

Mechanisms to Address Short-Term Rental Concerns

Concern	Tools and Resources
<p>Unlicensed business</p>	<p>Business Licence Bylaw 13138</p> <p>Section 91.2 - No person shall engage in or operate a Business in a premises used as a Short-Term Residential Rental Accommodation unless the Person holds a Licence authorizing the Person to engage in or operate that business.</p> <p>Fine/Penalty Section 97(2)(b) - \$400 or two times the licence fee for each business being engaged in or operated without a licence, whichever is greater.</p> <p>Education Municipal Enforcement Officers may initially provide education, written and verbal warnings to gain voluntary compliance.</p>
<p>Nuisance on land</p> <p>Snow on sidewalk</p> <p>Long grass / weeds</p> <p>Waste collection</p>	<p>Community Standards Bylaw 14600</p> <p>Section 6 (1) A person shall not cause or permit a nuisance to exist on land they own or occupy.</p> <p>Section 6 (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: (d) unkempt grass or weeds higher than 10 centimetres;</p> <p>Section 8 A person shall maintain any boulevard adjacent to land they own or occupy by: (a) keeping any grass on the boulevard cut to a reasonable length; and (b) removing any accumulation of fallen leaves or other debris.</p> <p>Section 7 A person shall maintain any sidewalk adjacent to land they own or occupy clear of all snow and ice.</p> <p>Section 12.2 A person shall not set out waste for collection at any front yard or curbside collection location before 4:00 p.m. on the day before the collection date.</p> <p>Section 12.3 A person shall not leave waste containers at any front yard or curbside collection location location later than noon of the date after the collection date.</p> <p>Section 12.4 A person shall not store waste containers in the front yard or at any location other than a location between the line established by the front wall of the residence and the rear property line.</p>

	<p>Education Municipal Enforcement Officers may initially provide education, written and/or verbal warnings to gain voluntary compliance.</p> <p>Fine/Penalty Section 43(2) (a) \$250.00 for any offence for which a fine is not otherwise established in this section; (c) \$100.00 for any offence under sections 7, 8, 12.2, 12.3, and 12.4.;</p>
Vehicles parked illegally	<p>Traffic Bylaw 5590</p> <p>Parking Enforcement Services manages parking violations for on-street parking.</p> <p>Fine/Penalty Section (2) Without restricting the generality of subsection (1) the following fine amounts are established for use on municipal tags and violation tickets if a voluntary payment option is offered: (a) \$250 for any offence for which a fine is not otherwise established in this section; (b) \$35 for any offence under section 45; (c) \$50 for any offence under Part II except sections 8, 18(1)(a), 30, 31, 32, 33, 34, 36, 37, 37.1, 38, 40(1) and 45; (c.1) \$75 for any offence under sections 8, 32, and 38; (c.2) \$250 for an offence under section 8(1) if the vehicle is a taxi; (d) \$100 for any offence under sections 18(1)(a), 30, 31, 36, 37, 37.1, 40(1), 49, 51, 53 and 54; (e) \$150 for any offence under section 33</p>
Noise Neighbour disputes Weapons Violence Drugs	<p>Edmonton Police Service</p>
Building safety	<p>National Building Code - Alberta Edition</p> <p>Section 9.10.18.2(2) requires a fire alarm system in a residential dwelling with an occupant load greater than 10 people (sleeping accommodation).</p> <p>Variations on the code requirements also apply depending on who is occupying the house and the use of the space. For example, boarding and lodging or treatment facilities may have additional requirements including fire separations, separate exiting requirements, emergency lighting, sprinkler system, barrier-free requirements etc. Some of the determining factors would be based on the</p>

Attachment #2

	occupant load, physical and mental capabilities of the occupants (ambulatory vs non-ambulatory) and their age range.
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