



April 02, 2026

St. Albert City Council
City of St. Albert
5 St. Anne Street
St. Albert, AB T8N 3Z9

RE: Construction Debris in Developing Neighbourhoods — Bylaw Amendments and Policy Options

Dear Mayor Olivieri and Members of Council,

BILD Edmonton Metro is a non-profit organization representing over 500 companies in the building and development industry. Our members are committed to shaping our region to ensure more people and businesses choose to live, invest, and thrive here.

BILD Edmonton Metro was engaged by City Administration during the development of the initial proposal and appreciates the collaborative approach taken. We write ahead of Council's consideration of this item to express our position on the recommended measures.

In principle, we support the three immediate actions recommended by Administration at the March 10 Committee of the Whole presentation: amendments to the Community Standards Bylaw in support of greater clarity and enforceability, an advisory note on Residential Development Permits, and a targeted communications campaign. However, we were not engaged on the specific amendments to the Community Standards Bylaw. We request time to work with our members to provide feedback to admin to ensure amendments proceed forward in a way that does not create unintended consequences.

The future potential recommendations identified, and council amendments put forward, are a different matter. Measures such as the identified Securities Bylaw Amendments, Surface Drainage Bylaw Amendment, Business Licence Bylaw Amendment, Fee for Clean Up Measures, are inefficient and would impose an unreasonable burden on developers and builders. Connecting displaced material to a specific builder or lot is rarely straightforward, and penalizing developers or builders for debris that cannot be reliably traced back to their site is simply not reasonable. We would strongly oppose these measures if brought forward.

Developers are already working directly with their builder partners to address site cleanliness and attached a document to this letter that outlines those efforts. We encourage Council to consider this context before pursuing measures that go beyond what the situation warrants.

BILD Edmonton Metro looks forward to continued collaboration with the City of St. Albert on this file.



Sincerely,

A handwritten signature in black ink, appearing to read "Kalen Anderson".

Kalen Anderson, RPP, MCIP
CEO, BILD Edmonton Metro

Copy:	William Fletcher, Chief Administrative Officer	City of St. Albert
	Adryan Slaght, Managing Director, Planning & Infrastructure	City of St. Albert
	Kristina Peter, Director, Planning and Development	City of St. Albert
	Reanna Rehman, Chair, BILD-EM Regional Committee	BILD Edmonton Metro
	Mike Yochim, Chair, St. Albert Working Group	BILD Edmonton Metro



Developer and Builder Mechanism Related to Site Cleanliness

The measures below represent the actions within the Developer's control to proactively support builders and their subtrades in maintaining site cleanliness. They are intended to provide guidance and reinforcement both at the outset of construction and in response to declining site conditions.

If these measures prove ineffective, and multiple warnings have been issued, the Developer may implement the following enforcement actions:

- The Developer may arrange for the cleanup of unsightly or non-compliant sites, with all associated costs deducted from the Builder's security deposit.
- Repeated warnings and documented infractions may impact the Builder's eligibility to continue developing within the community or to participate in future projects with the Developer. While site cleanliness may not be the sole determining factor in future lot allocations, it is a significant consideration in Builder performance evaluations.

It is important to recognize that the Developer maintains control over cleanup activities on public lands and properties under its ownership. However, once a lot is transferred to a Builder under the Purchase and Sale Agreement (PSA), full possession and control of that lot rest with the Builder.

Ultimately, both the City and the Developer have existing mechanisms to proactively address site cleanliness. The Developer remains committed to enhancing these efforts and is supportive of collaborative initiatives with the City to improve awareness, communication, and compliance. In particular, the Developer supports the ideas presented at the March 10, 2026 Committee of the Whole meeting regarding incentivizing builders to maintain clean and well-managed sites, and is open to working with the City to further develop and implement these initiatives.

1. Purchase Sale Agreement (PSA)

- The Builder is responsible for their lot starting from the Possession Date, defined as five (5) business days following acceptance of the Building Permit Application.
- Builders must comply with the Neighborhood Integrity Agreements, which includes:
 - Policies and Procedures Manual
 - Architectural Guidelines
- The PSA is binding on the Purchaser and their personal representatives, heirs, successors and assigns.

2. Policies and Procedures Manual, Architectural Guidelines

- These documents are provided to the Purchaser and form part of the PSA.
- The Purchaser must comply with all applicable:
 - Municipal, Provincial, and Federal laws, regulations, by-laws, and codes
 - Architectural requirements for the lot and any development on the lot



- Site maintenance is the sole responsibility of the Purchaser. Requirements include:
 - Compliance with all applicable municipal by-laws
 - All building and excavation materials must be kept within lot boundaries
 - Prompt removal of:
 - Excess excavation materials
 - Dirt or debris on adjacent streets
 - Mandatory provision and use of waste management bins
 - Lots must be kept free of:
 - Weeds
 - Debris
 - Waste materials
 - No dumping or placement of materials, debris, or soil on:
 - Adjacent lots
 - Public lands within the subdivision

3. Regular Site Cleanup

- Developer conducts regular site inspections.
- A maintenance crew is contracted to perform, at minimum, monthly cleanup of:
 - Unsold lots
 - Municipal Reserve (MR) lands
 - Roadways
 - Fence lines
- This cleanup does not include lots that are Builder responsibility due to safety and trespassing considerations.

4. Communication with Builders

- Developer issues regular reminders to Builders regarding their responsibilities:
 - Standard communications are sent in spring and fall
- Additional notices may be issued in response to:
 - Developer site walkthrough
 - Complaints from residents
 - Concerns raised by other builders
 - Notices from the City of St. Albert