

## CONSEQUENCES AND PENALTIES

If in the opinion of Protective Services personnel a premise is in violation of the Community Standards Bylaw, the individual(s) that are believed to be in violation may be issued one of the following:

- A violation ticket
- A remedial order
- A violation ticket and a remedial order.

Generally fines for failing to comply with the Community Standards Bylaw range from \$200-\$500. If a person refuses to obey a remedial order, then fines of up to \$10,000 may be issued by the courts.

In the spirit of fairness, as well as compliance with the Municipal Government Act Section 547, a Community Standards Appeal board has been established to rule on any potential citizen appeals.

SECTION	OFFENCE	MIN. PENALTY
5	Nuisance property.....	\$200
6	Unightly Premise.....	\$300
18	Operating motorized device in residential area at night time.....	\$500
29	Failure to comply with remedial order...	\$500

It is at the discretion of the Municipal Enforcement Officer as to when and how to respond to a potential violation. Should the MD require a parcel to come into compliance, any costs associated with rectifying violations will be recovered through taxes on the subject parcel, in conjunction with any potential associated fines.

## CLEANER, SAFER COMMUNITY

*This bylaw is motivated by the 'Broken Window Theory'. Developed by Harvard researchers Wilson and Kelling in the 1980's this theory has been used by the NYPD, LAPD, as well as many law enforcement agencies across the world. The theory is that one broken window that remains unrepaired increases the likelihood that another window will be broken and more vandalism in the area will occur. An unrepaired broken window conveys the message that no one cares about the area, therefore crime rates increase.*

*This theory has seen success in the New York City Subway stations in the 90's. All dirt, grime and graffiti was removed from the transit system including: trains, entranceways, and platforms. The areas were cleaned and kept to a considerably higher standard than before. This led to a considerable decrease in not only littering and 'fare-dodging' (not paying) but also more serious crimes like assault and muggings.*

*A clean, well kept community will not only appear nice, but it will also alter the attitude of residents and guests to treat our community with the respect and dignity it deserves.*

*We appreciate you doing your part to continue to build our beautiful community.*



**Protective Services**  
[www.mdfoothills.com](http://www.mdfoothills.com)  
 403-603-6300



# Community Standards Bylaw

# Building Beautiful Communities

**Protective Services**

# To all residents and business owners in the MD of Foothills

## **MAKING YOUR COMMUNITY BETTER!**

**Bylaw No. 34/2009 The Community Standards Bylaw (CSB)** is intended to make your community a nicer place to live. The MD of Foothills No. 31 has passed legislation to ensure compliance of issues regarding unsightly premises, nuisances, noise complaints as well as maintenance standards to ensure a safe and vibrant community.

Knowing your landowner or tenant responsibilities will result in a higher rate of voluntary compliance, resulting in less need for enforcement and fewer community conflicts. The ultimate benefit to individuals is the protection of the investment in their properties and the community at large.

The Community Standards Bylaw ensures all residents in this naturally beautiful setting do not act in a manner or leave their properties in a state which detracts from the allure of our great area. In response to ratepayer concerns, these practices are being introduced to ensure compliance from all residents and businesses that live or do business within the Municipal District of Foothills No. 31.

A well maintained property instills a sense of pride in its residents and results in a higher standard of living. These bylaws have been written to protect the environment, our communities and ensure a high standard of public health and safety. They are not meant to restrict freedoms, but are meant to help neighbours live together peacefully in a wonderful setting.

## **UNSIGHTLY PREMISES**

An unsightly premise is defined by the CSB as: “any premise whether land, buildings, improvements to land or buildings, personal property or any combination of the above, located on the lands within the MD, (that) in the opinion of an Officer, is unsightly to such a degree as to detrimentally affect the repose, amenities, use, value, or enjoyment of the surrounding lands in reasonable proximity to the Unsightly Premises, or as otherwise detrimental to the surrounding area or in an unsightly condition as defined in the Municipal Government Act.”

Some of the key issues addressed in the Community Standards Bylaw include:

- Maintenance standards of residential properties;
- Unsightly and nuisance properties;
- Weed control;
- Cutting of grass on boulevards and clearing snow from sidewalks adjacent to residences;
- Construction projects and accumulation of construction materials;
- Recreational and passengers vehicles parked on streets longer than 72 hours;
- Noise nuisances;
- Accumulation of animal feces and manure management;
- Use of ATVs on private and public lands.



*More details, as well as a copy of the Community Standards Bylaw can be found at our website:*

**[www.mdfoothills.com](http://www.mdfoothills.com)**

**MD of Foothills  
309 Macleod Trail  
Box 5605  
High River, Alberta T1V 1M7**

**For more information, please contact  
Protective Services at:  
403-603-6300**

