municipality to pass bylaws regarding the remedying of contraventions of bylaws;

NOW THEREFORE, the council of Woodlands County, duly assembled and under the authority of the *Municipal Government Act*, as amended, hereby enacts the following:

1. TITLE

- 1.1. This bylaw may be referred to as the "Community Standards Bylaw"

2. PURPOSE

- 2.1. The purpose of this bylaw is to regulate the conduct and activities of people on privately owned property and immediately adjacent areas in order to promote the safe, enjoyable and reasonable use of such property for the benefit of all people in Woodlands County.

3. INTERPRETATION AND DEFINITIONS

- 3.1. Nothing in this Bylaw shall be interpreted or applied so as to prohibit, regulate or otherwise interfere with normal agricultural practices carried on in accordance with applicable Provincial legislation.
- 3.2. Where the County has issued a development permit that includes conditions respecting matters in Parts 4, 5 or 6 of this Bylaw, the conditions in the development permit govern to the extent of any conflict with the provisions of this Bylaw.
- 3.3. In this Bylaw:
- (a) "Chief Administrative Officer" means the Chief Administrative Officer of the County or their delegate;
 - (b) "Council" means the Council for Woodlands County;
 - (c) "County" means Woodlands County;
 - (d) "Enforcement Officer" means a peace officer as defined in the *Provincial Offences Procedure Act*;
 - (e) "Land Use Bylaw" means Woodlands County Land Use Bylaw, as amended;
 - (f) "Drinking Establishment" means a licensed drinking establishment as defined in the Land Use Bylaw;

- (g) “Occupant” means any Person residing on or to be in apparent possession or control of a Property or Structure, including, but not limited to, a lessee;
- (h) “Owner” means:
 - i. in the case of land, to be registered under the *Land Titles Act* as the owner of the fee simple estate in a parcel of land; and
 - ii. 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;
- (i) “Person” means any individual, firm, partnership, association, corporation, trustee, executor, administrator or other legal representative;
- (j) “Property” means a parcel or land, including any Structure;
- (k) “Public Place” means any Property, whether publicly or privately owned, to which members of the public have access as of right, or by express or implied invitation, whether on payment of any fee or not;
- (l) “Recreational Vehicle” includes, but is not limited to, any motor home, travel trailer, tent trailer, fifth wheel trailer, camper when not mounted on a truck but placed on the ground or a stand, or any similar vehicles, regardless of whether it is capable of being transported, driven or drawn on a highway;
- (m) “Residential District” means any district which is designated for residential use within the Land Use Bylaw;
- (n) “Sidewalk” has the same meaning as in the *Traffic Safety Act*;
- (o) “Structure” means any form of physical construction, whether built on site or moved in, including, but not limited to, any building, fence, retaining wall, scaffolding, shed, portable shack, or other similar types of construction or improvements;
- (p) “Trailer” means a trailer as defined in the *Traffic Safety Act*;
- (q) “Truck” means a Vehicle of 5500 kgs gross vehicle weight or more, or exceeding 6.3 m in overall length and excludes a Recreational Vehicle.
- (r) “Violation Ticket” has the same meaning as in the *Provincial Offences Procedures Act*;
- (s) “Vehicle” means a motor vehicle as defined in the *Traffic Safety Act*.

4. PART 4 - PROPERTY MAINTENANCE

- 4.1. An Owner or Occupant shall maintain any roof or awning that extends over a Sidewalk or property line, free of snow and ice.
- 4.2. No Owner or Occupant shall permit vegetation on their Property to encroach onto a Public Place. The County shall provide an Owner or Occupant at least seven (7) days notice in an enforcement order to remove vegetation encroaching onto a Public Place.
- 4.3. No Owner or Occupant shall place or permit to be placed, an electrical extension cord across a Sidewalk or any Public Place, unless the extension cord is supplying power to a power tool that is actively in use.

- (a) Prior to removing an extension cord located on or across a Sidewalk, the County shall leave a notice on the vehicle or equipment that is connected to the extension cord, or posted to the door of the premises from where the cord extends that advises that the extension cord shall be removed by the County if it is not removed by the Owner or responsible person within twenty-four (24) hours.

4.4. No Owner or Occupant shall cause or permit a nuisance to exist on their Property.

4.5. For the purposes of section 4.4 a nuisance includes a Property that shows signs of a serious disregard for general maintenance and upkeep, whether or not it is detrimental to the surrounding area, including but not limited to:

- (a) excessive accumulation of material including, but not limited to, building materials, plastics, appliances, household goods, boxes, packing materials, disassembled machinery or equipment, tires, Vehicle parts, or similar debris of any form whether a solid or liquid, and whether of any apparent value or not;
- (b) loose garbage, refuse, litter, flyers, papers or similar debris of any form whether located in a storage area, collection area or elsewhere on the land;
- (c) derelict vehicles that are not screened from view from a highway or other Public Place;
- (d) loose building or construction materials, any accumulation of construction-related garbage, refuse, litter, or similar debris of any form, or any untidy work or storage areas on the land;
- (e) the presence or accumulation of animal carcasses, domestic animal feces, or animal parts;
- (f) production or emanation of any offensive odours;
- (g) grass higher than twenty (20) centimetres;
- (h) excessive weeds, including but not limited to noxious and prohibited weeds as defined in the *Weed Control Act*, or nuisance weed as may be defined by the County pursuant to a weed control bylaw;
- (i) production of excessive dust, dirt, or smoke;
- (j) any tree, shrub, other type of vegetation or any Structure that:
 - i. interferes or could interfere with any public work or utility;
 - ii. impairs visibility required for safe traffic flow at any intersection adjacent to the land; or
 - iii. has any rot or other deterioration, excluding the contents of a composting pile;
- (k) any accessible excavation, ditch, drain or standing water that could pose a danger to the public;
- (l) an infestation of rodents, vermin or insects; or
- (m) failure to keep Property in a Reasonable State of Repair including but not limited to:

- i. the significant deterioration of a Structure or portion a Structure;
- ii. broken or missing windows, doors, stairs, landings, balconies, patios, fences, siding, shingles, shutters, eaves or other building material;
- iii. the presence of graffiti; and
- iv. significant fading, chipping, peeling, rotting or absence of paint on areas of a Structure or signage located on the Property.

5. PART 5 – VEHICLES

Derelict Vehicles

- 5.1. Except if permitted by a development permit:
 - (a) no Owner or Occupant of any Property may keep more than five (5) derelict Vehicles on that Property; and
 - (b) no Owner or Occupant of any Residential Property may keep more than two (2) derelict Vehicles on that Property.
- 5.2. An Owner or Occupant shall not keep or permit a derelict Vehicle to remain on their Property unless the derelict Vehicle is located within a building or is otherwise screened from view from a highway or other Public Place.
- 5.3. No Person may keep or permit a derelict Vehicle to remain on a Residential Property that does not contain a dwelling.
- 5.4. Notwithstanding Sections 5.1 and 5.2, an Owner or Occupant who carries on a bona fide farming operation may keep derelict Vehicles on the Property where each such Vehicle is reasonably incidental to that farming operation. A Vehicle is not reasonably incidental to a farming operation where, in the opinion of an Enforcement Officer, its presence reflects the storage, salvage, wrecking, or resale of Vehicles rather than the conduct of farming.

School Buses

- 5.5. No Owner or Occupant shall keep or permit a school bus to remain on their Property unless that person has a valid and subsisting contract with a school division to transport students.
- 5.6. An Owner or Occupant with a contract with a school division to transport students may keep a maximum of:
 - (a) One (1) school bus on their Property if the Property is less than 0.81 ha; and
 - (b) Two (2) school buses on their Property if the Property is 0.81 ha or greater.

6. PART 6 - REGULATING NOISE

- 6.1. No Person shall cause or permit any noise that, in the opinion of an Enforcement Officer, having regard for the circumstances, annoys or disturbs the peace of any reasonable Person.

- 6.2. No Owner or Occupant of a Property shall permit their Property to be used so that noise from the Property annoys or disturbs the peace of any reasonable Person.
- 6.3. In determining what constitutes noise likely to annoy or disturb the peace of any reasonable Person, consideration may be given to:
- (a) type, volume, and duration of the sound;
 - (b) time of day and day of week;
 - (c) nature and use of the surrounding area; and
 - (d) any other factor that, in the opinion of the Enforcement Officer, is relevant to the determination of whether the noise constitutes a disturbance.
- 6.4. No Person shall use, operate or allow to be used or operate any tools, machinery or equipment, whether indoors or outdoors, so as to create noise or a disturbance which may be heard within a dwelling located within a Residential District between 9:00 p.m. and 7:00 a.m.
- 6.5. No Person shall use, operate or allow to be used or operated:
- (a) lawn mowers or motorized garden tools;
 - (b) outdoor power tools, machinery or equipment; or
 - (c) a snow clearing device powered by an engine of any kind;
- in a Residential District between 9:00 p.m. and 7:00 a.m.
- 6.6. No Owner of a Drinking Establishment shall cause or permit noise from the Drinking Establishment annoys or disturb the peace of any reasonable Person outside of the property on which the Drinking Establishment is located.
- 6.7. No Person shall cause, permit or allow a Truck to idle for longer than twenty (20) minutes when it is located within a Residential District or within one hundred and fifty (150) meters of a Residential District, unless the outside temperature is -15°C or colder.
- 6.8. Where a noise from a Motor Vehicle contravenes a provision of this Bylaw the owner and operator of the Motor Vehicle are each guilty of an offence under this Bylaw.
- 6.9. This Part 6 addressing noise does not apply to:
- (a) work carried out by the County or its agents;
 - (b) snow removal activities on properties that are not adjacent to Residential Districts; or the maintenance or use of agricultural equipment being used on a property districted as Agricultural in the Land Use Bylaw.
- 6.10. The provisions contained in this part shall not apply to:
- (a) the periodic ringing of bells in churches, religious establishments and schools;
 - (b) the sounding of any alarm or warning to announce a fire or other emergency;
 - (c) the playing of a band in connection with a parade allowed pursuant to any County Bylaw; or
 - (d) the use of unmodified signaling devices on vehicles in the normal operation for the purpose of giving warnings to other vehicles or persons.

7. PART 7 – LITTERING

- 7.1. No Person shall place, cause or permit to be placed any litter, garbage, waste, refuse or other similar material in a Public Place except in a receptacle designated and intended for such use.
- 7.2. No Person shall throw, deposit, or permit to escape from a Motor Vehicle or Trailer any litter, garbage, waste, refuse or other materials onto a highway or other Public Place.
- 7.3. Where litter, garbage, waste, refuse or other materials escape from a Motor Vehicle or Trailer, the owner and operator of the Motor Vehicle or trailer are each guilty of an offence under this Bylaw.

8. PART 8 – MISCELLANEOUS

- 8.1. No Person shall place, cause to be placed or permit to be placed any earth, sand, gravel, grass, leaves, snow, ice, debris or other materials:
 - (a) upon any Sidewalk or Highway; or
 - (b) on or around a municipal fire hydrant in a manner that obstructs, interferes with or limits the visibility of, or access to, the fire hydrant.

9. PART 9 – POWERS OF AN ENFORCEMENT OFFICER

- 9.1. Without restricting any other power, duty or function granted by this Bylaw, the Chief Administrative Officer 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) establish the criteria to be met for a permit pursuant to this Bylaw; and
 - (i) delegate any powers, duties or functions under this Bylaw to an employee of the County.

10. **PART 10 – ENFORCEMENT**

- 10.1. A Person who contravenes any provision of this Bylaw is guilty of an offence.
- 10.2. A Person who is guilty of an offence is liable to a fine in an amount not less than that established in Schedule “A” and not exceeding \$10,000.00.
- 10.3. Without restricting the generality of section 10.2, the fine amounts set out in Schedule “A” are established for use of Violation Tickets.
- 10.4. An Enforcement Officer is hereby authorized and empowered to immediately issue a Violation Ticket pursuant to the *Provincial Offences Procedure Act* to any Person who the Enforcement Officer has reasonable and probable grounds to believe has contravened any provision of this Bylaw.
- 10.5. If a Violation Ticket is issued in respect of an offence, the Violation Ticket may:
 - (a) specify the fine amount established by this Bylaw for the offence; or
 - (b) require a Person to appear in court without the alternative of making a voluntary payment.
- 10.6. 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 Bylaw for the offence;
make a voluntary payment by submitting to a Clerk of the Court of Justice, on or before the initial appearance date indicated on the Violation Ticket, the specified penalty set out on the Violation Ticket.
- 10.7. Nothing in this Bylaw shall be construed to limit or hinder the ability of the Municipality to issue an order pursuant to section 545, 546 or 645 of the *Municipal Government Act*.
- 10.8. Where a contravention of this Bylaw has occurred or is occurring, a designated officer may issue an order to the Person responsible for the contravention, or the Owner or Occupant of the Property where the contravention is taking place, or any or all of them, pursuant to sections 545 or 546 of the *Municipal Government Act*.
- 10.9. A Person to whom an order is issued pursuant to section 545 or 546 of the *Municipal Government Act* may request a review of the order by written notice to Council within fourteen (14) days of the date on which the order is received by that Person in the case of an order under section 545 of the *Municipal Government Act*, and seven (7) days of the date on which the order is received by that Person in the case of an order under section 546 of the *Municipal Government Act*. Upon review of the order, Council may confirm, vary, substitute or cancel the order.

11. REPEAL

11.1. That Bylaw 520/19 and Bylaw 498/17 including all amendments thereto be repealed in their entirety.

12. SEVERABILITY

12.1. Should any provision of this bylaw become invalid, void, or illegal or otherwise not enforceable, it shall be considered separate and severable from the bylaw and the remainder shall remain in force and be binding as such provision had not been included.

READ a first time this ____ day of ____, 2026

READ a second time this ____ day of ____, 2026

READ a third time this ____ day of ____, 2026

Dave Kusch, Reeve

Matthew Ferris, Chief Administrative Officer

**WOODLANDS COUNTY
BYLAW 634/25**

SCHEDULE “A”

SPECIFIED PENALTIES

Section	Offence	Minimum Specified Penalty
4.1	Fail to Maintain Roof/Awning	\$200.00
4.2	Permit vegetation to encroach onto a Public Place	\$100.00
4.3	Place or permit to be placed an electrical extension cord across a Sidewalk or Public Place	\$100.00
4.4	Cause or permit a nuisance to exist on Property	\$100.00
5.1	Storage of excess number of derelict vehicles	\$200.00
5.2	Improper storage of derelict vehicle	\$200.00
5.3	Storage of derelict vehicle on a Residential Property without a dwelling	\$200.00
5.4	Storage of school bus on property without contract	\$100.00
5.5	Storage of excess number of school buses	\$100.00
6.1	Cause or permit noise that disturbs the peace	\$250.00
6.2	Permit Property to be used so that noise from the Property disturbs the peace	\$250.00
6.5	Use, operate, or allow to be used or operated, forbidden device at night	\$250.00
6.6	Cause or permit noise from Drinking Establishment to disturb the peace	\$250.00
6.7	Cause, permit or allow a Truck to idle for longer than twenty (20) minutes in a Residential District	\$100.00
7.2	Throw, deposit or permit materials to escape from a Motor Vehicle or Trailer onto a highway or other Public Place	\$1000.00
8.1(a)	Place, cause or permit to be placed materials on a Sidewalk or Highway	\$100.00
8.1(b)	Place, cause or permit to placed materials on or around a municipal fire hydrant	\$250.00

Notwithstanding the minimum penalties specified in Schedule “A”, an Enforcement Officer may impose a penalty equal to twice the amount specified in Schedule “A” for any subsequent occurrence of the same offence.