

Administrative Backgrounder

Councillor Notice of Motion

Title	Construction Site Cleanliness (Deputy Mayor Toms)
Purpose of Report	To provide information in response to Deputy Mayor Toms' Notice of Motion made at the April 8, 2025 Regular Council Meeting.
Proposed Motion(s)	That Council direct Administration to research and recommend a bylaw, by September 9, 2025, to regulate construction site cleanliness in Sturgeon County, with consideration to refuse handling, storage of materials and equipment, drainage, public safety measures, and penalty considerations.
Previous Council / Committee Direction	N/A
Strategic Alignment	<u>Thriving Communities</u> Motion may support the outcome of beautiful places with high standards and safe communities.
Statutory Requirement Considerations	A new bylaw, or amendment to existing bylaw, would need to follow the legislative processes for introducing a bylaw or carrying out amendments to a bylaw. This would include a public hearing, if required.
Alignment to Levels of Service Delivery	The approval of this motion may impact service levels if new enforcement requirements are advanced through a new bylaw or the amendment of existing bylaws.
Anticipated Human Resource Requirements	Internal resources can be reallocated to prepare recommendations by September 9 th , 2025.
Anticipated Financial Resource Requirements	none
Additional Background Information	<ul style="list-style-type: none"> The Land Use Bylaw and Community Standards Bylaw work in tandem to regulate construction sites within the County. Other Bylaws such as the Surface Drainage Bylaw may also apply.

- Based on Administration's understanding of the motion and its intent (subject to any further clarification from the Council member), Administration believes that the County's current bylaws provide enforcement personnel with sufficient tools required to address construction site cleanliness in Sturgeon County. As such, **Administration would recommend that further bylaw analysis is not required at this time; however, if concerns exist related to service levels or specific sites, these could be reviewed from an awareness or resourcing perspective.** This latter review could be done with internal resources and findings shared with the Council by the September 9th, 2024, Council meeting. No motion would be required to take this direction, as the CAO could initiate such a review directly.
- Notwithstanding the above, should Council choose to support the motion, Administration would undertake a fulsome review that would include:
 - Review of current bylaws
 - Review of municipal best practices
 - Review enforcement and compliance activities related to unsightly premises or site construction complaints.
 - Identification of policy gaps or procedures to effectively address construction site issues.
 - Identify service gaps that might arise in implementing new policy, and the related costs to implement new service levels.
 - Recommendation for implementation of policy changes and service level enhancement if required.
 - Recommendation on whether a new bylaw was required or if gaps could be addressed with amendments to current bylaws by the September 9th, 2025, Council meeting.
- To carry out the full scope of work outlined above, Administration estimates that an internal review would require approximately fifty (50) hours of staff time, from staff in multiple departments. A reprioritization of current workloads would be required. If external support were contracted, at a cost of up to \$10,000, staff time could be reduced; while Administration seeks to use contracted services sparingly, external support would be beneficial in completing the full scope of work within the required time frames.
- Currently identified relevant bylaws:
 - Land Use Bylaw 1385/17 regulates how land and buildings can be used and developed in Sturgeon County. It outlines zoning districts, permitted and discretionary land uses, the number of dwellings allowed per parcel, and the role of the Development Authority. It also explains how development permits are issued and conditions that can be added to those permits.

	<ul style="list-style-type: none"> ○ Community Standards Bylaw 1433/19 regulates the following: Unsightly Property, Vehicles, Noise, General Maintenance, Graffiti, Composting, Disposal, Lighting, and Firearms. ○ Surface Drainage Bylaw 1558/21 outlines surface drainage restrictions and owner responsibilities regarding drainage facilities. The bylaw outlines how the County exercises its enforcement authority and determines the tools and penalties for enforcement.
Attachment(s)	N/A
Report Reviewed by:	<p>Tyler McNab, Acting Manager, Planning and Development Services</p> <p>Chad Moore, Manager, Protective Services / Fire Chief</p> <p>Christine Wells, Director, Community and Protective Services</p> <p>Milad Asdaghi, General Manager, Development and Economic Services</p> <p>Travis Peter, Chief Administrative Officer</p>