



# TOWN POLICY

## ADMINISTRATION POLICY:

# Urban Blight Management

**DEPARTMENT:** Municipal Enforcement

**POLICY NUMBER:** ME-179

**EFFECTIVE DATE:** August 9, 2024

**SUPERSEDES:** New

**UP FOR REVIEW:** August 9, 2029

### Policy Statement:

*Urban blight presents a significant challenge to any municipality, but adopting a proactive approach can reduce the costs taxpayers will bear.*

### The purpose of this policy is to:

*Establish what tools the Town will use to remedy urban blight for privately and publicly owned properties, and prescribe timelines for which remedies will be implemented.*

## 1. Definitions

1. Urban blight: the decay and deterioration of an urban area due to neglect or age

## 2. Guidelines

1. The manifestation of urban blight in the Town of Cardston will be recognized by contravention of property standards as defined by the current version of the *Unightly Property Bylaw*.
2. Urban blight can be found in early or advanced stages:
  - a. Early: unkept yards, shabby/vacant homes and businesses, and random items in various degrees of decay strewn about the property.
  - b. Advanced: increased levels of those characteristics described in clause 2(2)(a), up to and including abandoned property.

## 3. Procedure

1. When a property is managed under this Policy, three factors determine which tool is used:
  - Property type
  - Owner
  - Contravention period
2. The Procedure set out below is to be followed in sequence, though multiple tools can be used simultaneously if resources are available to do so.





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PROPERTY TYPE	OWNER	CONTRAVENTION PERIOD	TOOLS
<b>All</b>	Private	Less than one year	<ul style="list-style-type: none"><li>• Bylaw enforcement</li></ul>
<b>Residential</b>	Private	More than one year	<ul style="list-style-type: none"><li>• Derelict property register</li><li>• Derelict residential tax rate</li></ul>
<b>Non-residential</b>	Private	More than two years	<ul style="list-style-type: none"><li>• Vacant property register</li><li>• Vacant non-residential tax rate</li></ul>
<b>All</b>	Public	Less than one year	<ul style="list-style-type: none"><li>• Sale of property</li><li>• CPTED improvements</li></ul>
<b>All</b>	Public	More than two years	<ul style="list-style-type: none"><li>• Art installations</li></ul>
<b>All</b>	Public	More than three years	<ul style="list-style-type: none"><li>• Demolition</li></ul>

## REVISION HISTORY

Date	Description
2024-08-09	New Policy

**APPROVAL:** ..... **DATE:** .....

*Chief Administrative Officer, Jeff Shaw*

*(signed copy kept in CAO policy binder)*

