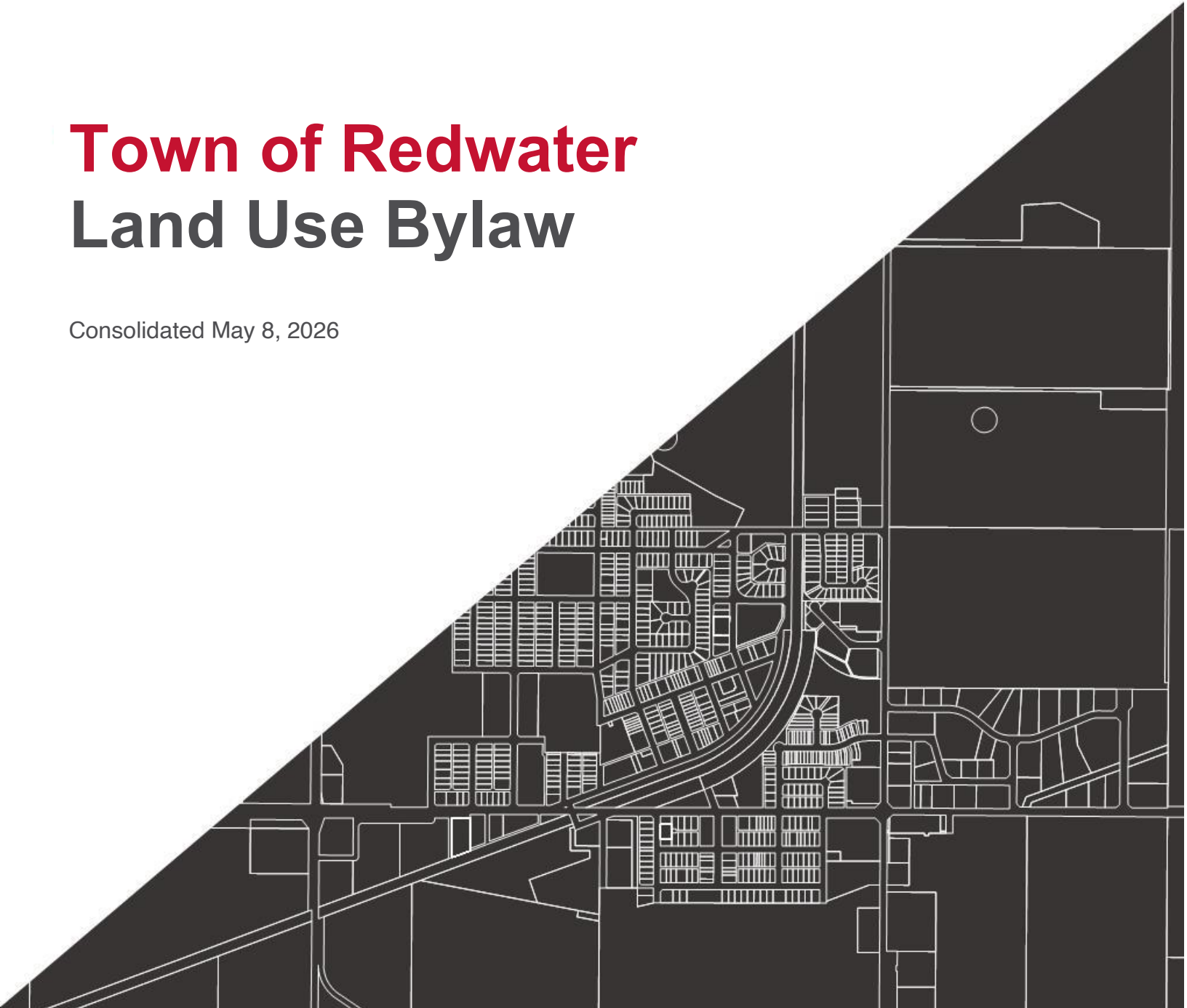




Town of Redwater Land Use Bylaw

Consolidated May 8, 2026



This document is a consolidated version of the bylaw and its amendments, prepared under the authority of a designated officer in accordance with Section 69(3) of the Municipal Government Act (MGA). In the absence of evidence to the contrary, this consolidated document is proof of the original bylaw, all amendments, and the dates of their passage. The official bylaw and all amendments remain available from the Town of Redwater and should be consulted for formal interpretation.

REFERENCE	DATE APPROVED	BYLAW NUMBER	BRIEF DESCRIPTION
1	October 15, 2024	PD-01-2024	Miscellaneous Land Use Bylaw amendments
2	July 2, 2025	PD-01-2025	Miscellaneous Land Use Bylaw amendments
3	December 16, 2025	PD-02-2025	Miscellaneous Land Use Bylaw amendments and consolidation
4	May 5, 2026	PD-01-2026	Miscellaneous Land Use Bylaw amendments and consolidation

TABLE OF CONTENTS

PART 1.0: AUTHORITY AND PURPOSE	2
1.1 TITLE	2
1.2 PURPOSE	2
1.3 REPEAL OF EXISTING BYLAW	2
1.4 TRANSITIONAL PROVISIONS	2
1.5 OTHER LEGISLATIVE REQUIREMENTS	3
1.6 INTERPRETATION	3
1.7 SUBDIVISION AUTHORITY	4
1.8 DEVELOPMENT AUTHORITY	5
1.9 DEVELOPMENT OFFICER	6
1.10 MUNICIPAL PLANNING COMMISSION	6
1.11 COUNCIL	7
1.12 INTERMUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD (ISDAB)	7
1.13 LAND AND PROPERTY RIGHTS TRIBUNAL (LPRT)	7
PART 2.0: LAND USE DISTRICTS	8
2.1 ESTABLISHMENT OF DISTRICTS	8
2.2 RESIDENTIAL LOW-DENSITY DISTRICT (R-LD)	10
2.3 RESIDENTIAL MEDIUM DENSITY DISTRICT (R-MD)	14
2.4 RESIDENTIAL HIGH-DENSITY DISTRICT (R-HD)	19
2.5 RESIDENTIAL MANUFACTURED DWELLING DISTRICT (R-MF)	24
2.6 RESIDENTIAL ESTATES DISTRICT (R-RE)	29
2.7 DIRECT CONTROL (DC-1) DISTRICT: THE WILLOWS NORTH 3	33
2.8 DOWNTOWN COMMERCIAL DISTRICT (C-DWT)	37
2.9 GENERAL COMMERCIAL DISTRICT (C-GEN)	42
2.10 HIGHWAY COMMERCIAL DISTRICT (C-HWY)	47
2.11 DESIGNATED INDUSTRIAL PARK DISTRICT (I-DIP)	51
2.12 INSTITUTIONAL DISTRICT (INS)	56
2.13 PUBLIC UTILITIES DISTRICT (PU)	59
2.14 RECREATIONAL DISTRICT (REC)	62
2.15 RESORT RECREATIONAL DISTRICT (RREC)	65
2.16 AGRICULTURE TRANSITIONAL DISTRICT (AG-T)	69
PART 3.0: GENERAL REGULATIONS	73
3.1 APPLICABILITY	73
3.2 BUILDING HEIGHT	73
3.3 CHANGE OF USE	73
3.4 CORNER LOTS, DOUBLE FRONTING SITES AND SITE LINE PROTECTION AREAS	73

3.5	DWELLING UNITS ON A LOT	75
3.6	ENVIRONMENTAL SCREENING	75
3.7	FENCES ³	76
3.8	HAZARDOUS MATERIALS RISK MANAGEMENT	77
3.9	LANDSCAPING	77
3.10	LOT COVERAGE	78
3.11	NUISANCE	78
3.12	OBJECTS PROHIBITED OR RESTRICTED IN YARDS	78
3.13	ON-SITE AND OFF-SITE SERVICES AND IMPROVEMENTS	79
3.14	PARKING AND LOADING PROVISIONS	79
3.15	PROJECTIONS INTO YARDS	85
3.16	RELOCATION AND DEMOLITION OF BUILDINGS	86
3.17	SITE GRADING AND DRAINAGE	87
3.18	SOUR GAS FACILITIES	87
3.19	UTILITY EASEMENTS	87
PART 4.0: SPECIFIC USES AND ACTIVITIES		88
4.1	APPLICABILITY	88
4.2	ACCESSORY BUILDINGS	88
4.3	ANIMAL CARE FACILITY	89
4.4	BED AND BREAKFAST	90
4.5	CAMPGROUND	90
4.6	CANNABIS PRODUCTION FACILITY AND INDUSTRIAL HEMP	91
4.7	CANNABIS RETAIL	92
4.8	CANNABIS RETAIL	93
4.9	DRIVE-THROUGH VEHICLE SERVICES	94
4.10	GREEN ENERGY	95
4.11	GROUP HOME AND CARE CENTRE	97
4.12	HOME-BASED BUSINESS	97
4.13	INTERMODAL STORAGE CONTAINERS (INTERMODAL SHIPPING CONTAINERS)	99
4.14	LIVESTOCK	99
4.15	PRIVATE SWIMMING POOLS AND HOT TUBS	100
4.16	RECREATIONAL VEHICLES	101
4.17	RELIGIOUS ASSEMBLY	101
4.18	RESTAURANT PATIO	101
4.19	SECONDARY SUITE	102
4.20	SECURITY SUITE	103
4.21	SHOW HOME	104
4.22	TEMPORARY OFFICE ²	104
4.23	URBAN HENS	104
4.24	WIRELESS COMMUNICATIONS FACILITIES	105

4.25	WORKCAMP	106
PART 5.0: SIGNS		108
5.1	APPLICABILITY	108
5.2	SIGNS NOT REQUIRING A DEVELOPMENT PERMIT	108
5.3	SIGNS ADMINISTRATION	109
5.4	GENERAL SIGN REGULATIONS	109
5.5	TYPE OF SIGNS	110
PART 6.0: PROCEDURES AND ADMINISTRATION		119
6.1	DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT	119
6.2	NON-CONFORMING BUILDINGS AND USES	120
6.3	FORMS AND NOTICES	121
6.4	SUBDIVISION APPLICATIONS	121
6.5	SUBDIVISION DECISIONS	122
6.6	DEVELOPMENT PERMIT APPLICATIONS	123
6.7	COMPLETENESS OF APPLICATIONS	126
6.8	DEVELOPMENT PERMIT DECISIONS	126
6.9	VARIANCE POWERS	128
6.10	DEVELOPMENT PERMITS	129
6.11	DEVELOPMENT PERMIT REFERRALS ²	130
6.12	APPEALS	130
6.13	APPLICATIONS TO AMEND THIS BYLAW	131
6.14	ENFORCEMENT	132
PART 7.0: DEFINITIONS		134
7.1	LAND USE DEFINITIONS	134
7.2	GENERAL TERMS DEFINITIONS	148

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- A -	- B -	- C -	- D -	- E -	- F -	- G -
- H -	- I -	- L -	- M -	- N -	- O -	- P -
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- H -	- I -	- K -	- L -	- M -	- N -	- O -
- P -	- R -	- S -	- T -	- U -	- V -	- W -
- W -	- Y -					

SCHEDULES

Schedule A: Land Use Bylaw Maps..... 162

LIST OF FIGURES

Figure 1: Illustration of Lot Definitions – Not To Scale³..... 74

Figure 2: Illustration of Site Line Protection Area – Not to Scale - 75

Figure 3: Illustration of Fencing in Residential Districts – Not to Scale -³..... 76

Figure 4: Illustration of Corner Lot Fencing Setback³ 76

Figure 5: Diagram Depicting Column Headings for Table 2: Parking Requirements 82

Figure 6: Diagram depicting accessible parking design standards² 85

Figure 7:Example of an A-Frame Sign..... 110

Figure 8: Example of Canopy Signs..... 111

Figure 9: Example of an Electronic Sign..... 112

Figure 10: Examples of Fascia Signs 113

Figure 11: Example of a Freestanding Sign..... 114

Figure 12: Examples of Inflatable Signs 115

Figure 13: Example of a Neighbourhood Identification Sign 115

Figure 14: Examples of Projecting Signs 116

Figure 15: Example of a Roof Sign 117

Figure 16: Example of a Temporary Sign 118

LIST OF TABLES

Table 1: Minimum Number Of Parking Spaces By Development 79

Table 2: Parking Requirements 82

Table 3: Loading Spaces Required for Commercial or Industrial Developments..... 83

Table 4: Minimum Accessible Parking Requirements² 84

Table 5: Number of Animal Units in Addition to Domestic Pets..... 100

BYLAW PD-01-2023 LAND USE BYLAW

Pursuant to the Act, 2000, as amended, the Council of the Town of Redwater duly assembled, hereby enacts as follows:

PART 1.0: AUTHORITY AND PURPOSE

1.1 TITLE

This Bylaw shall be referred to as the Town of Redwater Land Use Bylaw and is referenced as “this Bylaw” in the text herein.

1.2 PURPOSE

The purpose of this Bylaw is to regulate the use and Development of Land and buildings within the Town of Redwater to achieve the orderly and economic development of Land, and for that purpose amongst other things:

- (1) to implement the policies of the Town’s Municipal Development Plan and other Statutory Plans;
- (2) to divide the Town into Land Use Districts;
- (3) to describe the purpose and provide building and Site Regulations specific to each Land Use District;
- (4) to establish supplementary Regulations governing certain specific Land uses;
- (5) to establish a Development Authority and a Subdivision Authority;
- (6) to establish a method of making decisions on applications for Development Permits and Subdivisions, including the issuing of Development Permits and Subdivision approvals, and processing appeals; and
- (7) to prescribe a procedure to notify landowners who may be affected by the issuing of a Development Permit or Subdivision approval.

1.3 REPEAL OF EXISTING BYLAW

- (1) Land Use Bylaw 811, and any amendments thereto, are hereby repealed and shall cease to have effect on the day that this Bylaw comes into force.
- (2) This Bylaw comes into effect January 1, 2024.

1.4 TRANSITIONAL PROVISIONS

- (1) An application for Development Permit or for Subdivision approval which has not been deemed complete on the effective date of this Bylaw shall be evaluated under the provisions of this Bylaw.

[BACK TO TABLE OF CONTENTS](#)

- (2) An application for Development Permit or for Subdivision approval which has been deemed complete prior to the effective date of this Bylaw shall be evaluated under the provisions of Bylaw 811, as amended.

1.5 OTHER LEGISLATIVE REQUIREMENTS

- (1) Any reference in this Bylaw to another enactment or bylaw shall be interpreted as a reference to the enactment or bylaw as amended, whether amended before or after the adoption of this Bylaw.
- (2) Compliance with this Bylaw does not exempt a person from complying with the requirements of any Federal, Provincial, or municipal legislation and any Easement, covenant, agreement, or contract affecting a development.

1.6 INTERPRETATION

- (1) Regarding language:
 - (a) words in singular include the plural and vice versa, where the context requires;
 - (b) words used in the present tense include the other tenses and derivative forms;
 - (c) words using masculine gender include feminine gender and vice versa,;
 - (d) “shall”, “must”, and “required” are to be construed as a compulsory obligation, subject to the variance provisions of this Bylaw pursuant to the Act;
 - (e) “may” is to be interpreted as meaning that a choice is available, with no particular direction or guidance intended;
 - (f) “should” is an operative word which means that, in order to achieve municipal goals and objectives, it is strongly advised that the action be taken. Exceptions may be made only under extenuating circumstances; and
 - (g) words, phrases, and terms not defined in this Section of the Bylaw shall be given the meaning given in the Act or the Municipal Development Plan, in that order. Other words shall be given their usual and customary meaning.
- (2) Drawings and graphic depictions are provided to assist in interpreting and understanding the Bylaw. Where any conflict or inconsistency arises between a drawing and the text of the Bylaw, the text shall prevail.
- (3) Regarding measurements:
 - (a) Where a measurement or an amount is calculated on the basis of a rate or ratio, the required measurement or amount may be rounded to the nearest whole number.
 - (b) Where a requirement states a specific measurement with a decimal place, the requirement found in this Bylaw stands and shall not be rounded.

- (c) Within this Bylaw, both metric and imperial measurements are provided. Imperial measurements are provided for convenience only. In the event of a conflict between the metric and imperial measurement, the metric measurement shall apply.
- (4) The purpose statement in each Land Use District is intended to outline the purpose and intent of the Land Use District.

1.7 **SUBDIVISION AUTHORITY**

- (1) Pursuant to Section 623 of the Act, the Subdivision Authority is hereby established.
- (2) The Subdivision Authority shall consist of one (1) person appointed by resolution of Council for a term of one (1) year and may be reappointed upon the expiry of this term at the pleasure of Council.
- (3) If the appointed person shall die, retire, or resign, another person may be appointed by resolution of Council.
- (4) Council may remove the appointed person from the position of Subdivision Authority by resolution at any time.
- (5) The Subdivision Authority shall:
 - (a) Exercise those functions and powers within the Town as described in the Act and the Regulations;
 - (b) Ensure statutory notices and decisions are provided to such persons as required by the Act and the Regulations; and
 - (c) prepare and maintain a file for each Subdivision application, including a record of their decisions, which shall be available to the Town's Chief Administrative Officer upon request.
- (6) The Subdivision Authority may:
 - (a) Approve, approve with conditions, or refuse a Subdivision application;
 - (b) Delegate any of their responsibilities to another person or company, except for the responsibility to approve, approve subject to conditions, or refuse Subdivision applications; and
 - (c) Adopt processes and procedures deemed necessary for carrying out their duties in accordance with this Bylaw and the Act.
- (7) The Subdivision Authority must not approve a Subdivision application unless:
 - (a) The subject Land is suitable for the purpose for which the proposed Subdivision is intended;

- (b) The proposed Subdivision conforms to the provisions of any applicable statutory plans and this Bylaw;
 - (c) The proposed Subdivision complies with the Act and the Regulations; and
 - (d) All outstanding property taxes on the subject Land have been paid, or satisfactory arrangements have been made for their payment.
- (8) A decision of the Subdivision Authority must be given in writing to the applicant and to the applicable Government departments, persons, and local authorities in accordance with the Regulations.
 - (9) A decision of the Subdivision Authority must state:
 - (a) Whether an appeal lies to the Intermunicipal Subdivision and Development Appeal Board or the Land and Property Rights Tribunal; and
 - (b) If a Subdivision application is refused, the reasons for the refusal.
 - (10) The Subdivision Authority is not required to hold a hearing in considering a Subdivision application.
 - (11) The power to extend the time periods pursuant to Section 657(6) of the Act is delegated by Council to the Subdivision Authority.
 - (12) The power to agree to land that is to be taken as an environmental reserve is instead to be the subject of an environmental reserve Easement for the protection and enhancement of the environment pursuant to Section 644(2) of the Act is delegated to the Subdivision Authority.

1.8 DEVELOPMENT AUTHORITY

- (1) Pursuant to Section 623 of the Act, the Development Authority is hereby established.
- (2) The Development Authority shall be:
 - (a) The Municipal Planning Commission of the Town; and
 - (b) The Development Officer and Subdivision Authority of the Town.
- (3) The powers, duties, and functions of the Development Authority shall include:
 - (a) The powers, duties and functions of the Municipal Planning Commission described in **Section 1.10** of this Bylaw; and
 - (b) The powers, duties, and functions of the Development Officer described in **Section 1.9** of this Bylaw.

1.9 **DEVELOPMENT OFFICER**

- (1) The position Development Officer for the limited purpose of exercising the powers, duties and functions of a Development Officer is hereby established.
- (2) The Development Officer shall be appointed by resolution of Council.
- (3) In the absence of the Development Officer, the Chief Administrative Officer may undertake the functions of the Development Officer.
- (4) For the purposes of Section 542 of the Act, the Chief Administrative Officer shall be a “designated officer”.
- (5) The Development Officer shall perform such duties that are specified in the Act and the Regulations.
- (6) The Development Officer may sign, on behalf of the Development Authority, any order, decision, approval, or notice.
- (7) The Development Officer shall prepare and maintain a file for each Development Permit application, including a record of their decisions, which shall be available to the Town’s Chief Administrative Officer upon request.
- (8) The Development Officer shall refer the following to the Municipal Planning Commission for decision:
 - (a) Development Permit applications for discretionary uses; and
 - (b) Development Permit applications for permitted uses where a variance of the Regulations in this Bylaw is required.
- (9) The Development Officer shall decide upon Development Permit applications within an established Direct Control District where that responsibility is delegated to the Development Officer by Council.

1.10 **MUNICIPAL PLANNING COMMISSION**

- (1) The Municipal Planning Commission of the Town of Redwater is hereby established.
- (2) The Municipal Planning Commission shall consist of five (5) members appointed by resolution of Council as follows:
 - (a) Two (2) appointed members shall be from the Town’s Council; and
 - (b) Three (3) appointed members shall be from the public at large.

- (3) No person who is an employee of the Town or who is a member of the Intermunicipal Subdivision and Development Appeal Board shall be an appointed member of the Municipal Planning Commission.
- (4) Members of the Municipal Planning Commission shall be appointed at the pleasure of Council for a term of two (2) years and may be reappointed upon the expiry of the term at the pleasure of Council.²⁰
- (5) If an appointed member shall die, retire, or resign, another person may be appointed by resolution of Council.
- (6) Council may remove an appointed member by resolution at any time.
- (7) Under extraordinary circumstances Council may appoint additional temporary members of the Municipal Planning Commission for a specific task or period.
- (8) The Municipal Planning Commission shall decide upon all Development Permit applications or Subdivision applications referred to it by the Development Officer.
- (9) The Municipal Planning Commission shall decide upon Development Permit applications within an established Direct Control District where that responsibility is delegated to the Municipal Planning Commission by Council.

1.11 **COUNCIL**

- (1) Council shall issue decisions for Development Permit applications in a Direct Control District unless such authority has been delegated to the Development Officer or the Municipal Planning Commission.

1.12 **INTERMUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD (ISDAB)**

- (1) The Intermunicipal Subdivision and Development Appeal Board (ISDAB), established by bylaw in accordance with the Act, shall perform such duties as are provided for in the Intermunicipal Subdivision and Development Appeal Board Bylaw.

1.13 **LAND AND PROPERTY RIGHTS TRIBUNAL (LPRT)**

- (1) The Land and Property Rights Tribunal (LPRT) (formerly Municipal Government Board), hears Subdivision and development appeals where there is a provincial interest. Otherwise, the appeals are heard by the Intermunicipal Subdivision Authority (ISDAB).

PART 2.0: LAND USE DISTRICTS

2.1 ESTABLISHMENT OF DISTRICTS

- (1) All Lands subject to this Bylaw are contained within one of the following Land Use Districts or Overlays:

Land Use Name	Code
<u>Residential Low-Density District</u>	<u>R-LD</u>
<u>Residential Medium Density District</u>	<u>R-MD</u>
<u>Residential High-Density District</u>	<u>R-HD</u>
<u>Residential Manufactured Dwelling District</u>	<u>R-MF</u>
<u>Residential Estates District</u>	<u>R-RE</u>
<u>Downtown Commercial District</u>	<u>C-DWT</u>
<u>General Commercial District</u>	<u>C-GEN</u>
<u>Highway Commercial District</u>	<u>C-HWY</u>
<u>Designated Industrial Park District</u>	<u>I-DIP</u>
<u>Institutional District</u>	<u>INS</u>
<u>Public Utilities District</u>	<u>PU</u>
<u>Recreational District</u>	<u>REC</u>
<u>Resort Recreational District</u>	<u>RREC</u>
<u>Agriculture Transitional District</u>	<u>AG-T</u>

- (2) The boundaries of the Land Use Districts listed above are shown on the Land Use Bylaw Maps in **Schedule A**.
- (3) Where a Land Use District boundary is uncertain or ambiguous, it shall be determined based on the following parameters:
 - (a) Generally, Land Use District boundaries shall follow:
 - (i) the municipal boundaries, or
 - (ii) the lot boundaries, or
 - (iii) the centre lines of a road, lane, railway, Pipeline, power line, or utility Right-Of-Way or Easement, or
 - (iv) the edge, shoreline, or high-water mark of a river, lake, or any other water body, or
 - (v) a topographic contour line or top of bank line.
 - (b) Where Districts have been established in accordance with a proposed Subdivision of Land, the boundaries of the District shall be understood to conform to the boundaries of the Certificate of Title or as shown on the Plan of Survey or Descriptive Plan when it is registered in a Land Titles Office.
- (4) Where a Land Use District boundary is in dispute after applying the criteria described in **Section 2.1(3)** above, its exact location shall be determined by the Development Authority based on the scale of the Land Use Bylaw Maps in **Schedule A**

2.2 RESIDENTIAL LOW-DENSITY DISTRICT (R-LD)

- (1) **Purpose:** the purpose of this District is to accommodate primarily Single-Detached Dwellings and supportive services in a manner that is compatible with the character, design, and quality of surrounding areas. Duplex Dwellings may be allowed where they would complement the neighbourhood or serve as a transition to higher density areas.
- (2) Permitted and Discretionary Land Uses

Permitted	Discretionary
Accessory Building	Bed and Breakfast
Addition, Building ¹	Congregate Housing
Care Centre, Minor	Dwelling, Duplex (Side-Side)
Care Home	Dwelling, Duplex (Up-Down)
Deck ¹	Dwelling, temporary use ²
Dwelling, Single Detached	Home-Based Business, Major
Green Energy Facility	Urban Hens
Home-Based Business, Minor	Secondary Suite (Garage)
Home Office	
Office, Temporary ²	
Recreation, Community	
Secondary Suite (Basement)	
Secondary Suite (Garden)	
Show Home	
Sign, Freestanding	
Sign, Neighbourhood Identification	

(3) Land Use Standards

- | | |
|----------------------------------|---|
| (a) Accessory Building | <ul style="list-style-type: none"> (i) Detached Garages shall be considered Accessory Buildings. (ii) If a Dwelling has an attached Garage, it may also have a detached Garage at the discretion of the Development Authority. (iii) The maximum lot coverage for an accessory building either on skids or on a permanent foundation shall be 50% including the principle dwelling. (iv) Accessory Buildings shall not be located in the front yard. (v) All Accessory Buildings will meet the requirements under section 4.2 Accessory Buildings.⁴ |
| (b) Green Energy Facility | <ul style="list-style-type: none"> (i) Only roof-mounted solar collectors may be allowed. |
| (c) Sign, Freestanding | <ul style="list-style-type: none"> (i) A maximum of one (1) sign may be placed as part of a Major Home-Based Business and shall have a maximum size of 60 cm × 60 cm (2 ft × 2 ft). |
| (d) Secondary Suites | <ul style="list-style-type: none"> (i) A Single-Detached Dwelling may have up to one (1) Secondary Suites per Dwelling. (ii) A Duplex Dwelling may have up to one (1) Secondary Suite per Dwelling. (iii) A Garage Suite and a Garden Suite shall not be located on the same lot. |

(4) Lot Standards

- | | |
|------------------------------|--|
| (a) Minimum lot width | <ul style="list-style-type: none"> (i) Duplex Dwelling (Side-Side): 7.5 m (25.5 ft) for interior lots and 9 m (30 ft) for corner lots (ii) All other uses with lane access: 10 m (33 ft) for interior lots and 11 m (36 ft) for corner lots (iii) All other uses without lane access: 12 m (39 ft) for interior lots and 13.5 m (44 ft) for corner lots |
| (b) Minimum Lot Depth | <ul style="list-style-type: none"> (i) Lots with lane access: 30.5 m (100 ft) (ii) Lots without lane access: 33.5 m (110 ft) |

(5) Building and Building Placement Standards

(a) Minimum Setbacks	(i) Front Yard (no front-attached Garage):	3 m (10 ft)
	(ii) Front Yard (front-attached Garage):	6 m (20 ft)
	(iii) Side Yard:	1.5 m (5 ft) for interior lots and 3 m (10 ft) for corner lots
	(iv) Rear Yard:	7 m (23 ft)
(b) Special Setbacks	(i) Accessory Buildings shall be set back from the Principal Dwelling by a minimum distance of 1.8 m (6 ft)	
(c) Maximum Height	(i) Principal building:	10 m (33 ft) The maximum differential between adjacent sites shall be one (1) storey.
	(ii) Accessory Building:	One (1) storey not to exceed 4.5 m (15 ft) ³
	(iii) Garage Suites:	8 m (25 ft)
(d) Maximum Lot Coverage	(i) Total:	50%
	(ii) Accessory Buildings:	15%
(e) Maximum Projections on Yards/ Setbacks	(i) Front Yard:	0.5 m (1.5 ft)
	(ii) Side Yard:	None allowed
	(iii) Rear Yard:	0.5 m (1.5 ft)
(f) Design Standards	(i) The exterior finish on all buildings shall be of permanent materials and be compatible in character, design, and quality with other buildings in the vicinity and surrounding area.	
	(ii) Abandoned or derelict buildings or structures shall be brought to compliance in accordance with the Community Standards Bylaw and the Act.	

(6) Additional Standards

- | | |
|--|--|
| <p>(a) Landscaping, Fencing and Screening</p> | <p>(i) Landscaping must be consistent with the Town's Landscaping Standards and must be completed within one (1) year of occupancy.</p> <p>(ii) Fences shall have a maximum height of 2.5 m (8 ft) in side and rear yards, and 1 m (3 ft) in the front yard to support road safety.</p> <p>(iii) Barbed wire and electric Fences are prohibited.</p> |
| <p>(b) Parking</p> | <p>(i) Two (2) parking spaces per dwelling, plus one (1) additional parking space per Secondary Suite.</p> |
| <p>(c) Recreational Vehicles</p> | <p>(i) Up to 1 unoccupied Recreational Vehicle may be parked on a lot.</p> <p>(ii) Other applicable Regulations per Section 4.16 of this Bylaw.</p> |
| <p>(d) Control of Noxious Weeds</p> | <p>(i) Unkept grass and noxious weeds are considered an unsightly condition and shall be addressed in accordance with the Community Standards Bylaw and the Act.</p> |
| <p>(e) Site Improvements</p> | <p>(i) Off-site or on-site related improvements and servicing shall be provided in accordance with the Town's Design and Construction Standards.</p> |

2.3 RESIDENTIAL MEDIUM DENSITY DISTRICT (R-MD)

- (1) **Purpose:** the purpose of this District is to accommodate a range of low to medium density Dwelling types as well as supportive services in a manner that is compatible with the character, design, and quality of surrounding areas. This District is intended to improve the relationship between buildings and the street through appropriate scale and design.
- (2) Permitted and Discretionary Land Uses

Permitted	Discretionary
Accessory Building	Bed and Breakfast
Addition, Building ¹	Dwelling, temporary use ²
Care Centre, Minor	Home-Based Business, Major ²
Care Home	Secondary Suite (Basement)
Deck ¹	Urban Hens
Dwelling, Duplex (Side-Side)	
Dwelling, Duplex (Up-Down)	
Dwelling, Multiple	
Green Energy Facility	
Group Home	
Home-Based Business, Minor	
Home Office	
Office, Temporary ²	
Recreation, Community	
Show Home	
Sign, Neighbourhood Identification	

(3) Land Use Standards

(a) **Accessory Building**

- (i) Detached Garages shall be considered Accessory Buildings.
- (ii) If a dwelling has an attached Garage, it may also have a detached Garage at the discretion of the Development Authority.
- (iii) Up to two (2) Accessory Buildings may be allowed on a lot, either on skids or on a permanent foundation.
- (iv) Accessory Buildings shall not be located in the front yard.
- (v) All Accessory Buildings will meet the requirements under section 4.2 Accessory Buildings.⁴

(b) **Dwelling, Multiple:**

- (i) Shall have a maximum of five (5) Dwelling Units.
- (ii) Stacked row housing shall have a separate and direct access from the ground level.
- (iii) All Dwelling Units shall have a visually engaging front façade facing the street.
- (iv) Shall be located on a lot with lane access.
- (v) Parking areas shall be located at the rear of the Site, and must be accessed from a lane.

(c) **Green Energy Facility**

- (i) Only roof-mounted solar collectors may be allowed.

(d) **Secondary Suites**

- (i) A Duplex Dwelling may have up to one (1) Secondary Suite per dwelling.

(4) Lot Standards

(a) **Minimum lot width**

- (i) Multiple Dwelling on an interior lot: 6 m (19.5 ft)
- (ii) Multiple Dwelling on a corner lot: 7.5 m (25 ft)
- (iii) All other uses on an interior lot: 7.5 m (25 ft)
- (iv) All other uses on a corner lot: 10 m (33 ft)
- (i) Multiple Dwelling: 25 m (82 ft)

(b) Minimum Lot Depth	(ii) All other uses on a lot with lane access:	30.5 m (100 ft)
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(iii) All other uses on a lot without lane access:	33.5 m (110 ft)
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(5) Building and Building Placement Standards

(a) **Minimum Setbacks**

(i) Multiple Dwelling:

Front Yard	3 m (10 ft) An application to vary this requirement shall be referred to the Municipal Planning Commission.
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Side Yard (end unit)	1.5 m (5 ft) on interior lots 3 m (10 ft) on corner lots An application to vary this requirement shall be referred to the Municipal Planning Commission.
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Rear Yard	6 m (20 ft)
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(ii) All other uses:

Front Yard (no front-attached Garage)	3 m (10 ft)
---------------------------------------	-------------

Front Yard (front-attached Garage)	6 m (20 ft)
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Side Yard	1.5 m (5 ft) on interior lots 3 m (10 ft) on corner lots
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Rear Yard	7 m (23 f.)
-----------	-------------

(b) **Special Setbacks**

(i) Accessory Buildings shall be set back from the Principal Dwelling by a minimum distance of 1.8 m (6 ft)

(c) Maximum Height	(i) Principal building:	12 m (39 ft)
	(ii) Accessory Building:	One (1) storey not to exceed 4.5 m (15 ft) ³
(d) Maximum Lot Coverage	(i) Total:	
	Multiple Dwellings on a lot without side yard	55%
	Multiple Dwellings on a double fronting lot or a lot with side yard	50%
	All other uses	50%
	(ii) Accessory Buildings:	15%
(e) Maximum Projections on Yards/ Setbacks	(i) Front Yard:	0.5 m (1.5 ft)
	(ii) Side Yard:	None allowed
	(iii) Rear Yard:	0.5 m (1.5 ft)
(f) Design Standards	(i)	The exterior finish on all buildings shall be of permanent materials and be compatible in character, design, and quality with other buildings in the vicinity and surrounding area.
	(ii)	Abandoned or derelict buildings or structures must be brought to compliance in accordance with the Community Standards Bylaw and the Act.
(6) Additional Standards		
(a) Landscaping, Fencing and Screening	(i)	Landscaping must be consistent with the Town's Landscaping Standards and must be completed within one (1) year of occupancy.
	(ii)	Fences shall have a maximum height of 2.5 m (8 ft) in side and rear yards, and 1 m (3 ft) in the front yard to support road safety.
	(iii)	Barbed wire and electric Fences are prohibited.
(b) Parking	(i)	Two (2) parking spaces per dwelling, plus one (1) additional parking space per Secondary Suite.

- | | |
|-------------------------------------|---|
| (c) Recreational Vehicles | (i) Shall not be permitted. |
| (d) Control of Noxious Weeds | (i) Unkept grass and noxious weeds are considered an unsightly condition and shall be addressed in accordance with the Community Standards Bylaw and the Act. |
| (e) Site Improvements | (i) Off-site or on-site related improvements and servicing shall be provided in accordance with the Town's Design and Construction Standards. |

2.4 RESIDENTIAL HIGH-DENSITY DISTRICT (R-HD)

- (1) **Purpose:** the purpose of this District is to accommodate a range of medium to high density dwelling types (triplexes, fourplexes, townhomes, row housing, low-rise apartment buildings, etc.) to provide flexibility in the design of complete communities. This District is intended to emphasize open space and outdoor amenity areas to minimize and mitigate any impacts that the higher residential densities may have on established, low density neighbourhoods.
- (2) Permitted and Discretionary Land Uses

Permitted	Discretionary
Accessory Building	
Dwelling, Apartment	
Dwelling, Multiple	
Green Energy Facility	
Group Home	
Home Office	
Office, Temporary ²	
Recreation, Community	
Show Home	
Sign, Neighbourhood Identification	

(3) Land Use Standards

(a) **Accessory Building**

- (i) Detached Garages shall be considered Accessory Buildings.
- (ii) If a dwelling has an attached Garage, it may also have a detached Garage at the discretion of the Development Authority.
- (iii) Up to two (2) Accessory Buildings may be allowed on a lot, either on skids or on a permanent foundation.
- (iv) Accessory Buildings shall not be located in the front yard.
- (v) All Accessory Buildings will meet the requirements under section 4.2 Accessory Buildings.⁴

(b) **Dwelling, Multiple:**

- (i) May include more than five (5) Dwelling Units.
- (ii) All Dwelling Units shall have a visually engaging front façade facing the street.
- (iii) Shall be located on a lot with lane access.
- (iv) Parking areas shall be located at the rear of the Site, and must be accessed from a lane.

(c) **Green Energy Facility**

- (i) Only roof-mounted solar collectors may be allowed.

(4) Lot Standards

(a) **Minimum lot width**

- (i) Multiple Dwellings on an interior lot: 6 m (19.5 ft)
- (ii) Multiple Dwellings on a corner lot: 7.5 m (25 ft)
- (iii) All other uses on an interior lot: 7.5 m (25 ft)
- (iv) All other uses on a corner lot: 10 m (33 ft)

(b) **Minimum Lot Depth**

- (i) Multiple Dwellings: 25 m (82 ft)
- (ii) All other uses on a lot with lane access: 30.5 m (100 ft)

(5) Building and Building Placement Standards

(a) **Minimum Setbacks**

(i) Multiple Dwellings:

Front Yard 6 m (20 ft)

Side Yard (end unit) 5 m (16 ft)

Rear Yard 7.5 m (25 ft)

(ii) All other uses:

Front Yard 7.5 m (25 ft)

Side Yard 5 m (16 ft)

Rear Yard 7.5 m (25 ft)

(b) **Special Setbacks**

- (i) Accessory Buildings shall be set back from the Principal Dwelling by a minimum distance of 1.8 m (6 ft)

(c) **Maximum Height**

- (i) Principal building: 18 m (55 ft)
A Development exceeding three (3) storeys unless otherwise approved at the discretion of the Development Authority following consultation with applicable Fire Authorities.
- (ii) Accessory Building: One (1) storey not to exceed 4.5 m (15 ft)³

(d) **Maximum Lot Coverage**

- (i) Total:
- | | |
|---|-----|
| Multiple Dwelling on a lot without side yard | 50% |
| Multiple Dwellings on a double fronting lot or a lot with side yard | 40% |
| All other uses | 30% |
- (ii) Accessory Buildings: 12%

- | | |
|--|---|
| <p>(a) Maximum Projections on Yards/ Setbacks</p> | <p>(i) Front Yard: 0.5 m (1.5 ft)</p> |
| | <p>(ii) Side Yard: None allowed, except for exterior balconies on Apartment Dwellings, which may project 1 m (3 ft) into a required side yard and shall not be closer than 2 m (6 ft) to a side lot line.</p> |
| | <p>(iii) Rear Yard: 0.5 m (1.5 ft)</p> |
| <p>(b) Design Standards</p> | <p>(i) The exterior finish on all buildings shall be of permanent materials and be compatible in character, design, and quality with other buildings in the vicinity and surrounding area.</p> |
| | <p>(ii) Abandoned or derelict buildings or structures must be brought to compliance in accordance with the Community Standards Bylaw and the Act.</p> |
| | <p>(iii) Storage and garbage disposal areas must be screened in a manner that is compatible in character, design, and quality with other buildings in the surrounding area.</p> |

(6) Additional Standards

- | | |
|--|---|
| <p>(a) Landscaping, Fencing and Screening</p> | <p>(i) Landscaping must be consistent with the Town's Landscaping Standards and must be completed within one (1) year of occupancy.</p> <p>(ii) Fences shall have a maximum height of 2.5 m (8 ft) inside and rear yards, and 1 m (3 ft) in the front yard to support road safety.</p> <p>(iii) Barbed wire and electric Fences are prohibited.</p> |
| <p>(b) Amenity Area</p> | <p>(i) Multiple Dwellings shall have a minimum of 7.5 m² (80 ft²) of private outdoor amenity area.</p> <p>(ii) In Apartment Dwellings of fifteen (15) units or more, a minimum common amenity area of 2.5 m² (27 ft²) per Dwelling shall be provided.</p> <p>(iii) The total outdoor common amenity areas may be broken down into spaces of not less than 50 m² (528 ft²).</p> <p>(iv) In an Apartment Dwelling, front yards may be used to accommodate outdoor common amenity areas.</p> |
| <p>(c) Parking</p> | <p>(i) Apartment Dwelling: One (1) parking space per Dwelling plus One (1) visitor parking space per five (5) Dwelling units.</p> <p>(ii) Multiple Dwelling: Two (2) parking spaces per Dwelling.</p> <p>(iii) Group Home: One and a half (1.5) parking spaces per bedroom.</p> <p>(iv) All other uses: At the discretion of the Development Authority.</p> |
| <p>(d) Recreational Vehicles</p> | <p>(i) Shall not be permitted.</p> |
| <p>(e) Swimming Pools and Hot Tubs</p> | <p>(i) Private outdoor swimming pools and hot tubs shall only be permitted when built as part of a common amenity area.</p> |
| <p>(f) Control of Noxious Weeds</p> | <p>(i) Unkept grass and noxious weeds are considered an unsightly condition and shall be addressed in accordance with the Community Standards Bylaw and the Act.</p> |
| <p>(g) Site Improvements</p> | <p>(i) Off-site or on-site related improvements and servicing shall be provided in accordance with the Town's Design and Construction Standards.</p> |

2.5 RESIDENTIAL MANUFACTURED DWELLING DISTRICT (R-MF)

- (1) **Purpose:** the purpose of this District is to accommodate Manufactured Dwelling Subdivisions and Manufactured Dwelling Parks in a manner that is compatible with the character, design, and quality of surrounding areas.
- (2) Permitted and Discretionary Land Uses

Permitted	Discretionary
Accessory Building	Dwelling, temporary use ²
Addition, Building ¹	Home-Based Business, Major
Deck ¹	Dwelling, Modular Home ²
Dwelling, Manufactured	
Green Energy Facility	
Home-Based Business, Minor	
Home Office	
Manufactured Dwelling Park	
Office, Temporary ²	
Show Home	
Sign, Freestanding	
Sign, Neighbourhood Identification	

(3) Land Use Standards

- | | |
|---------------------------------------|---|
| (a) Accessory Building | <ul style="list-style-type: none"> (i) Garages shall be detached from the Dwelling, and shall be considered Accessory Buildings. (ii) Up to two (2) Accessory Buildings may be allowed on a lot, either on skids or on a permanent foundation. (iii) Accessory Buildings shall not be located in the front yard. (iv) All Accessory Buildings will meet the requirements under section 4.2 Accessory Buildings.⁴ |
| (b) Green Energy Facility | <ul style="list-style-type: none"> (i) Only roof-mounted solar collectors may be allowed. |
| (c) Manufactured Dwelling Park | <ul style="list-style-type: none"> (i) No part of the Manufactured Dwelling Park shall be used for the location of buildings other than dwellings, except for any facilities necessary for the management and maintenance of the Manufactured Dwelling Park. |

(4) Lot Standards

- | | |
|------------------------------|--|
| (a) Minimum lot width | <ul style="list-style-type: none"> (i) Lots within a Manufactured Dwelling Subdivision: 14 m (46 ft) |
| (b) Minimum Lot Depth | <ul style="list-style-type: none"> (i) Lots within a Manufactured Dwelling Subdivision: 34 m (112 ft) |
| (c) Minimum Site Area | <ul style="list-style-type: none"> (i) Manufactured Dwelling Park: 0.4 ha (1 ac) |

(5) Building and Building Placement Standards

- | | | | | | | | |
|-----------------------------|---|------------|-------------|----------------------|--------------|-----------|-------------|
| (a) Minimum Setbacks | <ul style="list-style-type: none"> (i) Lots within a Manufactured Dwelling Subdivision: <table border="0" style="margin-left: 20px;"> <tr> <td style="padding-right: 10px;">Front Yard</td> <td>6 m (20 ft)</td> </tr> <tr> <td>Side Yard (end unit)</td> <td>1.5 m (5 ft)</td> </tr> <tr> <td>Rear Yard</td> <td>3 m (10 ft)</td> </tr> </table> | Front Yard | 6 m (20 ft) | Side Yard (end unit) | 1.5 m (5 ft) | Rear Yard | 3 m (10 ft) |
| Front Yard | 6 m (20 ft) | | | | | | |
| Side Yard (end unit) | 1.5 m (5 ft) | | | | | | |
| Rear Yard | 3 m (10 ft) | | | | | | |

	(ii)	Manufactured Dwelling Park:	
		Front Yard	7.5 (25 ft)
		Side Yard	4.5 m (15 ft)
		Rear Yard	4.5 m (15 ft)
	(iii)	Sites within a Manufactured Dwelling Park:	
		Front Yard:	3 m (10 ft)
		Side Yard:	1.5 m (5 ft)
		Rear Yard:	3 m (10 ft)
(b) Special Setbacks	(i)	Accessory Buildings shall be set back from the principal dwelling by a minimum distance of 1.8 m (6 ft).	
	(ii)	The minimum distance separating Manufactured Dwellings shall be 4.5 m (15 ft).	
(c) Maximum Height	(i)	Principal building:	One (1) storey, not to exceed 4.5 m (15 ft)
	(ii)	Accessory Building:	One (1) storey not to exceed 4.5m (15 ft) ²
(d) Maximum Lot Coverage	(i)	Total:	
		Lots within a Manufactured Dwelling Subdivision	50%
		Sites within a Manufactured Dwelling Park	40%
	(ii)	Accessory Buildings:	12%
(e) Maximum Projections on Yards/ Setbacks	(i)	Front Yard:	0.5 m (1.5 ft)
	(ii)	Side Yard:	None allowed
	(iii)	Rear Yard:	0.5 m (1.5 ft)

(a) **Design
Standards**

- (i) The exterior finish on all buildings shall be of permanent materials and be compatible in character, design, and quality with other buildings in the vicinity and surrounding area.
- (ii) The undercarriage of all Manufactured Dwellings shall be enclosed from view in a manner that is consistent with their exterior finish. Axles, wheels, and trailer hitches shall be removed if they are not part of the frame.
- (iii) A Manufactured Dwelling Park shall provide the necessary illumination to enhance pedestrian and vehicular safety.
- (iv) Each Site within a Manufactured Dwelling Park shall be clearly marked off by means of stakes, countersunk steel posts, Fences, curbs, or hedges.
- (v) Directional signs within a Manufactured Dwelling Park must be integrated in design and appearance and have a scale that is consistent with the immediate surroundings, and be constructed of durable materials.
- (vi) Any storage and garbage disposal area in a Manufactured Dwelling Park shall be screened in a manner that is compatible in character, design, and quality with other buildings in the vicinity and surrounding area.
- (vii) All internal roadways in a Manufactured Dwelling Park shall be paved and maintained. The minimum Right-Of-Way width shall be 9 m (30 ft).
- (viii) A safe, convenient, and all-season pedestrian walkway of at least 1 m (3 ft) in width shall be provided in a Manufactured Dwelling Park for access to Manufactured Dwellings, roadways, and all community facilities provided for park residents.
- (ix) Abandoned or derelict buildings or structures must be brought to compliance in accordance with the Community Standards Bylaw and the Act.

(6) Additional Standards

- | | | | | | | | |
|--|---|---|-------------------------------------|---|---|------------------------------|---|
| <p>(a) Landscaping, Fencing and Screening</p> | <p>(i) Landscaping must be consistent with the Town's Landscaping Standards and must be completed within one (1) year of occupancy.</p> <p>(ii) Fences shall have a maximum height of 2.5 m (8 ft) in side and rear yards, and 1 m (3 ft) in the front yard to support road safety.</p> <p>(iii) Barbed wire and electric Fences are prohibited.</p> | | | | | | |
| <p>(b) Amenity Area</p> | <p>(i) In a Manufactured Dwelling Park, a minimum of ten percent (10%) of the gross Site area shall be devoted to one or more common outdoor amenity areas.</p> | | | | | | |
| <p>(c) Parking</p> | <table border="0"> <tr> <td style="vertical-align: top; padding-right: 20px;"> <p>(i) Manufactured Dwelling Subdivision:</p> </td> <td>Two (2) parking spaces per Dwelling</td> </tr> <tr> <td style="vertical-align: top; padding-right: 20px;"> <p>(ii) Manufactured Dwelling Park:</p> </td> <td> <p>One (1) parking space per Site, plus one (1) visitor parking space per four (4) Sites. Visitor parking shall be located at convenient locations throughout the Manufactured Dwelling park, and shall not be used for the storage of boats, Recreational Vehicles, trailers, and similar equipment.</p> <p>On Street Parking is prohibited.</p> </td> </tr> <tr> <td style="vertical-align: top; padding-right: 20px;"> <p>(iii) All other uses:</p> </td> <td>At the discretion of the Development Authority.</td> </tr> </table> | <p>(i) Manufactured Dwelling Subdivision:</p> | Two (2) parking spaces per Dwelling | <p>(ii) Manufactured Dwelling Park:</p> | <p>One (1) parking space per Site, plus one (1) visitor parking space per four (4) Sites. Visitor parking shall be located at convenient locations throughout the Manufactured Dwelling park, and shall not be used for the storage of boats, Recreational Vehicles, trailers, and similar equipment.</p> <p>On Street Parking is prohibited.</p> | <p>(iii) All other uses:</p> | At the discretion of the Development Authority. |
| <p>(i) Manufactured Dwelling Subdivision:</p> | Two (2) parking spaces per Dwelling | | | | | | |
| <p>(ii) Manufactured Dwelling Park:</p> | <p>One (1) parking space per Site, plus one (1) visitor parking space per four (4) Sites. Visitor parking shall be located at convenient locations throughout the Manufactured Dwelling park, and shall not be used for the storage of boats, Recreational Vehicles, trailers, and similar equipment.</p> <p>On Street Parking is prohibited.</p> | | | | | | |
| <p>(iii) All other uses:</p> | At the discretion of the Development Authority. | | | | | | |
| <p>(d) Recreational Vehicles</p> | <p>(i) Shall not be permitted.</p> | | | | | | |
| <p>(e) Control of Noxious Weeds</p> | <p>(i) Unkept grass and noxious weeds are considered an unsightly condition and shall be addressed in accordance with the Community Standards Bylaw and the Act.</p> | | | | | | |
| <p>(f) Site Improvements</p> | <p>(i) Off-site or on-site related improvements and servicing shall be provided in accordance with the Town's Design and Construction Standards.</p> | | | | | | |

2.6 RESIDENTIAL ESTATES DISTRICT (R-RE)

- (1) **Purpose:** the purpose of this District is to accommodate Single-Detached Dwellings in large lots to provide for country-style living in the proximity of urban services. This District is intended to emphasize the role of nature and large open space areas in a very low-density residential environment. Development within this District shall be serviced by municipal water and sewer.
- (2) Permitted and Discretionary Land Uses

Permitted	Discretionary
Accessory Building	Dwelling, temporary use ²
Bed and Breakfast	Group Home
Care Home	Home-Based Business, Major
Deck ¹	Secondary Suite (Garage)
Dwelling, Single-Detached	
Dwelling, Temporary	
Green Energy Facility	
Home-Based Business, Minor	
Home Office	
Office, Temporary ²	
Secondary Suite (Basement)	
Secondary Suite (Garden)	
Show Home	
Sign, Freestanding	
Sign, Neighbourhood Identification	

(3) Land Use Standards

- | | |
|----------------------------------|---|
| (a) Accessory Building | (i) Detached Garages shall be considered Accessory Buildings.
(ii) Accessory Buildings shall not be located in the front yard.
(iii) All Accessory Buildings will meet the requirements under section 4.2 Accessory Buildings. ⁴ |
| (b) Dwelling, Temporary | (i) May be placed on a lot only while a new Dwelling is being constructed, for a maximum period of one (1) year. |
| (c) Green Energy Facility | (i) Only roof-mounted solar collectors may be allowed. |
| (d) Sign, Freestanding | (i) A maximum of one (1) sign may be placed as part of a Major Home-Based Business and shall have a maximum size of 60 cm × 60 cm (2ft × 2 ft). |
| (e) Secondary Suites | (i) A Single-Detached Dwelling may have up to one (1) Secondary Suites per dwelling. |

(4) Lot Standards

- | | |
|------------------------------|---------------|
| (a) Minimum lot width | 35 m (115 ft) |
| (b) Minimum Lot Depth | 55 m (180 ft) |
| (c) Maximum Lot Area | 4 ha (10 ac) |

(5) Building and Building Placement Standards

- | | |
|-----------------------------|---|
| (a) Minimum Setbacks | (i) Front Yard: 7.5 m (25 ft)
(ii) Side Yard: 4 m (13 ft)
(iii) Rear Yard: 10 m (33 ft) |
| (b) Special Setbacks | (i) Accessory Buildings shall be set back from the Principal Dwelling by a minimum distance of 1.8 m (6 ft) |

(c) Maximum Height	(i)	Principal building:	10 m (33 ft)
	(ii)	Accessory Building:	One (1) storey not to exceed 4 m (13 ft)
	(iii)	Garage Suite:	10 m (33 ft)
(d) Maximum Lot Coverage	(i)	Total:	25% for lots with one (1) Single-Detached Dwelling and 35% for lots with two (2) Single-Detached Dwellings
(e) Design Standards	(i)	The exterior finish on all buildings shall be of permanent materials and be compatible in character, design, and quality with other buildings in the vicinity and surrounding area.	
	(ii)	Abandoned or derelict buildings or structures must be brought to compliance in accordance with the Community Standards Bylaw and the Act.	
(6)	Additional Standards		
(a) Landscaping, Fencing and Screening	(i)	Landscaping must be consistent with the Town's Landscaping Standards and must be completed within one (1) year of occupancy.	
	(ii)	Fences shall have a maximum height of 2.5 m (8 ft) in side and rear yards, and 1 m (3 ft) in the front yard to support road safety.	
	(iii)	Barbed wire and electric fences are prohibited in residential estates Subdivisions or parcels Abutting another residential district.	
(b) Parking	(i)	Two (2) parking spaces per dwelling, plus one (1) additional parking space per Secondary Suite.	
(c) Recreational Vehicles	(i)	The owner or occupant of a lot shall not obtain financial gain from the temporary or long-term storage of Recreational Vehicles. Such activity requires an amendment to this Bylaw and a Development Permit for Recreational Vehicle Storage. Other applicable Regulations per Section 4.16 of this Bylaw.	

(d) **Control of
Noxious Weeds**

- (i) Unkept grass and noxious weeds are considered an unsightly condition and shall be addressed in accordance with the Community Standards Bylaw and the Act.

(e) **Site
Improvements**

- (i) Off-site or on-site related improvements and servicing shall be provided in accordance with the Town's Design and Construction Standards.

2.7 **DIRECT CONTROL (DC-1) DISTRICT: THE WILLOWS NORTH** ³

- (1) **Purpose:** The purpose of this District is to provide for residential development in the form of single family housing on Lots 21-28, Lots 30-35, Block 20, and Lots 37 and 38, Block 18, Plan 1520645 (within The Willows subdivision) to allow for the efficient use of land.³
- (2) Permitted and Discretionary Land Uses³

Permitted	Discretionary
Accessory Building	
Care Centre, Minor	
Care Home	
Dwelling, Single Detached	
Green Energy Facility	
Home-Based Business, Minor	
Home Office	
Secondary Suite (Basement)	
Show Home	
Sign, Neighbourhood Identification	
Addition, Building	
Deck	

(3) Land Use Standards³

- | | |
|---|--|
| (a) Accessory Building | <ul style="list-style-type: none"> (i) All single family dwellings in this District shall have an attached garage; (ii) The construction of detached garages shall be prohibited in this District; (iii) The maximum lot coverage for an accessory building either on skids or on a permanent foundation shall be 50% including the principle dwelling; (iv) Accessory Buildings shall not be located in the front yard. (v) All Accessory Buildings will meet the requirements under section 4.2 Accessory Buildings. ⁴ |
| (b) Green Energy Facility | <ul style="list-style-type: none"> (i) Only roof-mounted solar collectors may be allowed. |
| (c) Sign, Neighbourhood Identification | <ul style="list-style-type: none"> (i) A maximum of one (1) sign may be placed as part of a Neighbourhood Identification sign containing the name of the subdivision. |
| (d) Secondary Suites | <ul style="list-style-type: none"> (i) A Single-Detached Dwelling may have up to one (1) Secondary Suite per Dwelling. |

(4) Lot Standards ³

- | | |
|------------------------------|---|
| (a) Minimum lot width | (i) 10m (33 ft) and 9m (30 ft) |
| (b) Minimum Lot Depth | (i) 33.5m (110 ft) |
| (c) Minimum Site Area | (i) Internal sites 355m ² (3608 ft ²) ² |

(5) Building and Building Placement Standards³

- | | | | |
|-----------------------------|-------|---|--|
| (a) Minimum Setbacks | (i) | Front Yard | 6 m (19.7 ft) |
| | (ii) | Side Yard: | 1.2 m (4 ft) |
| | (iii) | Rear Yard: | 7.5 m (25 ft) Interior Lot
4.5 m (15 ft) Corner lot with lane |
| (b) Special Setbacks | (i) | Accessory Buildings shall be setback from the Principle Dwelling by a minimum distance of 1.8 m (6 ft). | |

(c) Maximum Height	(i) Principal building: 10 m (33 ft) The maximum differential between adjacent sites shall be one (1) storey. The maximum differential between adjacent sites shall be one (1) storey.
	(ii) Accessory Building: One (1) storey not to exceed 4.5 m (15 ft) ³
(d) Maximum Lot Coverage	(i) Total: 50%
	(ii) Accessory Buildings: 12%
(e) Maximum Projections on Yards/ Setbacks	(i) Front Yard: 0.5 m (1.5 ft)
	(ii) Side Yard: None allowed
(f) Design Standards	(i) The exterior finish on all buildings shall be of permanent materials and be compatible in character, design, and quality with other buildings in the vicinity and surrounding area.
	(ii) Abandoned or derelict buildings or structures shall be brought to compliance in accordance with the Community Standards Bylaw and the Act.
(6) Additional Standards ³	
(a) Landscaping, Fencing and Screening	(i) Landscaping must be consistent with the Town's Landscaping Standards and must be completed within one (1) year of occupancy.
	(ii) Fences shall have a maximum height of 2.5 m (8 ft) in side and rear yards, and 1 m (3 ft) in the front yard to support road safety.
	(iii) Barbed wire and electric Fences are prohibited.
(b) Parking	(i) Two (2) parking spaces per dwelling, plus one (1) additional parking space per Secondary Suite.
(c) Recreational Vehicles	(i) Other Uses at the discretion of the of the Development Authority Up to one (1) unoccupied Recreational Vehicle may be parked on a lot.
	(ii) Other applicable Regulations per Section 4.16 of this Bylaw.

(d) **Control of
Noxious Weeds**

- (i) Unkept grass and noxious weeds are considered an unsightly condition and shall be addressed in accordance with the Community Standards Bylaw and the Act.

(e) **Site
Improvements**

- (i) Off-site or on-site related improvements and servicing shall be provided in accordance with the Town's Design and Construction Standards.

2.8 DOWNTOWN COMMERCIAL DISTRICT (C-DWT)

- (1) **Purpose:** the purpose of this District is to provide continuous storefront commercial development on the ground floor, and residential and other uses above the ground floor in the downtown area. This District is intended to emphasize active frontages and a safe and comfortable built environment for pedestrians.
- (2) Permitted and Discretionary Land Uses

Permitted	Discretionary
Accessory Building and Use	Canopy
Addition, Building ¹	Dwelling, Apartment
Animal Care Facility, Minor	Dwelling, Single Detached
Art Studio and Workshop	Intermodal Shipping Container (Sea Can)
Business Support Service	Parking Lot
Care Facility, Major	Vehicle Repair ¹
Contractor, Limited	Vehicle Servicing Area ¹
Cultural and Entertainment Facility	
Financial Service	
Food Manufacturing and Preparation	
Funeral Service	
Government Service	
Green Energy Facility	
Health Service, Minor	
Library and Exhibit	
Mixed Use Development	
Nightclub/Pub	
Office	
Pawnshop	
Personal Care Service	
Restaurant	
Restaurant Patio	
Retail, Cannabis	
Retail, Convenience	
Retail, General	
Sign, Canopy	
Sign, Fascia	

Permitted		Discretionary
Sign, Projecting		

(3) Land Use Standards

- | | |
|--------------------------------------|--|
| (a) Accessory Building | <ul style="list-style-type: none"> (i) Up to one (1) Accessory Buildings may be allowed on a lot. (ii) All Accessory Buildings will meet the requirements under section 4.2 Accessory Buildings.⁴ |
| (b) Dwelling, Apartment | <ul style="list-style-type: none"> (i) May only be allowed as part of a Mixed-Use Development. |
| (c) Dwelling, Single Detached | <ul style="list-style-type: none"> (i) Only existing Single Detached Dwellings and associated Accessory Buildings are allowed. (ii) New Dwellings or Accessory Buildings subordinate to a Dwelling; or the expansion or replacement of existing Dwellings or Accessory Buildings subordinate to a Dwelling shall not be permitted. |
| (d) Green Energy Facility | <ul style="list-style-type: none"> (i) Only roof-mounted solar collectors may be allowed. |
| (e) Mixed Use Development | <ul style="list-style-type: none"> (i) Only commercial uses may front the street. Residential and other uses shall be located at the rear of the Site or above the ground floor. (ii) The height of a Mixed-Use Development may not exceed twice the height and massing of adjacent buildings, up to 11 m (36 ft). |
| (f) Parking Lot | <ul style="list-style-type: none"> (i) The Developer must provide evidence of the need and demand for this use as part of the Development Permit application. (ii) The Development Authority shall require a Landscaping Plan in accordance with the Town's Landscaping Standards. (iii) Notwithstanding any other provision in this Bylaw, Landscaping must be completed prior to the commencement of the use. |
| (g) Signs | <ul style="list-style-type: none"> (i) Canopy, Fascia and Projecting Signs may be included as part of any development in accordance with Section 5 of this Bylaw. (ii) Setbacks from a Highway shall be in accordance with Alberta Transportation Regulations. |
| (h) Other | <ul style="list-style-type: none"> (i) No Outdoor Storage shall be permitted, even as an Accessory Use to a permitted or a discretionary use. |

(4) Lot Standards

- (a) **Minimum lot width** 5 m (16.5 ft)
- (b) **Minimum Lot Depth** 30 m (98.5 ft)

(5) Building and Building Placement Standards

- (a) **Minimum Setbacks**
 - (i) Front Yard: None required.
 - (ii) Side Yard: None required.
 - (iii) Rear Yard: 7.5 m (25 ft)
- (b) **Special Setbacks**
 - (i) Accessory Buildings shall be set back from the Principal Dwelling by a minimum distance of 1.8 m (6 ft).
- (c) **Maximum Height**
 - (i) Principal building: 11 m (36 ft)
 - (ii) Accessory Building: One (1) storey not to exceed 4.5 m (15 ft)
- (d) **Design Standards**
 - (i) The exterior finish on all buildings shall be of permanent materials and be compatible in character, design, and quality with other buildings in the vicinity and surrounding area.
 - (ii) Abandoned or derelict buildings or structures must be brought to compliance in accordance with the Community Standards Bylaw and the Act.

(6) Additional Standards

- (a) **Landscaping, Fencing and Screening**
 - (i) Landscaping must be consistent with the Town's Landscaping Standards and must be completed within one (1) year of occupancy.
- (b) **Parking**
 - (i) Shall be provided in accordance with **Section 3.13** of this Bylaw.

- | | |
|---|---|
| (c) Control of
Noxious Weeds | (i) Unkept grass and noxious weeds are considered an unsightly condition and shall be addressed in accordance with the Community Standards Bylaw and the Act. |
| (d) Site
Improvements | (i) Off-site or on-site related improvements and servicing shall be provided in accordance with the Town's Design and Construction Standards. |

2.9 GENERAL COMMERCIAL DISTRICT (C-GEN)

- (1) **Purpose:** the purpose of this District is to provide opportunities for a range of commercial and light Industrial Development requiring a large Site to accommodate different activities and operations.
- (2) Permitted and Discretionary Land Uses

Permitted	Discretionary
Accessory Building and Use	Animal Care Facility, Major
Addition, Building ¹	Care Centre, Major
Animal Care Facility, Minor	Dwelling, Apartment
Art Studio and Workshop	Intermodal Storage Container (Sea Can)
Business Support Service	Manufacturing and Sales ¹
Contractor, General	Mini Storage Facility ¹
Contractor, Limited	Mixed Use Development
Cultural and Entertainment Facility	Parking Lot
Dealership	Shelter
Drive-Through Vehicle Service	(Deleted S. 3.1(d) PD-01-2026) ⁴
Education Facility	
Exhibition and Convention Facility	
Financial Service	
Flea Market	
Fleet Service	
Food Manufacturing and Preparation	
Funeral Service	
Gas Bar	
Government Service	
Greenhouse and Plant Nursery	
Green Energy Facility	
Health Service, Minor	
Lodging	
Mini-Storage Facility	
Modular Dwelling Manufacturing and Sale	
Nightclub/Pub	
Office	
Pawnshop	

Permitted	Discretionary
Personal Care Service	
Restaurant	
Restaurant Patio	
Retail, Adult	
Retail, Cannabis	
Retail, Convenience	
Retail, General	
Satellite Dish	
Security Suite	
Shopping Centre	
Show Home	
Sign, Canopy	
Sign, Electronic	
Sign, Fascia	
Sign, Projecting	
Sign, Roof	
Storage, Recreational Vehicle	
Vehicle Repair ¹	
Vehicle Servicing Area ¹	
Warehouse	
Warehouse Sales	

(3) Land Use Standards

- | | |
|----------------------------------|---|
| (a) Accessory Building | <ul style="list-style-type: none"> (i) Up to two (2) Accessory Buildings may be allowed on a lot, either on skids or on a permanent foundation. (ii) Accessory Buildings shall not be located in the front yard. (iii) All Accessory Buildings will meet the requirements under section 4.2 Accessory Buildings.⁴ |
| (b) Dwelling, Apartment | <ul style="list-style-type: none"> (i) May only be allowed as part of a Mixed-Use Development. |
| (c) Green Energy Facility | <ul style="list-style-type: none"> (i) Only roof-mounted solar collectors may be allowed. |
| (d) Mixed Use Development | <ul style="list-style-type: none"> (i) Only commercial uses may be located on the ground floor. |
| (e) Parking Lot | <ul style="list-style-type: none"> (i) The Development Authority shall require a Landscaping Plan as part of a Parking Lot Development in accordance with the Town's Landscaping Standards. (ii) Notwithstanding any other provision in this Bylaw, Landscaping must be completed prior to the commencement of the Parking Lot use. |
| (f) Signs | <ul style="list-style-type: none"> (i) Canopy, Electronic, Fascia, Projecting and Roof Signs may be included as part of any Development in accordance with Section 5 of this Bylaw. (ii) Setbacks from a Highway shall be in accordance with Alberta Transportation Regulations. |
| (g) Other | <ul style="list-style-type: none"> (i) No Outdoor Storage shall be permitted, except as an Accessory Use to a permitted or a discretionary use. (ii) All Outdoor Storage shall be screened to the satisfaction of the Development Authority. |

(4) Lot Standards

- | | |
|------------------------------|----------------|
| (a) Minimum lot width | 10 m (33 ft) |
| (b) Minimum Lot Depth | 30 m (98.5 ft) |

(5) Building and Building Placement Standards

(a) **Minimum Setbacks**

(i) Front Yard:

If on-site parking is provided at the front 15 m (50 ft)

If on-site parking is not provided at the front 7.5 m (25 ft)

(ii) Side Yard: 3 m (10 ft)

(iii) Rear Yard:

Abutting a non-residential lot 6 m (20 ft)

Abutting a residential lot 7.5 m (25 ft). The 3 m segment of the rear yard that is closest to the Residential District shall be landscaped

(a) **Special Setbacks**

(i) Accessory Buildings shall be set back from the principal dwelling by a minimum distance of 1.8 m (6 ft).

(b) **Maximum Height**

(i) Principal building: 11 m (36 ft)

(ii) Accessory Building: One (1) storey not to exceed 4.5 m (15 ft)

(c) **Maximum Lot Coverage**

(i) Total: 50%

(ii) Accessory Building: At the discretion of the Development Authority.

(d) **Design Standards**

(i) The exterior finish on all buildings shall be of permanent materials and be compatible in character, design, and quality with other buildings in the vicinity and surrounding area.

(ii) Abandoned or derelict buildings or structures must be brought to compliance in accordance with the Community Standards Bylaw and the Act.

(6) Additional Standards

- | | |
|---|---|
| (a) Landscaping,
Fencing and
Screening | (i) Landscaping must be consistent with the Town's Landscaping Standards and must be completed within one (1) year of occupancy. |
| (b) Parking | (i) Shall be provided in accordance with Section 3.13 of this Bylaw. |
| (c) Control of
Noxious Weeds | (i) Unkept grass and noxious weeds are considered an unsightly condition and shall be addressed in accordance with the Community Standards Bylaw and the Act. |
| (d) Site
Improvements | (i) Off-site or on-site related improvements and servicing shall be provided in accordance with the Town's Design and Construction Standards. |

2.10 HIGHWAY COMMERCIAL DISTRICT (C-HWY)

- (1) **Purpose:** the purpose of this District is to provide opportunities for commercial uses serving vehicle traffic on Sites adjacent to arterial roads, Highway 28, Highway 38 and Highway 644.
- (2) Permitted and Discretionary Land Uses

Permitted	Discretionary
Accessory Building and Use	Dwelling, Apartment
Animal Care Facility, Minor	Intermodal Storage Container (Sea Can)
Art Studio and Workshop	Manufacturing and Sales ¹
Auctioneering Establishment	Mini Storage Facility ¹
Business Support Service	Mixed Use Development
Contractor, General	Storage, Recreational
Contractor, Limited ²	Parking Lot
Drive-Through Vehicle Service	Wireless Communications Facility
Education Facility	Vehicle Autobody Repair ²
Exhibition and Convention Facility	
Financial Service	
Flea Market	
Food Manufacturing and Preparation	
Funeral Service	
Gas Bar	
Government Service	
Greenhouse and Plant Nursery	
Green Energy Facility	
Health Service, Minor	
Lodging	
Modular Dwelling Manufacturing and Sale	
Nightclub/Pub	
Office	
Recreation, Indoor	
Restaurant	
Restaurant Patio	
Retail, Cannabis	
Retail, Convenience	
Retail, General	

[BACK TO TABLE OF CONTENTS](#)

Permitted	Discretionary
Satellite Dish	
Security Suite	
Shopping Centre	
Show Home	
Sign, Electronic	
Sign, Fascia	
Sign, Roof	
Vehicle Repair ¹	
Vehicle Servicing Area ¹	
Warehouse Sales	

(3) Land Use Standards

- | | |
|----------------------------------|---|
| (a) Accessory Building | <ul style="list-style-type: none"> (i) Up to two (2) Accessory Buildings may be allowed on a lot, either on skids or on a permanent foundation. (ii) Accessory Buildings shall not be located in the front yard. (iii) All Accessory Buildings will meet the requirements under section 4.2 Accessory Buildings.⁴ |
| (b) Green Energy Facility | <ul style="list-style-type: none"> (i) Only roof-mounted solar collectors may be allowed. |
| (c) Mixed Use Development | <ul style="list-style-type: none"> (i) Only commercial uses may be located on the ground floor. |
| (d) Parking Lot | <ul style="list-style-type: none"> (i) The Development Authority shall require a Landscaping Plan in accordance with the Town's Landscaping Standards. (ii) Notwithstanding any other provision in this Bylaw, Landscaping must be completed prior to the commencement of the use. |
| (e) Signs | <ul style="list-style-type: none"> (i) Electronic, Fascia, and Roof Signs may be included as part of any Development in accordance with Section 5 of this Bylaw. (ii) Setbacks from a Highway shall be in accordance with Alberta Transportation Regulations. |
| (f) Other | <ul style="list-style-type: none"> (i) No Outdoor Storage shall be permitted, except as an Accessory Use to a permitted or a discretionary use. (ii) All Outdoor Storage shall be screened to the satisfaction of the Development Authority. |

(4) Building and Building Placement Standards

- | | | | | | |
|--------------------------------|---|--------------------------------|-------------|----------------------------|--|
| (a) Minimum Setbacks | <ul style="list-style-type: none"> (i) Front Yard: 7.5 m (25 ft) or as required by Alberta Transportation (ii) Side Yard: 4 m (13 ft) or 10% of the Site width, whichever is lower (iii) Rear Yard: <table border="0" style="margin-left: 20px;"> <tr> <td style="padding-bottom: 10px;">Abutting a non-residential lot</td> <td>6 m (20 ft)</td> </tr> <tr> <td>Abutting a residential lot</td> <td>7.5 m (25 ft). The 3 m segment of the rear yard that is closest to the Residential District shall be landscaped.</td> </tr> </table> | Abutting a non-residential lot | 6 m (20 ft) | Abutting a residential lot | 7.5 m (25 ft). The 3 m segment of the rear yard that is closest to the Residential District shall be landscaped. |
| Abutting a non-residential lot | 6 m (20 ft) | | | | |
| Abutting a residential lot | 7.5 m (25 ft). The 3 m segment of the rear yard that is closest to the Residential District shall be landscaped. | | | | |

- | | |
|---------------------------------|---|
| (b) Special Setbacks | (i) Accessory Buildings shall be set back from the principal dwelling by a minimum distance of 1.8 m (6 ft) |
| (c) Maximum Height | (i) Principal building: 11 m (36 ft)
(ii) Accessory Building: One (1) storey not to exceed 4.5 m (15 ft) |
| (d) Maximum Lot Coverage | (i) Total: 50%
(ii) Accessory Building: At the discretion of the Development Authority. |
| (e) Design Standards | (i) The exterior finish on all buildings shall be of permanent materials and be compatible in character, design, and quality with other buildings in the vicinity and surrounding area.
(ii) Abandoned or derelict buildings or structures must be brought to compliance in accordance with the Community Standards Bylaw and the Act. |
- (5) Additional Standards
- | | |
|---|---|
| (a) Landscaping, Fencing and Screening | (i) Landscaping must be consistent with the Town's Landscaping Standards and must be completed within one (1) year of occupancy. |
| (b) Parking | (i) Shall be provided in accordance with Section 3.13 of this Bylaw. |
| (c) Control of Noxious Weeds | (i) Unkept grass and noxious weeds are considered an unsightly condition and shall be addressed in accordance with the Community Standards Bylaw and the Act. |
| (d) Site Improvements | (i) Off-site or on-site related improvements and servicing shall be provided in accordance with the Town's Design and Construction Standards. |

2.11 DESIGNATED INDUSTRIAL PARK DISTRICT (I-DIP)

- (1) **Purpose:** the purpose of this District is to provide opportunities for a range of light to heavy Industrial uses, which may be incompatible with residential and other uses. This District is intended to emphasize measures to minimize and mitigate any potential impacts of Industrial uses in adjacent areas.
- (2) Permitted and Discretionary Land Uses

Permitted	Discretionary
Accessory Building and Use	Animal Care Facility, Major
Agriculture, Product Processing	Asphalt Plant
Animal Care Facility, Minor	Cannabis Production Facility
Auctioneering Establishment	Industrial, Petrochemical
Business Support Service	Lodging
Commercial Logging	Parking Lot
Concrete Plant	Storage Yard
Contractor, General	Waste Management Facility
Contractor, Limited ²	Workcamp
Dealership	Wrecking Yard
Drive-Through Vehicle Service	
Entertainment, Adult	
Fleet Service	
Food Manufacturing and Preparation	
Green Energy Facility	
Industrial, General	
Industrial, Hemp	
Intermodal Storage Container (Sea Can)	
Mini Storage Facility	
Modular Dwelling Manufacturing and Sale	
Office	
Recycling Depot	
Restaurant	
Retail, Adult	
Retail, Convenience	
Retail, General	
Satellite Dish	

Permitted	Discretionary
Security Suite	
Show Home	
Sign, Canopy	
Sign, Electronic	
Sign, Fascia	
Sign, Roof	
Storage, Recreational Vehicle	
Vehicle Autobody Repair ²	
Vehicle Repair	
Vehicle Servicing Area	
Warehouse	
Warehouse Sales	
Wireless Communications Facility	

(3) Land Use Standards

- | | |
|-------------------------------|---|
| (a) Accessory Building | <ul style="list-style-type: none"> (i) Up to two (2) Accessory Buildings may be allowed on a lot, either on skids or on a permanent foundation. (ii) The Development Authority may allow additional Accessory Buildings at their discretion. (iii) All Accessory Buildings will meet the requirements under section 4.2 Accessory Buildings.⁴ |
| (b) Parking Lot | <ul style="list-style-type: none"> (i) The Development Authority shall require a Landscaping Plan in accordance with the Town's Landscaping Standards. (ii) Notwithstanding any other provision in this Bylaw, Landscaping must be completed prior to the commencement of the use. |
| (c) Signs | <ul style="list-style-type: none"> (i) Canopy, Electronic, Fascia, and Roof Signs may be included as part of any Development in accordance with Section 5 of this Bylaw. (ii) Setbacks from a Highway shall be in accordance with Alberta Transportation Regulations. |
| (d) Other | <ul style="list-style-type: none"> (i) No Outdoor Storage shall be permitted, except as an Accessory Use to a permitted or a discretionary use. (ii) All Outdoor Storage shall be screened to the satisfaction of the Development Authority. |

(4) Building and Building Placement Standards

- | | | | | | |
|--------------------------------|--|--------------------------------|-------------|----------------------------|--|
| (a) Minimum Setbacks | <ul style="list-style-type: none"> (i) Front Yard: 7.5 m (25 ft) or as required by Alberta Transportation. No loading or storage shall be located in the front yard. (ii) Side Yard: 6 m (20 ft) (iii) Rear Yard: <table border="0" style="margin-left: 40px;"> <tr> <td style="padding-right: 20px;">Abutting a non-residential lot</td> <td>6 m (20 ft)</td> </tr> <tr> <td>Abutting a residential lot</td> <td>7.5 m (25 ft). The 3 m segment of the rear yard that is closest to the Residential District shall be landscaped.</td> </tr> </table> | Abutting a non-residential lot | 6 m (20 ft) | Abutting a residential lot | 7.5 m (25 ft). The 3 m segment of the rear yard that is closest to the Residential District shall be landscaped. |
| Abutting a non-residential lot | 6 m (20 ft) | | | | |
| Abutting a residential lot | 7.5 m (25 ft). The 3 m segment of the rear yard that is closest to the Residential District shall be landscaped. | | | | |

- | | |
|---------------------------------|--|
| (b) Special Setbacks | (i) Accessory Buildings shall be set back from the Principal Dwelling by a minimum distance of 1.8 m (6 ft) |
| (c) Maximum Height | <p>(i) Principal building: The maximum height shall be 3 stories unless otherwise approved at the discretion of the Development Authority following consultation with applicable Fire Authorities.</p> <p>(ii) Accessory Building: The maximum height shall be 2 stories unless otherwise approved in the discretion of the Development Authority following consultation with applicable Fire Authorities.</p> |
| (d) Maximum Lot Coverage | <p>(i) Total: 60%</p> <p>(ii) Accessory Building: At the discretion of the Development Authority.</p> |
| (e) Design Standards | <p>(i) The exterior finish on all buildings shall be of permanent materials and be compatible in character, design, and quality with other buildings in the vicinity and surrounding area.</p> <p>(ii) Abandoned or derelict buildings or structures must be brought to compliance in accordance with the Community Standards Bylaw and the Act.</p> |
- (5) Additional Standards
- | | |
|---|---|
| (a) Landscaping, Fencing and Screening | (i) Landscaping must be consistent with the Town's Landscaping Standards and must be completed within one (1) year of occupancy. |
| (b) Parking | (i) Shall be provided in accordance with Section 3.13 of this Bylaw. |
| (c) Control of Noxious Weeds | (i) Unkept grass and noxious weeds are considered an unsightly condition and shall be addressed in accordance with the Community Standards Bylaw and the Act. |

(d) **Site
Improvements**

- (i) Off-site or on-site related improvements and servicing shall be provided in accordance with the Town's Design and Construction Standards.

2.12 INSTITUTIONAL DISTRICT (INS)

- (1) **Purpose:** the purpose of this District is to accommodate the Development of public and private services that support the governance, culture, safety, and health of the community.
- (2) Permitted and Discretionary Land Uses

Permitted	Discretionary
Accessory Building and Use	Cemetery
Assisted Living Facility	Mixed-Use Development
Care Centre, Major	Office
Care Centre, Minor	Shelter
Congregate Housing	
Cultural and Entertainment Facility	
Education Facility	
Emergency Service	
Exhibition and Convention Facility	
Funeral Service	
Government Service	
Green Energy Facility	
Group Home	
Health Service, Major	
Health Service, Minor	
Institutional	
Intermodal Shipping Container (Sea Can)	
Library and Exhibit	
Park, Neighbourhood	
Personal Care Service	
Recreation, Community	
Recreation, Indoor	
Religious Assembly	
Satellite Dish	
Sign, Canopy	
Sign, Fascia	
Sign, Freestanding	
Wireless Communications Facility	

(3) Land Use Standards

- | | |
|----------------------------------|---|
| (a) Accessory Building | <ul style="list-style-type: none"> (i) Up to two (2) Accessory Buildings may be allowed on a lot, either on skids or on a permanent foundation. (ii) Shall not be located in the front yard. (iii) All Accessory Buildings will meet the requirements under section 4.2 Accessory Buildings.⁴ |
| (b) Green Energy Facility | <ul style="list-style-type: none"> (i) Only roof-mounted solar collectors may be allowed. |
| (c) Signs | <ul style="list-style-type: none"> (i) Canopy, Fascia, and Freestanding Signs may be included as part of any Development in accordance with Section 5 of this Bylaw. |

(4) Building and Building Placement Standards

- | | | |
|---------------------------------|---|--|
| (a) Minimum Setbacks | <ul style="list-style-type: none"> (i) If the Site is Abutting a Residential District on more than two sides, the setback requirements of such Residential District shall apply. In all other cases, setbacks shall be at the discretion of the Development Authority. | |
| (b) Special Setbacks | <ul style="list-style-type: none"> (i) Accessory Buildings shall be set back from the Principal Dwelling by a minimum distance of 1.8 m (6 ft). | |
| (c) Maximum Height | <ul style="list-style-type: none"> (i) Principal building: (ii) Accessory Building: | <p>The maximum height shall be 3 stories unless otherwise approved at the discretion of the Development Authority following consultation with applicable Fire Authorities.</p> <p>One (1) storey not to exceed 4.5 m (15 ft)</p> |
| (d) Maximum Lot Coverage | <ul style="list-style-type: none"> (i) Total: (ii) Accessory Building: | <p>50%</p> <p>At the discretion of the Development Authority</p> |

- (e) **Design Standards**
 - (i) The exterior finish on all buildings shall be of permanent materials and be compatible in character, design, and quality with other buildings in the vicinity and surrounding area.
 - (ii) Abandoned or derelict buildings or structures must be brought to compliance in accordance with the Community Standards Bylaw and the Act.

(5) Additional Standards

- (a) **Landscaping, Fencing and Screening**
 - (i) Landscaping must be consistent with the Town's Landscaping Standards and must be completed within one (1) year of occupancy.
- (b) **Parking**
 - (i) Shall be provided in accordance with **Section 3.13** of this Bylaw.
- (c) **Control of Noxious Weeds**
 - (i) Unkept grass and noxious weeds are considered an unsightly condition and shall be addressed in accordance with the Community Standards Bylaw and the Act.
- (d) **Site Improvements**
 - (i) Off-site or on-site related improvements and servicing shall be provided in accordance with the Town's Design and Construction Standards.

2.13 PUBLIC UTILITIES DISTRICT (PU)

- (1) **Purpose:** the purpose of this District is to accommodate public utilities.
- (2) Permitted and Discretionary Land Uses

Permitted	Discretionary
Accessory Building and Use	Intermodal Storage Unit, stacking ¹
Intermodal Storage Unit ¹	Sign, Fascia
Green Energy Facility	Sign, Freestanding
Public Utility	Waste Management Facility
Satellite Dish	
Storage Yard ¹	
Wireless Communication Facility	

(3) Land Use Standards

- | | |
|----------------------------------|---|
| (a) Accessory Building | <ul style="list-style-type: none"> (i) Up to two (2) Accessory Buildings may be allowed on a lot, either on skids or on a permanent foundation. (ii) Shall not be located in the front yard. (iii) All Accessory Buildings will meet the requirements under section 4.2 Accessory Buildings.⁴ |
| (b) Green Energy Facility | <ul style="list-style-type: none"> (i) Only roof-mounted solar collectors may be allowed. |
| (c) Signs | <ul style="list-style-type: none"> (i) Fascia and Freestanding Signs may only be allowed to identify a Public Utility Building. Regulations in Section 5 of this Bylaw shall apply. |

(4) Building and Building Placement Standards

- | | |
|---------------------------------|---|
| (a) Minimum Setbacks | <ul style="list-style-type: none"> (i) At the discretion of the Development Authority. |
| (b) Maximum Height | <ul style="list-style-type: none"> (i) Principal building: The maximum height shall be 3 stories unless otherwise approved at the discretion of the Development Authority following consultation with applicable Fire Authorities. (ii) Accessory Building: One (1) storey not to exceed 4.5 m (15 ft). |
| (c) Maximum Lot Coverage | <ul style="list-style-type: none"> (i) At the discretion of the Development Authority. |
| (d) Design Standards | <ul style="list-style-type: none"> (i) The exterior finish on all buildings shall be of permanent materials and be compatible in character, design, and quality with other buildings in the vicinity and surrounding area. (ii) Abandoned or derelict buildings or structures must be brought to compliance in accordance with the Community Standards Bylaw and the Act. |

(5) Additional Standards

- | | |
|---|---|
| (a) Landscaping,
Fencing and
Screening | (i) Landscaping must be consistent with the Town's Landscaping Standards and must be completed within one (1) year of occupancy. |
| (b) Parking | (i) Shall be provided in accordance with Section 3.13 of this Bylaw. |
| (c) Control of
Noxious Weeds | (i) Unkept grass and noxious weeds are considered an unsightly condition and shall be addressed in accordance with the Community Standards Bylaw and the Act. |
| (d) Site
Improvements | (i) Off-site or on-site related improvements and servicing shall be provided in accordance with the Town's Design and Construction Standards. |

2.14 RECREATIONAL DISTRICT (REC)

- (1) **Purpose:** the purpose of this District is to provide opportunities for the development of indoor and outdoor recreational facilities to service the local and regional community.
- (2) Permitted and Discretionary Land Uses

Permitted	Discretionary
Accessory Building and Use	Office
Art Studio and Workshop	Restaurant
Cabin	Restaurant Patio
Campground	Retail, Convenience
Cultural and Entertainment Facility	Security Suite
Exhibition and Convention Facility	
Flea Market	
Greenhouse and Plant Nursery	
Green Energy Facility	
Library and Exhibit	
Office, Temporary ²	
Park, Neighbourhood	
Personal Care Service	
Private Camp	
Recreation, Community	
Recreation, Indoor	
Recreation, Outdoor	
Satellite Dish	
Sign, Fascia	
Sign, Freestanding	
Sign, Projecting	

(3) Land Use Standards

- | | |
|---|---|
| (a) Accessory Building⁴ | (i) All Accessory Buildings will meet the requirements under section 4.2 Accessory Buildings. ⁴ |
| (b) Commercial Uses | (i) May only be allowed when it is an Accessory Use subordinate to a recreational use. |
| (c) Green Energy Facility | (i) Only roof-mounted solar collectors may be allowed. |
| (d) Signs | (i) Fascia, Freestanding and Projecting Signs may be included as part of any Development in accordance with Section 5 of this Bylaw. |

(4) Building and Building Placement Standards

- | | | | | | | | |
|-----------------------------|---|-------------------------|---|--------------------------|---|--------------|-------------|
| (a) Minimum Setbacks | (i) At the discretion of the Development Authority. | | | | | | |
| (b) Maximum Height | <table border="0"> <tr> <td style="vertical-align: top; padding-right: 20px;">(i) Principal building:</td> <td>The maximum height shall be 3 stories unless otherwise approved at the discretion of the Development Authority following consultation with applicable Fire Authorities.</td> </tr> <tr> <td style="vertical-align: top; padding-right: 20px;">(ii) Accessory Building:</td> <td>One (1) storey not to exceed 4.5 m (15 ft)</td> </tr> <tr> <td style="vertical-align: top; padding-right: 20px;">(iii) Cabin:</td> <td>6 m (20 ft)</td> </tr> </table> | (i) Principal building: | The maximum height shall be 3 stories unless otherwise approved at the discretion of the Development Authority following consultation with applicable Fire Authorities. | (ii) Accessory Building: | One (1) storey not to exceed 4.5 m (15 ft) | (iii) Cabin: | 6 m (20 ft) |
| (i) Principal building: | The maximum height shall be 3 stories unless otherwise approved at the discretion of the Development Authority following consultation with applicable Fire Authorities. | | | | | | |
| (ii) Accessory Building: | One (1) storey not to exceed 4.5 m (15 ft) | | | | | | |
| (iii) Cabin: | 6 m (20 ft) | | | | | | |
| (c) Design Standards | <table border="0"> <tr> <td style="vertical-align: top; padding-right: 20px;">(i)</td> <td>The exterior finish on all buildings shall be of permanent materials and be compatible in character, design, and quality with other buildings in the vicinity and surrounding area.</td> </tr> <tr> <td style="vertical-align: top; padding-right: 20px;">(ii)</td> <td>Abandoned or derelict buildings or structures must be brought to compliance in accordance with the Community Standards Bylaw and the Act.</td> </tr> </table> | (i) | The exterior finish on all buildings shall be of permanent materials and be compatible in character, design, and quality with other buildings in the vicinity and surrounding area. | (ii) | Abandoned or derelict buildings or structures must be brought to compliance in accordance with the Community Standards Bylaw and the Act. | | |
| (i) | The exterior finish on all buildings shall be of permanent materials and be compatible in character, design, and quality with other buildings in the vicinity and surrounding area. | | | | | | |
| (ii) | Abandoned or derelict buildings or structures must be brought to compliance in accordance with the Community Standards Bylaw and the Act. | | | | | | |

(6) Additional Standards

- | | |
|---|---|
| (a) Landscaping, Fencing and Screening | (i) Landscaping must be consistent with the Town's Landscaping Standards and must be completed within one (1) year of occupancy. |
| (b) Parking | (i) Shall be provided in accordance with Section 3.13 of this Bylaw. |
| (c) Control of Noxious Weeds | (i) Unkept grass and noxious weeds are considered an unsightly condition and shall be addressed in accordance with the Community Standards Bylaw and the Act. |
| (d) Site Improvements | (i) Off-site or on-site related improvements and servicing shall be provided in accordance with the Town's Design and Construction Standards. |

2.15 RESORT RECREATIONAL DISTRICT (RREC)

- (1) **Purpose:** the purpose of this District is to provide opportunities for the development of outdoor recreational resort facilities and retreat venues immersed in nature to support eco-tourism.
- (2) Permitted and Discretionary Land Uses

Permitted	Discretionary
Accessory Building and Use	Agriculture, General
Art Studio and Workshop	Animal Care Facility, Minor
Cabin	Dwelling, Single Detached
Campground	Dwelling, temporary use ²
Cultural and Entertainment Facility	Green Energy Facility
Deck ¹	Home-Based Business, Major ²
Education Facility	Mixed-Use Development
Exhibition and Convention Facility	Modular Dwelling Manufacturing and Sale
Greenhouse and Plant Nursery	Office
Green Energy Facility*	Restaurant
Guest Ranch	Restaurant Patio
Library and Exhibit	Retail, Convenience
Lodging	Security Suite
Office, Temporary ²	
Park, Neighbourhood	
Personal Care Service	
Petting Zoo	
Private Camp	
Recreation, Community	
Recreation, Indoor	
Recreation, Outdoor	
Recreation, Seasonal Resort	
Rooftop Solar Panels	
Satellite Dish	
Show Home	
Sign, Fascia	
Sign, Freestanding	
Sign, Projecting	
Storage, Recreational Vehicles	

[BACK TO TABLE OF CONTENTS](#)

Permitted		Discretionary
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*Roof mounted-solar collectors only

(3) Building and Building Placement Standards

- | | | | | | | | |
|--|---|-------------------------|---|--------------------------|---|--------------|-------------|
| (a) Accessory Buildings⁴ | (i) All Accessory Buildings will meet the requirements under section 4.2 Accessory Buildings. ⁴ | | | | | | |
| (b) Minimum Setbacks | (i) At the discretion of the Development Authority. | | | | | | |
| (c) Maximum Height | <table border="0"> <tr> <td style="vertical-align: top; padding-right: 20px;">(i) Principal building:</td> <td>The maximum height shall be 3 stories unless otherwise approved at the discretion of the Development Authority following consultation with applicable Fire Authorities.</td> </tr> <tr> <td style="vertical-align: top; padding-right: 20px;">(ii) Accessory Building:</td> <td>One (1) storey not to exceed 4.5 m (15 ft)</td> </tr> <tr> <td style="vertical-align: top; padding-right: 20px;">(iii) Cabin:</td> <td>6 m (20 ft)</td> </tr> </table> | (i) Principal building: | The maximum height shall be 3 stories unless otherwise approved at the discretion of the Development Authority following consultation with applicable Fire Authorities. | (ii) Accessory Building: | One (1) storey not to exceed 4.5 m (15 ft) | (iii) Cabin: | 6 m (20 ft) |
| (i) Principal building: | The maximum height shall be 3 stories unless otherwise approved at the discretion of the Development Authority following consultation with applicable Fire Authorities. | | | | | | |
| (ii) Accessory Building: | One (1) storey not to exceed 4.5 m (15 ft) | | | | | | |
| (iii) Cabin: | 6 m (20 ft) | | | | | | |
| (d) Design Standards | <table border="0"> <tr> <td style="vertical-align: top; padding-right: 20px;">(i)</td> <td>The exterior finish on all buildings shall be of permanent materials and be compatible in character, design, and quality with other buildings in the vicinity and surrounding area.</td> </tr> <tr> <td style="vertical-align: top; padding-right: 20px;">(ii)</td> <td>Abandoned or derelict buildings or structures must be brought to compliance in accordance with the Community Standards Bylaw and the Act.</td> </tr> </table> | (i) | The exterior finish on all buildings shall be of permanent materials and be compatible in character, design, and quality with other buildings in the vicinity and surrounding area. | (ii) | Abandoned or derelict buildings or structures must be brought to compliance in accordance with the Community Standards Bylaw and the Act. | | |
| (i) | The exterior finish on all buildings shall be of permanent materials and be compatible in character, design, and quality with other buildings in the vicinity and surrounding area. | | | | | | |
| (ii) | Abandoned or derelict buildings or structures must be brought to compliance in accordance with the Community Standards Bylaw and the Act. | | | | | | |

(4) Additional Standards

- | | |
|---|---|
| (a) Landscaping, Fencing and Screening | (i) Landscaping must be consistent with the Town's Landscaping Standards and must be completed within one (1) year of occupancy. |
| (b) Parking | (i) Shall be provided in accordance with Section 3.13 of this Bylaw. |
| (c) Control of Noxious Weeds | (i) Unkept grass and noxious weeds are considered an unsightly condition and shall be addressed in accordance with the Community Standards Bylaw and the Act. |
| (d) Site Improvements | (i) Off-site or on-site related improvements and servicing shall be provided in accordance with the Town's Design and Construction Standards. |

2.16 AGRICULTURE TRANSITIONAL DISTRICT (AG-T)

- (1) **Purpose:** the purpose of this District is to allow for agricultural and limited rural uses that would not hinder the future Development of the Land as it transitions to urban uses.
- (2) Permitted and Discretionary Land Uses

Permitted	Discretionary
Abattoir	Aggregate Extraction
Accessory Building and Use	Animal Care Facility, Major
Agriculture, General	Campground
Agriculture, Product Processing	Dwelling, temporary use ²
Animal Care, Minor	Green Energy Facility
Art Studio and Workshop	Home-Based Business, Major ²
Auctioneering Establishment	Modular Dwelling Manufacturing and Sale
Bed and Breakfast	Private Camp
Cabin	Recreation, Outdoor
Care Home	Sign, Electronic
Commercial Logging	Wireless Communications Facility
Dwelling, Single Detached	Workcamp
Dwelling, Temporary	Wrecking Yard
Greenhouse and Plant Nursery	
Group Home	
Guest Ranch	
Home-Based Business, Major	
Home-Based Business, Minor	
Home Office	
Intermodal Storage Container	
Office, Temporary ²	
Petting Zoo	
Satellite Dish	
Secondary Suite (Basement)	
Secondary Suite (Garage)	
Secondary Suite (Garden)	
Security Suite	
Sign, Canopy	
Sign, Fascia	

[BACK TO TABLE OF CONTENTS](#)

Permitted		Discretionary
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Sign, Freestanding
Storage, Recreational Vehicle
*Roof mounted solar collectors only

(3) Land Use Standards

- | | |
|--|---|
| (a) Accessory Buildings⁴ | (i) All Accessory Buildings will meet the requirements under section 4.2 Accessory Buildings. ⁴ |
| (b) Commercial Uses | (i) May only be allowed when it is an Accessory Use subordinate to an agricultural use |
| (c) Signs | (i) Fascia and Freestanding Signs may be included as part of any Development in accordance with Section 5 of this Bylaw.
(ii) Electronic Signs may only be allowed on a temporary basis.
(iii) Setbacks from a Highway shall be in accordance with Alberta Transportation Regulations. |

(4) Building and Building Placement Standards

- | | |
|-----------------------------|---|
| (a) Minimum Setbacks | (i) From a rural road: 30 m (100 ft)
(ii) Front Yard: 10 m (33 ft)
(iii) Side Yard: 10 m (33 ft)
(iv) Rear Yard: 10 m (33 ft) |
| (b) Maximum Height | (i) Principal building: 11 m (36 ft)
(ii) Accessory Building: One (1) storey not to exceed 4.5 m (15 ft).
(iii) Cabin: 11 m (36 ft) or the same height as the Principal Dwelling, whichever is lower. |
| (c) Design Standards | (i) The exterior finish on all buildings shall be of permanent materials and be compatible in character, design, and quality with other buildings in the vicinity and surrounding area.
(ii) Abandoned or derelict buildings or structures must be brought to compliance in accordance with the Community Standards Bylaw and the Act. |

(5) Additional Standards

- | | |
|---|---|
| (a) Landscaping, Fencing and Screening | (i) Landscaping must be consistent with the Town's Landscaping Standards and must be completed within one (1) year of occupancy. |
| (b) Parking | (i) Shall be provided in accordance with Section 3.13 of this Bylaw. |
| (c) Recreational Vehicles | (i) Up to two (2) unoccupied Recreational Vehicles may be parked on a lot. |
| (d) Control of Noxious Weeds | (i) Unkept grass and noxious weeds are considered an unsightly condition and shall be addressed in accordance with the Community Standards Bylaw and the Act. |
| (e) Site Improvements | (i) Off-site or on-site related improvements and servicing shall be provided in accordance with the Town's Design and Construction Standards. |

PART 3.0: GENERAL REGULATIONS

3.1 APPLICABILITY

- (1) The General Regulations contained in this section apply in all Districts. In the event of a conflict between the Regulations and this section, the District requirements apply unless explicitly stated otherwise.

3.2 BUILDING HEIGHT

- (1) In determining the highest point of a building or structure, elements that are not essential to the structure of the building or structure shall not be considered, including but not limited to the following:

- | | |
|--------------------------|------------------------------|
| (a) Elevator housing, | (h) Steeples, |
| (b) Mechanical housing, | (i) Antennas, |
| (c) Roof entrances, | (j) Smokestacks or chimneys, |
| (d) Ventilation fans, | (k) Fire walls, |
| (e) Skylights, | (l) Parapet walls, and |
| (f) Solar collectors, | (m) Flagpoles. |
| (g) Wind energy systems, | Change of Use |

3.3 CHANGE OF USE

- (1) In considering any application for a change of use, the Development Authority shall ensure that the Development complies with the following requirements:
 - (a) The intended use shall be listed as a permitted or a discretionary use in the District in which it is located.
 - (b) Parking shall be provided in accordance with the parking standards for the intended use as specified in this Bylaw.
 - (c) Where the conversion involves exterior Renovation, the new exterior finish shall be of permanent materials and be compatible in character, design and quality with other buildings in the surrounding area.
 - (d) Existing healthy vegetation should be retained whenever possible and to the satisfaction of the Development Authority.
 - (e) All signs shall be in keeping with **Section 5** of this Bylaw.

3.4 CORNER LOTS, DOUBLE FRONTING SITES AND SITE LINE PROTECTION AREAS

- (1) Deleted³

(2) Deleted³

(3) Deleted³

(4) Deleted³

(5) Deleted³

(6) Deleted⁴

(7) Deleted⁴

(1) Double Fronting Lots³

- (a) A double fronting lot shall have a front yard on each parallel road in accordance with the front yard requirements applicable to that district³

(2) Corner Lots³

- (a) The front line of a corner lot shall be the yard that faces the addressed street and is associated with the property's municipal address and the orientation of the main entrance and driveway. The other street-facing yard shall be considered a side yard.³
- (b) Notwithstanding any other provision of this Bylaw, any object, structures or fences, in or on that part of a corner lot site must be setback a minimum of 1m (3 ft) from the front and side yard.³
- (c) Notwithstanding any provision of this Bylaw, all objects, structures, or fences shall be maintained in a manner that ensures the preservation of the Site Line Protection Area, regardless of the lot type.³

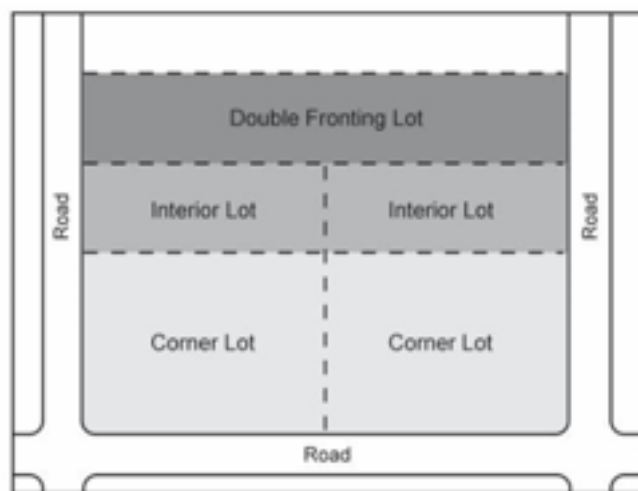


Figure 1: Illustration of Lot Definitions – Not To Scale³

(3) Site Line Protection Area³

[BACK TO TABLE OF CONTENTS](#)

- (a) Notwithstanding any other provision of this bylaw, no person shall place or maintain any object, structure, fence, hedge, shrub, or tree in or on that part of a corner site located within any district other than commercial, which lies within the Site Line Protection Area³

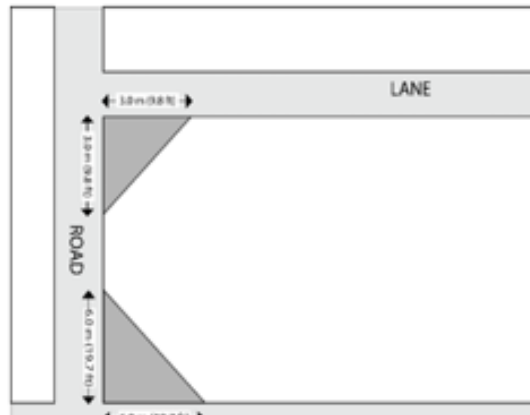


Figure 2: Illustration of Site Line Protection Area – Not to Scale -

3.5 DWELLING UNITS ON A LOT

- (1) A lot within the Town may have up to one (1) Dwelling Unit in addition to any Secondary Suites that may be permitted in accordance with the provisions in **Section 2** of this Bylaw.
- (2) Notwithstanding the above, lots in the Residential Estates District (R-RE) and the Agriculture Transitional District (AG-T) may have up to two (2) Dwelling Units.

3.6 ENVIRONMENTAL SCREENING

- (1) Where the potential for prior contamination of a site exists, the Development Authority must require that a Phase 1 Environmental Site Assessment be conducted according to applicable Provincial requirements and/or guidelines prior to a Development Permit being issued.
- (2) Should the Phase 1 Assessment indicate that a Phase 2 Assessment should be undertaken, the Development Authority must require that a Phase 2 Assessment be conducted and submitted prior to consideration of the Development Permit application.
- (3) Any follow-up assessment or remedies that may be required must be incorporated into conditions for the approval of the Development Permit.

3.7 **FENCES**³

- (1) Fencing in any residential district, regardless of the lot type shall be in accordance with the following illustration:³

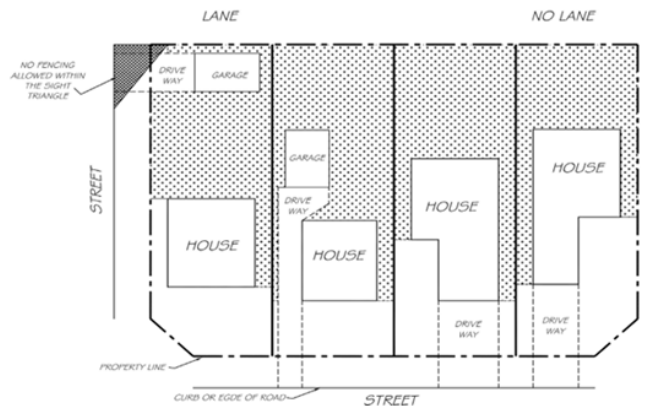


Figure 3: Illustration of Fencing in Residential Districts – Not to Scale -³

- (2) Regardless of the lot type the Construction or maintenances of a fence in a residential district does not require a Development Permit provided it is built in conformance with the regulations as set forth in this Bylaw, the Site Protection Lines are preserved, its height does not exceed 2.5 m (8ft) in the side and rear yards, and 1 m (3ft) in the Front Yards.³
- (3) Notwithstanding any other provision of this Bylaw to the contrary, if the proposed fence does not conform with the regulations of this Bylaw, a Development Permit is required prior to the erection or construction of the fence.³
- (4) Notwithstanding any provision of this Bylaw, all objects, structures, or fences shall be maintained in a manner that ensures the preservation of the Site Line Protection Area.³
- (5) Notwithstanding any regulations respecting required minimum yard setbacks to the contrary in this Bylaw, a residential fence on a corner lot must be setback a minimum of 1m (3ft) from the Front or Side Yard lot lines as defined by a legal plan of survey.

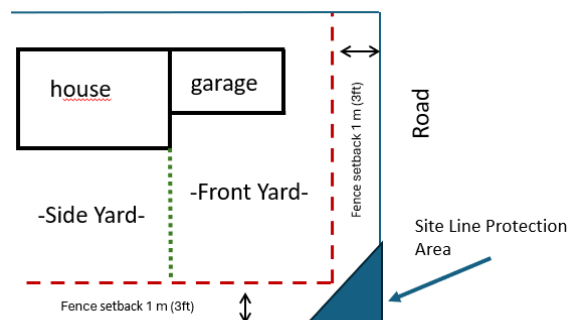


Figure 4: Illustration of Corner Lot Fencing Setback³

- (6) The front yard fence in a residential district may be permitted to be higher than 1m (3ft), regardless of the lot type if in the opinion of the Development Authority, the proposed fence: 3
- (a) does not block or impede traffic sight lines at the intersection of two public roads Site Line Protection Area); ³
 - (b) does not block or impede traffic sight lines on the driveway on the lot or from the driveway on the adjoining lots; ³
 - (c) is structurally designed to satisfy the intended height and purpose; ³
 - (d) is physically and visually compatible with adjacent development. ³

3.8 **HAZARDOUS MATERIALS RISK MANAGEMENT**

- (1) Liquefied petroleum gas (propane) tanks with a storage capacity exceeding 907 kg (2000 lbs) may only be allowed within the General Commercial District (C-GEN), Highway Commercial District (C-HWY) and Designated Industrial Park District I-DIP.
- (2) All Developments which store, manufacture, or utilize materials or products which may be hazardous due to their flammable or explosive characteristics must comply with Provincial and Federal legislation and Regulations.
- (3) In addition to the requirements outlined in the Sturgeon Regional Emergency Management Partnership (SREMP), all commercial or Industrial Developments involving the following hazardous materials shall submit a written description of the materials and operations being undertaken on the site to the Development Authority for review prior to Development approval at the time of Development Permit application, or at the time the operation begins using the material:
- (a) poisonous and infections agents,
 - (b) pesticides,
 - (c) corrosives and explosives,
 - (d) flammable and combustible liquids,
 - (e) manures, and
 - (f) radiation.
- (4) No Development shall create or discharge toxic or contaminating materials:
- (a) into the air or water in amounts or quantities that exceed the levels prescribed by Provincial and Federal legislation and Regulations,
 - (b) across the boundaries of a site,
 - (c) through infiltration into the soil,
 - (d) into the municipal sewage disposal system, or
 - (e) into a water body, any surface water channel, or any below surface water course.

3.9 **LANDSCAPING**

- (1) All Landscaping and screening shall be done in accordance with the Town's Landscaping Standards.

[BACK TO TABLE OF CONTENTS](#)

- (2) Where required by the Development Authority, a Development Permit application must include a Landscaping Plan.
- (3) Unless otherwise indicated in this Bylaw, all Landscaping shall be completed within one (1) year of occupancy.

3.10 **LOT COVERAGE**

- (1) Lot coverage shall be calculated as a percentage by dividing the total amount of building footprint on a lot or site by the total lot or site area.
- (2) For the purposes of calculating lot coverage, the building footprint shall include:
 - (a) The principal building,
 - (b) Accessory Buildings or carports,
 - (c) Porches or verandas,
 - (d) Any portion of an upper storey that projects beyond the perimeter of the main floor area, and
 - (e) Covered or enclosed Decks.
- (3) For the purposes of calculating lot coverage, the building footprint shall not include hard surfaced areas such as Patios and Driveways.

3.11 **NUISANCE**

- (1) No use or Development which is in contravention of the Community Standards Bylaw may be undertaken which, in the opinion of the Development Authority, constitutes a nuisance on a private or public site by reason of the generation of noise, vibration, heat, humidity, glare, smoke, dust, other particulate matter, or odour.

3.12 **OBJECTS PROHIBITED OR RESTRICTED IN YARDS**

- (1) No person shall keep or permit in any part of any yard in any Residential District:
 - (a) any object or chattel which, in the opinion of the Development Officer, is unsightly or tends to adversely affect the amenities of the District in which it is located;
 - (b) any Excavation, storage or piling up of materials required during construction unless all necessary safety measures are taken, and the owner of such materials or Excavation assumes full responsibility to ensure the situation does not prevail any longer than reasonably necessary to complete a particular stage of construction work; or
 - (c) any vehicle, loaded or unloaded, excluding Recreational Vehicles, of a gross vehicle weight in excess of 4,800 kg (10,560 lbs.) for longer than is reasonably necessary to load or unload the vehicle.

3.13 ON-SITE AND OFF-SITE SERVICES AND IMPROVEMENTS

- (1) Where any on-site or off-site services or improvements are required as part of a proposed Development, a developer shall not begin the Excavation for the foundation nor commence the Development until a Development Permit has been issued with all applicable conditions, which may include entering into a Development Agreement to undertake said improvements.
- (2) No Development Permit shall be issued for a Development to be serviced by private sewer and water systems unless specifically stated in the approved Development Permit.

3.14 PARKING AND LOADING PROVISIONS

Notwithstanding the District Regulations in effect on a site, the following regulations apply:

- (1) **Parking Areas**
 - (a) Each Development shall provide on its site a parking area containing, at a minimum, the number of parking spaces as calculated from the following table.

TABLE 1: MINIMUM NUMBER OF PARKING SPACES BY DEVELOPMENT

USE OF BUILDING OR SITE	MINIMUM NUMBER OF PARKING SPACES
COMMERCIAL USES	
Office	1 per 40.0 m ² (430.0 ft ²) of gross leasable area
Eating and drinking establishments	
Eating and drinking establishments (except those as noted below)	1 per 4 seating spaces or 1 per 3 employees, whichever is greater
Restaurant	1 per 13.0 m ² (140.0 ft ²) of gross leasable area plus 1 per 3 employees on maximum shift
Nightclub/Pub	1 per 13.0 m ² (140.0 ft ²) of gross leasable area plus 1 per 3 employees on maximum shift
Drive-Through Vehicle Service	1 per 30 m ² (322.9 ft ²) of gross leasable area or 1 per 5 seating spaces, whichever is greater
Home-Based Business, Major Care Centre, Minor	1 in addition to the requirements for the residential use
Lodging Lodges	1 per rentable unit plus 1 per 3 employees on maximum shift
Work Camp	1 per rentable unit plus 1 per 3 employees on maximum shift
All other commercial uses	
Less than 4,500 m ² (48,437.5 ft ²) of gross leasable area	2.5 per 100.0 m ² (1,076.4 ft ²) of floor area
4,500 m ² (48,437.5 ft ²) to 9,000 m ² (96,872.2 ft ²) of gross leasable area	3 per 100.0 m ² (1,076.4 ft ²) of floor area

USE OF BUILDING OR SITE	MINIMUM NUMBER OF PARKING SPACES
9,000 m ² (96,872.2 ft ²) to 28,000 m ² (301,386.5 ft ²) of gross leasable area	3.5 per 100.0 m ² (1,076.4 ft ²) of floor area
Greater than 28,000 m ² (301,386.5 ft ²) of gross leasable area	4 per 100.0 m ² (1,076.4 ft ²) of floor area
LODGING USES	
Bed and Breakfast	1 per sleeping unit in addition to the parking requirements for the Primary Dwelling
Care Home	The requirements of the Districts in which the dwelling is located, plus 1 per person receiving care
Congregate Housing	1 per 3 bedrooms or sleeping units, plus 1 per employee on maximum shift
Group Home	1 per 3 bedrooms or sleeping units, plus 1 per employee on maximum shift
INSTITUTIONAL USES	
Care Centre, Intermediate Care Centre, Major	1 per 15 patrons, plus 1 per employee for first 2 employees plus an additional 0.5 per each additional staff member
Care Centre, Minor	The requirements of the Districts in which the dwelling is located, plus 1 per employee on maximum shift
Education Facility	For elementary and junior high schools, 1 per school employee during regular school hours
	For high schools, 4 per 10 students, plus 1 per employee on maximum shift
	For commercial schools, 1 per on-site student
Golf Course	8 per hole, plus 1 per 3 employees, plus the requirements for any Accessory Uses
Government Services	1 per 40.0 m ² (430.0 ft ²) of gross leasable area
Health Service, Major Assisted Living Facility Shelter	For hospitals, 1 per 100.0 m ² (1,076.4 ft ²) of gross floor area or 1 per 2 beds, whichever is greater; plus 1 per 2 employees on maximum shift.
	For all other Developments, 1 per 3 Dwelling Units or beds plus 1.5 per employee on maximum shift
Health Service, Minor	1 per 30.0 m ² (325.0 ft ²) of gross leasable area or 3 for each full-time or part-time professional, whichever is greater
Recreation, Community Recreation, Indoor Recreation, Outdoor Cultural and Entertainment Facility Exhibition and Convention Facility	For recreation and sports Developments, 1 per 3 seats, plus 1 per 3 employees, plus the requirements for any Accessory Uses
	For bowling alleys, 4 per lane, plus the requirements for Accessory Uses

USE OF BUILDING OR SITE	MINIMUM NUMBER OF PARKING SPACES
Library and Exhibit	For curling rinks, 8 per sheet, plus the requirements for Accessory Uses For racket courts, 2 per court, plus the requirements for Accessory Uses For Campgrounds, 1 per Campsite or Cabin, plus 1 per employee on maximum shift For all other Developments, 1 per 10.0 m² (107.6 ft²) of floor area
Religious Assembly	1 per 4 seats
All other Institutional uses	At the discretion of the Development Authority
All Industrial uses	At the discretion of the Development Authority

- (i) Parking requirements for Mixed Uses the minimum number of parking spaces for this use should be 80% of the sum of the parking spaces required for the residential and commercial components of the development.¹
- (b) Where a fractional number of parking spaces are required, the next highest *whole* number of spaces shall be provided.
- (c) The total number of required parking spaces for each Development may be reduced by up to 50% if shared parking is provided by two Developments located within 100 m (328 ft) of each other. The total number of shared parking spaces required shall be determined by the sum of the individual parking requirements of all Developments using the shared parking facility.
- (d) Where shared parking is provided, the owners of the Developments shall enter into a shared parking agreement that specifies the terms and conditions of the shared parking arrangement.
- (e) The Development Authority may allow an applicant to provide a lesser number of spaces by up to fifteen percent (15%) if it can be shown that the standard is not applicable to the project due to:
 - (i) the relationship of the Development to other parking areas,
 - (ii) differing hours of demand for parking, or
 - (iii) the scale and character of the Development.
- (f) Notwithstanding **Subsection (a)**, in the Downtown Commercial District (C-DWT), the following provisions shall apply:
 - (i) in the case of major Renovations and architectural modifications to an existing building, no parking spaces in addition to those existing prior to undertaking the Renovations or modifications shall be required.

- (ii) in the case of expansion to the floor area of an existing building, additional parking spaces shall be required based on the size and use of the expansion only; and
- (iii) in the case of a change in the use of an existing building, no parking spaces in addition to those existing prior to the change in use shall be required provided that no alteration to the floor area of the building occurs.

(g) Surfacing and Drainage

- (i) All parking areas shall be clearly marked, hard surfaced, landscaped, adequately lit with lighting directed away from adjacent sites, adequately graded and drained to dispose of all storm water run-off, and contain the necessary curb cuts.
- (h) All parking spaces shall be clear of any access Driveways, aisles, ramps, columns, signs or other similar obstructions and shall conform to the requirements shown in Table 2.

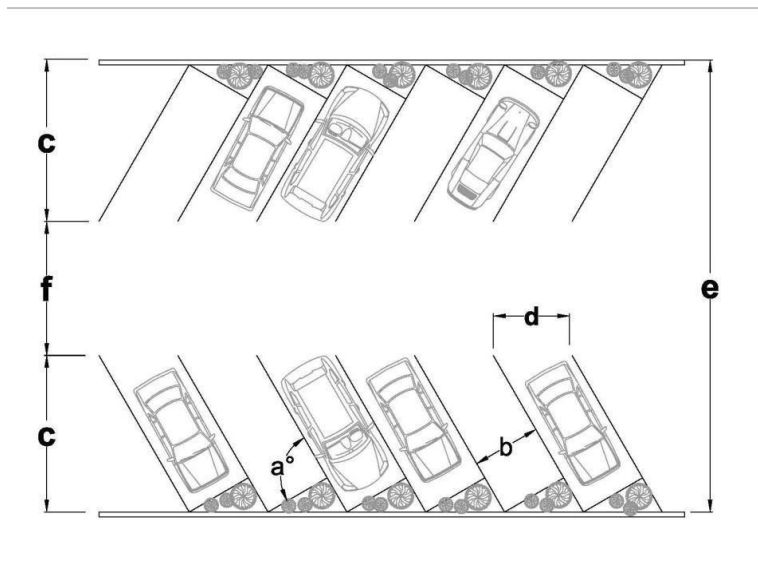


FIGURE 5: DIAGRAM DEPICTING COLUMN HEADINGS
FOR TABLE 2: PARKING REQUIREMENTS

TABLE 2: PARKING REQUIREMENTS

Parking Angle in Degrees	Width of Space	Depth of Space Perpendicular to Maneuvering Aisle	Width of Space Parallel to Maneuvering Aisle	Overall Depth	Width of Maneuvering Aisle (one- way)	Width of Maneuvering Aisle (two- way)
a	b	c	d	e	f	g
0	3 m (10 ft)	3 m (10 ft)	7 m (23 ft)	9.1 m (30 ft)	3.6 m (12 ft)	6.7 m (22 ft)
30	3 m	5.2 m	5.5 m	14 m	3.6 m	7.3 m

[BACK TO TABLE OF CONTENTS](#)

	(10 ft)	(17 ft)	(46 ft)	(46 ft)	(12 ft)	(24 ft)
45	3 m (10 ft)	5.8 m (19 ft)	4 m (13 ft)	15.2 m (50 ft)	3.6 m (12 ft)	6.7 m (22 ft)
60	3 m (10 ft)	6.1 m (20 ft)	3 m (10 ft)	18.2 m (60 ft)	6 m (20 ft)	7.3 m (24 ft)
90	3 m (10 ft)	6.1 m (20 ft)	3 m (10 ft)	19.5 m (64 ft)	7.3 m (24 ft)	7.3 m (24 ft)

- (i) In addition to the parking requirements identified above, where required, accessible parking stalls shall be a minimum of 3.7 m (12 ft) wide by 7.5 m (24.5 ft) long.
- (j) Parking requirements for residential uses in non-residential districts are determined by the requirements for the same or similar use under the most applicable residential district.¹

(2) Off-Street Loading Areas

- (a) Where a proposed Development will, in the opinion of the Development Authority, require pick-up or delivery of commodities, adequate space for the loading and unloading of same shall be provided and maintained on the site.
- (b) When required by the Development Authority, loading spaces shall:
 - (i) have dimensions of not less than:

Width	4 m (13 ft),
Length	8 m (26 ft),
Height above grade	4.3 m (14 ft);
 - (ii) have vehicular ingress to, and egress from, a road or lane either directly or by a clearly defined traffic aisle;
 - (iii) be so graded and drained as to dispose of all storm water runoff. Surface drainage across sidewalks will not be allowed;
 - (iv) be paved or hard surfaced where a parking area is required to be paved or hard surfaced;
 - (v) have adequate lighting to the satisfaction of the Development Authority; and
 - (vi) be screened on each side adjoining any Residential District by a wall, Fence, earth berm or hedge of not less than 1.5 m (4.9 ft) and not more than 2.0 m (6.6 ft) in height.
- (c) The number of loading spaces required for commercial or Industrial Developments shall be as follows:

TABLE 3: LOADING SPACES REQUIRED FOR COMMERCIAL OR INDUSTRIAL DEVELOPMENTS

Use of Building or Site	Minimum Number of Loading Spaces
Less than 1,000 m ² (10,764 ft ²) of gross leasable area	1 space

Use of Building or Site	Minimum Number of Loading Spaces
The next 1,000 m ² (10,764 ft ²) of gross leasable area or a fraction thereof in a Development	1 space
Each additional 2,000 m ² (21,528 ft ²) of gross leasable area or a fraction thereof in a Development.	1 space

- (d) Where a fractional number of loading spaces are required, the next highest number of spaces shall be provided.
- (3) Off-site parking requirements shall be as provided in the Town's Design and Construction Standards.
- (4) To ensure that all individuals, regardless of ability, have equitable access to commercial buildings and facilities all new developments, major renovations and changes in land use where off-street parking is required, must ensure that accessible parking spaces are provided in an adequate number and appropriate locations to accommodate individuals with disabilities, improving accessibility to buildings and facilities. The number of accessible parking spaces required shall be determined as follows:²

TABLE 4: MINIMUM ACCESSIBLE PARKING REQUIREMENTS²

Total Parking Spaces Provided	Minimum Accessible Parking Spaces Required
2 – 25	1
26 – 50	2
51 – 100	3
101 – 200	4
201 – 300	6
301+	2% of total spaces

- (a) Accessible Parking spaces must comply with the following standards:²
- (i) Minimum Width: 2.4 meters (12 feet)²
 - (ii) Adjacent access aisle width: 1.5 meters (5 feet)²
 - (iii) Clear signage displaying the International Symbol of Accessibility²
 - (iv) Located as close as possible to accessible entrances²

- (v) Curb ramps and pathways connecting spaces to building entrances must be barrier-free²

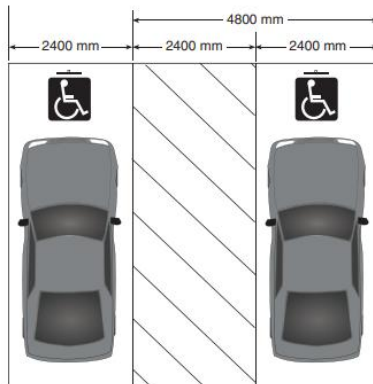


FIGURE 6: DIAGRAM DEPICTING
ACCESSIBLE PARKING DESIGN
STANDARDS²

- (b) Accessible spaces must be marked with pavement symbols and upright signage²
(c) Signs must be visible from the parking area and include penalties for misuse where applicable.²

3.15 PROJECTIONS INTO YARDS

- (1) Except as provided in this Section, no portion of a building shall be located or project into a required minimum yard.
- (2) The following features may project into a required minimum front yard:
 - (a) steps, eaves, gutters, sills, and chimneys, or other similar projections;
 - (b) canopies over entrances to buildings, provided such projections are cantilevered; and
 - (c) exterior balconies on apartments provided that they are cantilevered and not enclosed and designed as an integral part of the building.
- (3) The following features may project into a required minimum side yard, except where a side yard is required for vehicular passage:
 - (a) eaves, gutters, sills, bay or oval windows, or other similar projections.
 - (b) canopies over entrances to buildings, provided such projections are cantilevered; and
- (4) exterior balconies on apartments provided that they are cantilevered and not enclosed, and designed as an integral part of the building. The maximum yard projections are specific to each District and provided in **Part 2** of this Bylaw.
- (5) No building, portion of a building, or structure shall encroach into an adjacent lot.

3.16 **RELOCATION AND DEMOLITION OF BUILDINGS**

- (1) The relocation of an already constructed building or a partially constructed building on a new site requires an approved Development Permit.
- (2) To apply for a Development Permit involving the relocation of an already constructed or partially constructed building, the building shall be compatible with the character of the neighbourhood in which it is proposed to be located.
- (3) In a residential District, a Relocated Building may only be permitted on an Infill Lot.
- (4) In a non-residential District, a Relocated Building may only be permitted if it is an Accessory Building.
- (5) The demolition of any structure must be done in accordance with the Alberta Building Code (ABC) and Canadian Standards Association (CSA) Standard S350-M1980, "Code of Practice for Safety in Demolition of Structures" and/or any subsequent ABC or CSA Standard.
- (6) In addition to the requirements of Section 6.6 of this Bylaw, an application for a Development Permit for the demolition of a building shall include the following information:
 - (a) the value of the building;
 - (b) a work schedule of the demolition and site cleanup (the sequence of demolition must be such that at no time will a wall or a portion of a wall be left standing unsupported in an unstable condition or in danger of accidental collapse);
 - (c) the method whereby public safety is to be protected (i.e., a Fence that is at least 1.8 m in height is required around the Excavation or structure to be demolished);
 - (d) guarantee that all utility services to the site and/or the building have been disconnected to the satisfaction of the Development Authority;
 - (e) guarantee that buildings on adjoining properties have been considered to ensure that damage will not occur to them or their foundations from the demolition;
 - (f) a Hazardous Materials Assessment Report; and/or
 - (g) any phase of an Environmental Site Assessment in order to determine whether the site is contaminated, and the mitigation measures necessary to eliminate such contamination.
- (7) As a condition of approving a Development Permit for the demolition of a building, the Development Authority may, in addition to other requirements, require that the applicant undertake any actions they deem necessary to ensure the complete and safe demolition of the building, disposal of materials and debris, and site clean-up, including entering into a Development Agreement.

3.17 **SITE GRADING AND DRAINAGE**

- (1) In all cases, site grades shall be established to not allow to drain onto an adjacent site except where drainage conforms to an acceptable local or Subdivision drainage plan. Further provisions relating to Site Grading and drainage may be found in the Town's Design and Construction Standards.

3.18 **SOUR GAS FACILITIES**

- (1) All Developments shall comply with the Alberta Energy Regulator setback requirements for sour gas facilities.

3.19 **UTILITY EASEMENTS**

- (1) No Development shall be constructed or placed on a utility Easement unless a License or Encroachment agreement has been entered into.

PART 4.0: SPECIFIC USES AND ACTIVITIES

4.1 APPLICABILITY

- (1) The Special Use Regulations contained in this section apply in all Districts. In the event of a conflict between the Regulations and of this section, the District requirements apply unless explicitly stated otherwise.

4.2 ACCESSORY BUILDINGS

- (1) In a Residential District, a Development Permit may be issued for the temporary erection of a fabric-covered, soft-covered, or otherwise tented structure for use as an Accessory Building provided that the following additional conditions are met:
 - (a) the Development Permit approval shall not be for a period of more than two (2) years; and
 - (b) if an extension to the two (2) year period is desired by the applicant, the applicant must submit a written extension request to locate the building for a further two (2) years.
 - (c) If an additional extension to the four (4) year period is desired by the applicant, the applicant must submit a written extension request to locate the building for a further six (6) months.
- (2) No person shall use or permit an Accessory Building to be used as a Dwelling Unit, except as a Garden Suite, a Garage Suite, or Security Suite where allowed pursuant to this Bylaw.
- (3) Accessory Buildings shall be constructed either simultaneously with, or after, the construction of the principal building or the commencement of the principal use on a site.
- (4) Notwithstanding **Section 4.2 (3)** above, in the Agriculture Transitional District (AG-T) and the Residential Estates District (R-RE) an Accessory Building may be constructed prior to the construction of the principal building or the commencement of the principal use on a site.
- (5) Where a building is attached to a principal building by a Breezeway, a roofed passage or an open or enclosed structure above grade, it is to be considered a part of the principal building and not an Accessory Building, and all the minimum yard requirements of the principal building shall apply.
- (6) For the purposes of determining the site coverage, buildings which are attached to a principal building will be considered part of the principal building.
- (7) Accessory Buildings shall not be located in a front yard, except in the Designated Industrial Park District (I-DIP) and the Agriculture Transitional District (AG-T).
- (8) No Accessory Building shall be constructed or placed on a utility easement unless a License or Encroachment agreement has been entered into.

[BACK TO TABLE OF CONTENTS](#)

- (9) Regardless of the size, Accessory Buildings in Residential, Commercial, Industrial and Institutional districts shall be located: ⁴
- (a) a minimum of 1.8 m (6ft.) from the Principal Dwelling; ⁴
 - (b) no closer to the front line than the front of the principal dwelling in any Residential, Commercial, or Institutional District; ⁴
 - (c) no closer than 1.2 m (4ft.) to the rear line, providing there is no encroachment of any part of the building beyond the rear line, except that where the vehicle doors of a garage face a lane abutting the site, the garage shall be no closer than 5.0 m (16.4 ft.) from the rear line. ⁴
 - (d) Notwithstanding any other provision of this Bylaw to the contrary, if a proposed Accessory Building does not conform to this bylaw, a development permit is required prior to the construction of the Accessory Building. ⁴
- (10) A Development Permit shall not be issued for a sand, gravel, clay, coal, limestone, gypsum, granite, salt or mineral extraction operation until any necessary Reclamation Plan and permit/license is approved by:
- (a) the Provincial Government, when required; or
 - (b) the Development Authority where not required by Provincial agencies.
- (11) Where a Reclamation Plan is approved by the Development Authority, the applicant is required to post security with the Town in the form of an irrevocable letter of credit or cash to ensure that reclamation will be completed.
- (12) A disturbed area shall be reclaimed to at least its former state.
- (13) The following conditions of approval may be included when processing an application for an Aggregate Extraction Development:
- (a) limitation of hours of operation;
 - (b) requirement to enter into a Road Use Agreement with the Town for the provision of dust control and maintenance/upgrading of roads used in direct relation to the operation;
 - (c) posting of adequate signage, including company name and emergency telephone numbers, to warn of possible site or operational hazards and dangers;
 - (d) methods of minimizing noise in relation to the activities of the operation; and
 - (e) payment of an aggregate levy to the Town as outlined by bylaw.
- (14) Aggregate Extraction should be handled as a form of Industrial Development and be subject to the appropriate industrial Regulations of this Bylaw.

4.3 ANIMAL CARE FACILITY

- (1) These Regulations shall apply to all animal care and related uses, including Major and Minor Animal Care Facilities.

- (2) Pens, rooms, exercise runs and holding stalls may be required to be soundproofed to the satisfaction of the Development Authority.
- (3) Facilities which house animals overnight shall be equipped with an adequate number of indoor exercise runs to the satisfaction of the Development Authority.
- (4) A separate air extractor system shall be provided in the animal holding area where heating and air conditioning is shared with other Developments.
- (5) No facility or exterior exercise runs that are used to accommodate the animals may be located within 6 m (20 ft) of any property line adjacent to a dwelling or residential property.
- (6) The Development Authority may regulate the hours that dogs are allowed outdoors.

4.4 **BED AND BREAKFAST**

- (1) A Bed and Breakfast may only be developed as an accessory Use to a dwelling.
- (2) A Bed and Breakfast shall not change the principal character or external appearance of the dwelling involved and shall have a maximum of four (4) sleeping bedrooms, not including bedrooms used by the owners of the property.
- (3) Cooking facilities shall not be located within the sleeping units.
- (4) In addition to the above, a Bed and Breakfast shall comply with all of the requirements for a Major Home-Based Business described in this Bylaw.
- (5) A Bed and Breakfast may not have more than eight (8) guests, or four (4) customer vehicles parked on-site at any one given time.

4.5 **CAMPGROUND**

- (1) Each camping space shall have a minimum width of 10 m (33 ft) and a minimum area of 250 m² (2,691 ft²).
- (2) As a condition of approval, the Development Authority may require that the developer construct, upgrade, or pay to construct or upgrade any necessary municipal infrastructure to service the Development.
- (3) All internal roads shall be the responsibility of the developer for both construction and future maintenance. Also, internal roads shall be designed in accordance with the Town's Design and Construction Standards and shall have a minimum of a 6 m (20 ft) usable top, except for one-way roads, which shall have a minimum of a 4 m (12 ft) usable top.

- (4) The developer shall provide on-site potable water supply which meets all applicable Provincial water requirements.
- (5) The developer shall provide sewage disposal facilities which follow all applicable Provincial Regulations.
- (6) All spaces for Recreational Vehicles designated for year-round use must have on- site connections to municipal sewer and water systems.
- (7) As a condition of approval, the Development Authority shall require the developer to obtain any necessary permits and approvals from all regulatory authorities and agencies having jurisdiction over this type of Development.
- (8) The developer shall designate an area equivalent to ten percent (10%) of the total Campground area as a playground or recreational area. This area is to be clearly marked and free from all traffic hazards.
- (9) All spaces for recreational vehicles or tents shall maintain a minimum set back of 30 m (98 ft) from the shoreline of any body of water.
- (10) The maximum number of recreational vehicles allowed per space shall be one (1).
- (11) A Site Plan detailing the protection of existing treed areas and site topography is required prior to the issuance of a Development Permit.
- (12) Spaces for day use, picnicking and similar activities shall be suitably organized, clearly marked and constructed to the satisfaction of the Development Authority.
- (13) Front, side, and rear yard setbacks on the site shall be 7.5 m (25 ft) or 10% of the lot width, whichever is lesser.
- (14) Developers will be encouraged to include on their Site Plan an overflow area that may be used temporarily, on an overflow basis, for a maximum of four (4) consecutive nights to accommodate recreational events which may result in a need for temporary additional tenting or Recreational Vehicle spaces.

4.6 **CANNABIS PRODUCTION FACILITY AND INDUSTRIAL HEMP**

- (1) No Cannabis Production Facility or Industrial Hemp Development shall be allowed unless all applicable licensing and approvals have been provided for by the Provincial and Federal governments.
- (2) Only facilities licensed by Health Canada under the Cannabis Regulations, SOR/2018-144 or Industrial Hemp Regulations 145, as amended or replaced, will be permitted.

- (3) A copy of the current license(s) for the Cannabis Production Facility or Industrial Hemp Development as issued by the Provincial and/or Federal government shall be provided to the Development Authority at time of application or provided as a condition of Development Permit approval.
- (4) No Outdoor Storage of goods, material, or supplies shall be permitted.
- (5) All activities related to a Cannabis Production Facility or Industrial Hemp Development shall occur within a fully enclosed stand-alone building.
- (6) Hours of operation may be restricted as a condition of the Development Permit issued by the Development Authority.
- (7) The minimum setback from any watercourse or water body shall be 30 m (98 ft).
- (8) A Security Suite for a Cannabis Production Facility or Industrial Hemp Development may be located in the front yard and must comply with the required minimum setbacks prescribed for the applicable District.
- (9) On site buffering measures shall be required for all Cannabis Production Facilities and Industrial Hemp Developments. Buffers may include a combination of space separation, vegetation, and fencing to mitigate the impacts on adjacent lots.
- (10) Garbage containers and waste material shall be contained within an enclosed and locked building.
- (11) These Regulations are not exclusive and shall not prevent the Town from exercising any other remedy available under the law, nor shall the provisions of this section prohibit or restrict other federal or provincial law or Regulations.

4.7 **CANNABIS RETAIL**

- (1) A Cannabis Retail Development shall not be located:
 - (a) Within 100 m of the boundary of a parcel of Land on which any of the following are located:
 - (i) A provincial health care facility as defined in the Hospitals Act,
 - (ii) Any building containing a school as defined in the School Act,
 - (iii) Any lot designated as school reserve or municipal and school reserve,
 - (iv) Any lot containing a public park, public recreation facility or library,
 - (v) A childcare facility, or
 - (vi) Group Home

- (b) Within the same location where alcohol, tobacco, pharmaceuticals, or other things are sold, except cannabis unless the other things sold are cannabis accessories or prescribed things.
 - (c) Within the same location as a medical cannabis dispensary.
- (2) A Cannabis Retail Development must be located in either:
- (a) A permanent facility that is a free-standing building that does not contain another Business, or
 - (b) A permanent facility that is in a building where there are other businesses within the building envelope, where the Cannabis Retail Development must:
 - (i) have its own entrance and exit separate from the exit and entrance for any other Business,
 - (ii) have a common wall between the area to be occupied by the cannabis store and the area occupied by or to be occupied by any other Business that is a solid floor-to-ceiling wall constructed of materials other than glass or transparent materials,
 - (iii) have its own receiving and storage area separate from any other Business, and
 - (iv) have signage at each point of entry prohibiting minors from entering.
- (3) At the discretion of the Development Authority, a Cannabis Retail Development may share public access with other businesses' Premises when the Cannabis Retail Development is located in a multiple occupancy commercial building.
- (4) Signage for a Cannabis Retail Development shall:
- (a) Prominently display the Business name at all public access points to the Premises,
 - (b) Not use the terms "Alberta" or "AGLC" in a store name,
 - (c) Not promote intoxication, or include graphics which appeal to minors, show cannabis use, display intoxication, display a price or price advantage, identify a cannabis product or accessory, or display any sporting event or cultural activity, depict a lifestyle, endorsement, person, animal, make claims regarding beneficial health effects, or make statements regarding increased potency or concentration, and
 - (d) Not include the use of any term, symbol or graphic normally associated with medicine, health, or pharmaceuticals.

4.8 **CANNABIS RETAIL**

- (1) A Cannabis Retail Development shall not be located:
- (a) Within 100 m of the boundary of a parcel of Land on which any of the following are located:
 - (i) A provincial health care facility as defined in the Hospitals Act,
 - (ii) Any building containing a school as defined in the School Act,

[BACK TO TABLE OF CONTENTS](#)

- (iii) Any lot designated as school reserve or municipal and school reserve,
 - (iv) Any lot containing a public park, public recreation facility or library,
 - (v) A childcare facility, or
 - (vi) Group Home
 - (b) Within the same location where alcohol, tobacco, pharmaceuticals, or other things are sold, except cannabis unless the other things sold are cannabis accessories or prescribed things.
 - (c) Within the same location as a medical cannabis dispensary.
- (2) A Cannabis Retail Development must be located in either:
- (a) A permanent facility that is a free-standing building that does not contain another Business, or
 - (b) A permanent facility that is in a building where there are other businesses within the building envelope, where the Cannabis Retail Development must:
 - (i) have its own entrance and exit separate from the exit and entrance for any other Business,
 - (ii) have a common wall between the area to be occupied by the cannabis store and the area occupied by or to be occupied by any other Business that is a solid floor-to-ceiling wall constructed of materials other than glass or transparent materials,
 - (iii) have its own receiving and storage area separate from any other Business, and
 - (iv) have signage at each point of entry prohibiting minors from entering.
- (3) At the discretion of the Development Authority, a Cannabis Retail Development may share public access with other businesses' Premises when the Cannabis Retail Development is located in a multiple occupancy commercial building.
- (4) Signage for a Cannabis Retail Development shall:
- (a) Prominently display the Business name at all public access points to the Premises,
 - (b) Not use the terms "Alberta" or "AGLC" in a store name,
 - (c) Not promote intoxication, or include graphics which appeal to minors, show cannabis use, display intoxication, display a price or price advantage, identify a cannabis product or accessory, or display any sporting event or cultural activity, depict a lifestyle, endorsement, person, animal, make claims regarding beneficial health effects, or make statements regarding increased potency or concentration, and
 - (d) Not include the use of any term, symbol or graphic normally associated with medicine, health, or pharmaceuticals.

4.9 **DRIVE-THROUGH VEHICLE SERVICES**

- (1) Location

[BACK TO TABLE OF CONTENTS](#)

- (a) A Drive-Through Vehicle Service may be located in such a manner that the Development would not:
 - (i) impede safe traffic movement entering and exiting the site,
 - (ii) interfere with the functioning of surrounding roads or the enjoyment of any neighbouring residential uses, and
 - (iii) create unsafe traffic circulation on the site.
- (2) The minimum site area of a Drive-Through Vehicle Service shall be 600 m².
- (3) The maximum site coverage of a Drive Through Vehicle Service shall be 20%.
- (4) Curb Cuts
 - (a) The minimum distance between a property line and a curb cut on an adjacent road shall be not less than 8.0 m (26.2 ft).
 - (b) The maximum width of a curb cut shall be 10.0 m (32.8 ft).
 - (c) The minimum distance between curb cuts on the same property line shall be 6.0 m (19.7 ft). The Development Authority may increase this minimum distance for situations where, in their opinion, public safety or convenience would be improved.
- (5) Site and Building Requirements
 - (a) All parts of the site to which vehicles may have access shall be hard surfaced and drained to the satisfaction of the Development Authority.
 - (b) The site and all improvements thereon shall be maintained in clean and tidy condition, free from rubbish and debris.
 - (c) Receptacles for the purpose of disposing of rubbish and debris shall be provided as required by the Development Authority.
 - (d) A minimum of ten percent (10%) of the site area of a Drive-Through Vehicle Service shall be landscaped in accordance with an approved Landscaping plan.
 - (e) A berm and/ or Fence shall be erected and maintained by the developer of a Drive-Through Vehicle Service along any property lines abutting or across a lane or walkway from a Residential District.
 - (f) If a Drive-Through Vehicle Service is located on a site which abuts a residential use or a Residential District, noise attenuation shall be provided to the satisfaction of the Development Authority.
- (6) All other Regulations for Drive-Through Vehicle Service Developments shall be in accordance with the Town's Design and Construction Standards.

4.10 **GREEN ENERGY**

- (1) Solar Collectors

- (a) Solar collectors may be affixed to a building or structure wall, mounted to the roof of a building or structure, or mounted to the ground as a freestanding structure.
- (b) The maximum number of solar collectors per lot and location shall be at the discretion of the Development Authority.
- (c) Solar collectors must be located such that they do not direct glare on neighbouring lots or public roads.
- (d) Solar collectors mounted on the roof of a building or structure shall not extend beyond the outermost edge of the roof.
- (e) The maximum projection of solar collectors affixed to the wall of a building or structure in a residential Land Use District shall be:
 - (i) 1.5 m (5 ft) from the surface of a wall that faces a rear lot line, and
 - (ii) In all other cases, 0.6 m (2 ft) from the surface of that wall.
- (f) Freestanding solar collectors shall be subject to the setback requirements for Accessory Buildings.
- (g) The maximum height of a freestanding solar collector shall not exceed 2.5 m (8 ft).

(2) Wind Energy Conversion Systems

- (a) A Development Permit application for a Wind Energy Conversion System (WECS) shall meet or exceed all provincial and federal Regulations and shall include the manufacturer's specifications indicating:
 - (i) The WECS rated output in kilowatts,
 - (ii) Safety features and sound characteristics,
 - (iii) Type of material used in tower, blade, and/or construction,
 - (iv) Turbine height,
 - (v) Blade diameter and rotor clearance,
 - (vi) Canadian Standards Association approval, if applicable,
 - (vii) Potential for electromagnetic interference,
 - (viii) Nature and function of over-speed controls that are provided,
 - (ix) Specifications on the foundations and/or anchor design, including location and anchoring of any guy wires,
 - (x) Information demonstrating that the system will be used primarily to generate on-site electricity,
 - (xi) Location of existing buildings or improvements, and
 - (xii) An analysis for noise to any residences located within a 200 m radius of the proposed WECS.
- (b) Prior to deciding on a Development application for a WECS, the Development Authority may refer and consider the input of any authorities having jurisdiction and any applicable legislation.

- (c) Notwithstanding the maximum height provisions applicable to a site, the total height of a WECS may exceed the maximum building height of a District by a maximum of 1.8 m (6 ft).
- (d) The blade clearance of a WECS shall be a minimum of 4.6 m (15 ft) above grade.
- (e) A WECS shall meet the setback requirements of the District in which it will be located.
- (f) Notwithstanding subsection 4.10 (2) (e) above, a WECS shall be set back from any lot line a minimum distance equal to the height of the structure.
- (g) The maximum diameter of the blades shall be 3 m (10 ft).
- (h) A maximum of one (1) WECS shall be allowed on a lot.
- (i) A WECS shall comply with the following:
 - (i) the system shall be equipped with manual and automatic over-speed controls, and
 - (ii) the conformance of rotor and over-speed control design and fabrication to good engineering practices shall be certified by a licensed mechanical, structural or electrical engineer.

4.11 **GROUP HOME AND CARE CENTRE**

- (1) In making a decision on a Development Permit for a Group Home or a Care Centre, the Development Authority shall consider, among other matters, if the Development would be suitable for the location proposed, taking into account:
 - (a) potential traffic generation,
 - (b) proximity to park or other open or recreation areas,
 - (c) isolation of the proposed location from other residential uses,
 - (d) buffering or other techniques designed to limit any interference with other uses or the peaceful enjoyment of their properties by nearby residents, and
 - (e) consistency in terms of intensity of use with other Development in the area.
- (2) In addition to all other Regulations of this Bylaw, a Care Center, Minor shall comply with the following Regulations:
 - (a) The number of patrons shall not exceed seven (7);
 - (b) Shall be an Accessory Use to a dwelling; and
 - (c) Shall be considered a Care Center, Major if located within a non-residential District and provided in a standalone facility.

4.12 **HOME-BASED BUSINESS**

- (1) All Development Permits issued for Home-Based Businesses shall be revocable at any time if, in the opinion of the Development Authority, the Home-Based Business is or has become detrimental to the amenities of the neighbourhood in which it is located or if there is any change or intensification of the Home-Based Business as originally approved.

- (2) The Development Authority may issue a temporary Development Permit for a Home-Based Business.
- (3) All Home-Based Businesses shall comply with the following requirements:
 - (a) no Home-Based Business shall change the principal character or external appearance of the Dwelling Unit involved or of any Accessory Buildings;
 - (b) Home-Based Businesses shall be incidental and subordinate to the principal use of the Dwelling Unit;
 - (c) there shall be no outdoor Business activity, or Outdoor Storage of material or equipment associated with the Home-Based Business allowed on the site;
 - (d) the Home-Based Business shall not create any nuisance by way of noise, dust, odour, or smoke, or anything of an offensive or objectionable nature;
 - (e) there shall be no mechanical or electrical equipment used which creates external noise, or visible or audible interference with home electronics or computer equipment in adjacent Dwelling Units;
 - (f) when a Development Permit is issued for a Home-Based Business, such permit shall be terminated should the applicant vacate the property for which the permit has been issued;
 - (g) Home-Based Businesses shall not generate pedestrian or vehicular traffic, or parking in excess of that which is characteristic of the District in which the Home-Based Business is located; and
 - (h) Home-Based Businesses shall not involve:
 - (i) activities that use or store hazardous material in quantities exceeding those found in a normal household; or
 - (ii) any use that would materially interfere with or affect the use, enjoyment, or value of neighbouring properties, including but not limited to Vehicle Repair services.
- (4) Major Home-Based Businesses shall also comply with the following Regulations:
 - (a) there may be a limited volume of on-premises sales; however, no commodity other than the product of the Business shall be sold on the Premises; the number of non-resident employees or business partners working on-site shall not exceed one (1) at any time;
 - (b) storage related to the Business activity may only be allowed in either the dwelling or an Accessory Building;
 - (c) only one (1) commercial vehicle, of a capacity not exceeding 1 tonne (2,400 lbs), shall be used in conjunction with a Major Home-Based Business, or parked or maintained on the site or on the road in proximity to the site. Truck trailers or vehicle accessories or equipment shall not be allowed;
 - (d) a major Home-Based Business shall not be allowed if such use would be more appropriately located in a Commercial or an Industrial District, having regard for the overall compatibility of the use with the residential character of the area; and
 - (e) the Dwelling Unit in which a Major Home-Based Business is located may have one Freestanding Sign in accordance with the applicable District Regulations.

- (5) Minor Home-Based Businesses shall also comply with the following Regulations.
 - (a) no person shall be employed on-site other than a resident of the Dwelling Unit;
 - (b) there shall be no more than five (5) client or customer visits to the Minor Home-Based Business per week; and
 - (c) no storage or Signs related to the Business activity shall be allowed.

4.13 **INTERMODAL STORAGE CONTAINERS (INTERMODAL SHIPPING CONTAINERS)**

- (1) The placement of an Intermodal Shipping Container on any lot in the Town requires a Development Permit.
- (2) Intermodal Shipping Containers shall not be permitted in any Residential District.
- (3) The maximum number of Intermodal Shipping Containers that may be placed on a lot in any Commercial or Industrial Districts is at the discretion of the Development Authority.
- (4) Notwithstanding any other provision in this Bylaw, in the Agriculture Transitional District (AG-T) a maximum of two (2) Intermodal Shipping Containers may be placed on a lot without a Development Permit.
- (5) Temporary Development Permits for an Intermodal Shipping Container shall be valid for a period of 6 months. After that period has expired, the developer may apply for an extension for the permit. Extensions may be issued for up to six (6) months at the discretion of the Development Authority.
- (6) Intermodal Shipping Containers may not be stacked in any district other than the Designated Industrial Park District (I-DIP). The maximum height for an Intermodal Shipping Container allowed on any parcel other than the Designated Industrial Park District (I-DIP) is 3 m (10ft).
- (7) The exterior finish of an Intermodal Storage Container (Sea Can) sited within a Commercial District must be consistent with the finish of the primary building.
- (8) No human or animal habitation shall be allowed within an Intermodal Storage Container (Sea Can).

4.14 **LIVESTOCK**

- (1) The following number of animal units shall be allowed in the Agriculture Transitional District (AG-T) and the Residential Estates District (R-RE):

Table 5: Number of Animal Units in Addition to Domestic Pets

Residential Parcel Size		Allowable Number of Animal Units
0.81 - 1.21 ha	(2.0 - 2.99 ac)	1
1.22 - 1.61 ha	(3.0 - 3.99 ac)	2
1.62 - 2.02 ha	(4.0 - 4.99 ac)	3
2.03 - 2.42 ha	(5.0 - 5.99 ac)	4
2.43 - 4.04 ha	(6.0 - 9.99 ac)	5
4.05 ha or greater	(10.0 ac. or greater)	5*

*Plus the number of animal units permitted for that portion of the parcel in excess of 4.05 ha (10.0 ac.). For example, in a parcel with an area of 5.26 ha (13 ac.), the total number of animal units would be calculated as follows:

- Since the total area is greater than 4.05 ha (10 ac), 5 animal units are allowed per the table above.
- The portion of the parcel in excess of 4.05 ha is 1.21 ha (5.26 ha – 4.05 ha = 1.21 ha), so 2 additional animal units are allowed per the table above.
- The total animal units allowed are: 5 for the first 4.05 ha of the parcel + 2 for the remaining 1.21 ha of the parcel = 7 animal units.

(2) For the purposes of this Section, “one animal unit” means the following:

- 1 horse, donkey, mule or ass (over one year old), or
- 2 colts up to one year old, or
- 1 llama, alpaca, or
- 2 ostrich, emu, or other ratite, or
- 1 cow or steer (over one year old), or
- 2 calves up to one year old, or
- 3 pigs, or
- 15 chickens, or
- 10 ducks, turkeys, pheasants, geese or other similar fowl, or
- 3 sheep or goats, or
- 20 rabbits or other similar rodents.

4.15 **PRIVATE SWIMMING POOLS AND HOT TUBS**

- (1) A Development Permit is required for the installation or construction of a below grade private swimming pool.
- (2) Private swimming pools and hot tubs shall not be located within a front yard.
- (3) Every private swimming pool constructed outside of an enclosed building shall be entirely fenced and secured against public entry with a lock mechanism placed on the inside of the gate to the satisfaction of the Development Authority.

[BACK TO TABLE OF CONTENTS](#)

- (a) An alternative to having a fenced and enclosed area, protective covers designed and constructed in conformance with ASTM F1346, Standard Performance Specification may be utilized.¹

4.16 **RECREATIONAL VEHICLES**

- (1) No person may occupy a Recreational Vehicle as a permanent residence on any lot unless a Development Permit for a Major or Minor Campground has been received.
- (2) If the intention of the placement of a Recreational Vehicle on a parcel is to rent the Recreational Vehicle for any consideration (whether for money or for goods or service in kind), a Development Permit for a Minor or Major Campground must be approved.

4.17 **RELIGIOUS ASSEMBLY**

- (1) The site on which a Religious Assembly is situated shall have a frontage of not less than 30 m (98 ft) and an area of not less than 900 m² (9,688 ft²) except in the case where a building for a clergyman's residence is to be erected on the same site. The combined area of the site in this case shall not be less than 1,440 m² (15,500 ft²).
- (2) Minimum front, side and rear yards shall be those required within the District in which the Religious Assembly is located.
- (3) Notwithstanding any other provision of this Bylaw to the contrary, a portion of the required minimum number of parking spaces may be located off-site if it is demonstrated to the satisfaction of the Development Authority that such off-site parking spaces are available for the use of patrons.
- (4) All Religious Assembly Developments shall Abut a road which is designated an arterial road or a major collector road in the Town's Municipal Development Plan, or an arterial road, a major collector road or a minor collector road in an Area Structure Plan.

4.18 **RESTAURANT PATIO**

- (1) A Restaurant Patio shall be subordinate to a primary establishment with a valid Development Permit and Business License.
- (2) If alcohol will be served within a Restaurant Patio, a separate license from the Alberta Gaming and Liquor Commission is required. A copy of that license shall be provided to the Town as part of the Development Permit application.
- (3) The Restaurant Patio must be located directly in front of the principal building.
- (4) Furniture and Lighting

- (a) No fixed tables or chairs may be used, and the permit holder is responsible for ensuring that all furniture remains within the approved Restaurant Patio and is stored away when the Restaurant Patio is not in use.
- (b) A Restaurant Patio is required to maintain a clear pedestrian path of at least 1.5 m. (5 ft) at all times.
- (c) Outdoor heaters may be utilized upon the approval of the Development Authority.
- (d) Lighting for Sidewalk Cafes may be utilized if approved by the Development Authority. Any such lighting shall complement the existing building and Restaurant Patio design and shall not cause a glare to passing pedestrians or vehicles.

(5) Limitations on use

- (a) No portion of a Restaurant Patio may be used for any purpose other than seating, dining, or circulation.
- (b) The permit holder will bear all financial responsibility for any and all improvements necessary to the public space, both within and surrounding the Restaurant Patio.

(6) Reinstatement of a Public Place

At the discretion of the Development Officer, every sidewalk seating area shall be temporary in nature and designed so that the entire structure including chairs, tables, fencing, and planters can be easily removed during periods of non-use.

4.19 **SECONDARY SUITE**

- (1) A Secondary Suite may only be developed within a Single Detached Dwelling (Basement Suite) or on the same lot as a Single Detached Dwelling or Duplex Dwelling (Side-Side) (Garden Suite or Garage Suite).
- (2) A Secondary Suite shall only be accessory to an existing Single Detached Dwelling or Duplex Dwelling (Side-Side). In the case of an undeveloped lot, a Development Permit application for a Secondary Suite may be made concurrently with an application for a Development Permit for a principal residential use on that same lot.
- (3) A maximum of one (1) Secondary Suite is permitted on a lot.
- (4) In reviewing a Development Permit application for a Secondary Suite, the Development Authority shall be satisfied that it:
 - (a) will not interfere with, or affect the use and enjoyment of adjacent properties,
 - (b) is compatible in appearance and design to the principal building on the parcel,
 - (c) will not result in excessive demand on local infrastructure,
 - (d) will not cause a building to become a duplex, row housing, or an apartment, and
 - (e) will not cause to have excessive parking demands

- (5) The appearance and design of a Garden Suite or Garage Suite on a lot shall be compatible with the appearance and design of the Principal Dwelling, to the satisfaction of the Development Authority.
- (6) A Secondary Suite shall at all times remain accessory to and subordinate to the Principal Dwelling on the lot, and the subject lot shall not be subdivided to create a separate title for the Secondary Suite.
- (7) A Secondary Suite located within an Accessory Building on a parcel shall have full utility services through service connection from the principal residential building in accordance with the Town's Master Services Plan.
- (8) The development of a Basement Suite shall not result in structural changes to the front elevation of the Principal Dwelling.
- (9) A Secondary Suite shall not be developed within the same dwelling or on the same lot containing a Bed and Breakfast, Care Facility, Care Home or Group Home.
- (10) A Garden or Garage Suite shall be located on any corner lot or any internal lot that is served by a rear lane.
- (11) In addition to the above requirements, Garage Suites shall be developed in accordance with the following:
 - (a) No Decks are permitted.
 - (b) Balconies may be permitted in cases where the Balcony faces a lane or is located in an exterior side yard.
 - (c) Windows shall be placed and sized in order to minimize overlooking into yards and windows of adjacent properties, using techniques such as:
 - (i) Off-setting window placement in order to prevent or limit direct views of side and/or rear yard amenity areas for adjacent residential properties,
 - (ii) Strategic placement of windows in conjunction with established landscaping or the location of existing Accessory Structures, and/or
 - (iii) Placing larger windows to face a lane or a flanking road.

4.20 **SECURITY SUITE**

- (1) Security suites shall not be allowed on a site unless specifically listed as a permitted or as a discretionary use within the District in which the site is located.
- (2) A Security Suite which is not attached to or within the principal building shall be located:
 - (a) a minimum of 2 m (6.5 ft) from any buildings,
 - (b) a minimum of 3 m (10 ft) from the rear and sidelines, and

[BACK TO TABLE OF CONTENTS](#)

- (c) no closer to the front line than the principal building.
- (3) A Security Suite may be a manufactured unit. Where it is a manufactured unit, the manufactured unit shall be secured to a foundation and properly skirted to the satisfaction of the Development Authority.
- (4) The maximum floor area of a Security Suite shall be 32.5 m² (351 ft²).
- (5) The design and quality of the exterior treatment of the Security Suite shall be compatible with any other buildings existing on the property and shall be to the satisfaction of the Development Authority.

4.21 **SHOW HOME**

- (1) In addition to the requirements of **Section 6.6** of this Bylaw, a Development Permit application for a Show Home shall be accompanied by information indicating:
 - (a) the location and area intended as the site for the Show Home, and
 - (b) proposed parking, exterior lighting and signs.
- (2) Development Permits shall be issued for a maximum of one (1) year, and if the operator wishes to continue the use, it must be renewed on an annual basis.
- (3) The appearance of the building shall, in the opinion of the Development Authority, be compatible with the character of other buildings in the vicinity.

4.22 **TEMPORARY OFFICE²**

- (1) Unless otherwise stated in this Bylaw, a trailer, mobile office, or other Temporary Office shall not be allowed, except for use during construction.²
 - (a) Notwithstanding section (1), at the discretion of the Development Authority, a Development Permit for a temporary office may be granted for a specified time-period.
 - (b) In the C-GEN and I-DIP Districts, a trailer, mobile office, or other Temporary Office may be allowed for a specified time-period at the discretion of the Development Authority.²

4.23 **URBAN HENS**

- (1) The keeping of a maximum of four (4) Hens on a residential lot containing a Single Detached Dwelling or a Duplex Dwelling (Side-Side) may be allowed.
- (2) A Development Permit application or an application for renewal of the Development Permit for Urban Hens must include, in addition to requirements set forth in Section 6.6 (2) of this Bylaw:
 - (a) a letter of support from adjacent landowners;

[BACK TO TABLE OF CONTENTS](#)

- (b) certification of completion of the Urban Hen 101 Workshop offered by Alberta Farm Animal Care (AFAC); and
 - (c) an approved Premises Identification (PID) under the Alberta Health Act.*
- (3) A Development Permit for Urban Hens will be issued for a maximum period of one (1) year. The applicant must apply to renew the permit on an annual basis.
 - (4) The keeping of roosters is only allowed in the Residential Estates District (R-RE) and the Agriculture Transitional District (AG-T).
 - (5) The keeping of Urban Hens shall be restricted to the rear yard and shall be provided in an enclosed structure, such as a Hen coop.
 - (6) Disposal of manure, bedding materials, animal by-products, and deceased animals must be in accordance with the Animal Health Act and the Disposal of Dead Animals Regulation.
 - (7) Any activity related to the upkeep or daily operations of the Urban Hen Development that may cause abnormal noise levels must be conducted in an enclosed space, and appropriate sound insulating measures must be employed.
 - (8) A Development Permit for an Urban Hen operation does not exempt the property from having to comply with any of the standards and Regulations included in the Town's Community Standards Bylaw.
 - (9) The Selling of eggs is prohibited¹

4.24 **WIRELESS COMMUNICATIONS FACILITIES**

- (1) Wireless Communications Facilities shall require an application for a Development Permit and may be approved provided that the structure and apparatus:
 - (a) are camouflaged and, as far as possible, have the appearance and aesthetic of other buildings in the vicinity;
 - (b) meet the setback requirements of the District in which it is located;
 - (c) have a maximum height of 46 m (150 ft) at its highest point;
 - (d) is a free-standing, ground-mounted unit, or a roof-mounted unit only where a ground-mounted unit would hinder adequate transmission or reception of radio signals;
 - (e) is located in a rear yard;
 - (f) is not illuminated, and does not have attached to it any advertising, graphics, flags or other elements unrelated to its function as a component of a radio signal transmitting and receiving device; and

* Alberta's Premises Identification Program was established to plan for, control and prevent the spread of animal diseases, such as the avian flu. The PID program is also used as an early warning system to notify animal owners of a natural disaster such as a flood or wildfire that could affect their animals.

- (g) is landscaped to screen the base of the antenna and reduce negative visual impact on adjacent properties.
- (2) Applicants shall have regard to:
 - (a) safety of the general public;
 - (b) established industry construction standards;
 - (c) impacts to the natural environment;
 - (d) visual impacts on nearby residents; and
 - (e) public consultation in the early development stages.
- (3) Multiple structures will require individual Development Permit applications.
- (4) A Wireless Communication Facility shall have Landscaping that reflects the typical Landscaping in the District in which it is located.

The Development of all Wireless Communication Facilities shall follow the Regulations of Industry Canada, including public consultation as required.

- (5) As a condition of obtaining a Development Permit the applicant agrees to the following:
 - (a) The site will be reclaimed within six (6) months of cessation of operation; and
 - (b) The site reclamation will comply with Provincial legislation, Regulations, and policy.

4.25 **WORKCAMPS**

- (1) All Workcamps may be considered temporary Developments.
- (2) The Development Authority may establish any conditions for the approval of a Workcamp that they deem reasonable.
- (3) In addition to the requirements of **Section 6.6** of this Bylaw, an application for a Development Permit for Workcamp must provide the following information:
 - (a) the location, type and purpose of the camp,
 - (b) adjacent land uses,
 - (c) the method for connecting the proposed Development to municipal water, sewage, waste disposal and stormwater systems,
 - (d) the number of persons proposed to live in the camp,
 - (e) the start date for the Development, date of occupancy by residents, and removal date for the camp, and
 - (f) reclamation measures to be completed once the camp is no longer needed to the satisfaction of the Development Authority.

- (4) As a condition of approval, the developer may be required to enter into a development agreement with the Town to construct, upgrade, or pay to construct or upgrade the necessary municipal roads and infrastructure to service the proposed Development.
- (5) All Work Camps must:
 - (a) ensure that all required access, including internal roadways and intersection improvements, are provided to the satisfaction of the Development Authority at the sole cost to the developer;
 - (b) be designed so that all points of access and egress are located to the satisfaction of the Development Authority and, when required, Alberta Transportation, and/or adjacent Town;
 - (c) be able to accommodate a minimum of fifty (50) persons;
 - (d) be secured by the installation of appropriate security and buffering measures such as berms, Fences, and Landscaping. The form of the buffering will be determined by and to the satisfaction of the Development Authority;
 - (e) provide on-site security staff to the satisfaction of the Development Authority;
 - (f) all parking must be provided on the lot and areas for parking developed to the satisfaction of the Development Authority. Normally, on-site parking for private vehicles will adhere to the same standard as parking for a Lodging;
 - (g) post security with the Town sufficient to remove and/or reclaim the site if the Workcamp remains on site after the project is either completed or if the work has stopped to the extent that the Town no longer feels that the Workcamp is necessary to the project, or to reclaim the site if needed after the Workcamp has been removed from the site; and
 - (h) be separated from adjacent Land uses.
- (6) Screening and fencing of storage areas shall be to the satisfaction of the Development Authority.

PART 5.0: SIGNS

5.1 APPLICABILITY

- (1) The Sign Regulations contained in this section apply in all Districts. In the event of a conflict between the regulations in this District and of this section, the District requirements apply unless explicitly stated otherwise.

5.2 SIGNS NOT REQUIRING A DEVELOPMENT PERMIT

- (1) The following Signs shall not require a Development Permit:
- (a) the placement of campaign Signs for Federal, Provincial, municipal, or school board elections on privately-owned lots for no more than thirty (30) calendar days, provided that:
 - (i) such Signs are removed within seven (7) calendar days after the election date,
 - (ii) such Signs do not obstruct or impair vision or traffic,
 - (iii) such Signs are not attached to Fences, trees, or utility poles, streetlights and
 - (iv) such Signs indicate the name and address of the sponsor and the person responsible for removal;
 - (b) the temporary placement of Signs for the purpose of advertising private events or local garage sales on privately owned lots, provided that:
 - (i) the duration of Sign placement is not greater than ten (10) consecutive days,
 - (ii) the Sign is removed within three (3) calendar days of the event,
 - (iii) the Sign does not obstruct or impair vision, or pedestrian or vehicular mobility,
 - (iv) the Sign indicates the name and/or address of the event sponsor responsible for removal of the sign, and
 - (v) the dimensions of the Sign are no larger than 0.6 m × 0.6 m (2 ft × 2 ft);
 - (c) the temporary placement of up to two (2) on-site Signs advertising a residential property for sale or rent, provided that:
 - (i) the Sign is removed within one (1) month after the sale or rental of the property,
 - (ii) the Sign is a maximum of 0.6 m² (6.5 ft²) in area, and
 - (iii) the Sign is placed no closer than 3 m (10 ft) to a road Right-Of-Way;
 - (d) A-Frame Signs; and
 - (e) Portable Signs.

5.3 SIGNS ADMINISTRATION

- (1) The Development Authority may issue a Development Permit for a Sign as part of the Development Permit for the use or the building to which the Sign pertains.
- (2) In addition to the requirements of **Section 6.6** of this Bylaw, a Development Permit application for a Sign shall include the following information:
 - (a) a letter of consent from the property owner;
 - (b) a colour drawing, drawn to scale, showing the sign, any structural supports, and the dimensions;
 - (c) an indication of any proposed animation and/or illumination or other moving features of the sign, if applicable; and
 - (d) the location and size of all other existing and proposed Signs on the building façade or site.

5.4 GENERAL SIGN REGULATIONS

- (1) A Sign shall not be erected, operated, used, or maintained if, in the opinion of the Development Authority:
 - (a) its position, size, shape, colour, format, or illumination obstructs the view of, or may be confused with, an official traffic sign, signal or device or other official sign, or otherwise poses a potential hazard to traffic;
 - (b) it displays lights which may be mistaken for the flashing lights customarily associated with danger or with those used by police, fire, or other emergency vehicles; or
 - (c) it would be situated within a sight line protection area as defined in **Section 3.4** of this Bylaw.
- (2) A Sign shall not cover architectural details and shall be integrated with the building on which it is to be located and compatible with the general architectural lines and forms of the nearby buildings or of adjoining Developments.
- (3) A Sign or sign structure shall be set back a minimum of 0.5 m (1.5 ft) from any property line and no part of a Sign may encroach onto the adjacent Site or a road or lane.
- (4) Except as otherwise specified in this Bylaw, the maximum area of any Sign shall be 12 m² (129 ft²).
- (5) A maximum of three (3) Signs may be allowed on a Site, including Temporary Signs and Portable Signs.
- (6) No Sign shall be permitted as part of a residential use except for:
 - (a) an approved Major Home-Based Business; or
 - (b) a Neighbourhood Identification Sign.

[BACK TO TABLE OF CONTENTS](#)

- (7) When an illuminated Sign is located in a District adjacent to a Residential District, the illumination from that Sign shall be deflected away from the Residential District.
- (8) A proposed Sign in any District adjacent to a Residential District must protect the amenities of the Residential District.
- (9) All Signs shall be maintained in good and safe structural condition and shall be periodically repainted.
- (10) Where the Development Authority determines that a Sign is abandoned or in an overall state of disrepair, they may, by notice in writing to the owner of the Land on which the Sign is located and, if it is indicated on the sign, the owner or operator of the sign, order the owner of the Land and the owner or operator of the Sign to:
 - (a) remove the Sign and all related structural components within what the Development Authority deems to be a reasonable period of time; or
 - (b) take such measures as they may specify in the notice to alter and/or refurbish and/or repair the sign.
- (11) Failure to remove the Sign or to comply with the measures specified above may result in enforcement measures as described in **Section 6.13** of this Bylaw.

5.5 TYPE OF SIGNS

- (1) A-Frame Signs:
 - (a) shall be allowed only in Commercial, Industrial and Institutional Districts.
 - (b) No more than one (1) A-frame Sign shall be allowed per Business frontage.
 - (c) shall have a maximum area of 0.7 m² (7.5 ft²).
 - (d) shall have a maximum height of 1 m (3 ft).
 - (e) No A-frame Sign shall be located on a sidewalk in such a manner so as to obstruct pedestrian flow.
 - (f) The area around an A-frame Sign shall be kept clean.



FIGURE 7:EXAMPLE OF AN A-FRAME SIGN

(2) Canopy Signs

- (a) The maximum area of all Canopy Signs on one face of a Canopy shall not exceed 50% of the area of the face of the Canopy.
- (b) The bottom of the Canopy shall be not less than 2.5 m (8 ft) above grade.
- (c) No part of the Canopy shall project over a road or lane.
- (d) The vertical dimension of the Canopy shall not exceed 1.5 m (5 ft).
- (e) Each tenant of a building shall be allowed one (1) under-Canopy Sign with a maximum area of 0.5 m² (5.5 ft²), and a minimum clearance of 2.4 m (8 ft) above grade.
- (f) All Canopy Signs shall be erected in such a manner that the structural support elements are designed to appear as an integral part of the overall Sign design.



Figure 8: Example of Canopy Signs

(3) Electronic Signs

- (a) All Electronic Signs require a Development Permit.
- (b) Electronic Signs with a message display that is between 1 m² (11 ft²) and 2.5 m² (27 ft²) shall be spaced a minimum of 100 m (328 ft) from each other.
- (c) Electronic Signs with a message display that is larger than 2.5 m² (27 ft²) shall be spaced a minimum of 200 m (656 ft) from each other.

- (d) Electronic Signs may only be located in the front yard of commercial and industrial buildings.
- (e) No part of an electronic message display shall be less than 3 m (10 ft) above grade.
- (f) The location of any electronic message display shall be subject to review by the Development Authority, Public Works, and Alberta Transportation where required.
- (g) In the case of a one-sided electronic message display, or where the rear of the display is visible to the public, it shall be finished with a material suitable to the Development Authority.
- (h) All electronic message displays must include a dimming feature that will automatically reduce the brightness level to adapt to the ambient light level.
- (i) Electronic Signs shall not:
 - (i) be located within 30 m (100 ft) of a Residential District;
 - (ii) change the display or message more frequently than once every 6 seconds, with a transition period of 1 second or less; and
 - (iii) negatively impact safety due to illumination levels, location
- (j) Electronic Signs shall adhere to all other Freestanding Sign Regulations



Figure 9: Example of an Electronic Sign

(4) Fascia Signs

- (a) A Fascia Sign shall be mounted flush to a store front or building surface and made up of individual letters/symbols that are affixed to the building façade.
- (b) Fascia Signs shall only be permitted in Commercial, Industrial and Institutional Districts.
- (c) Shall have a maximum height of 2.1 m (7 ft) and a horizontal dimension not greater than the bay in which the Business is located.

- (d) Shall be architecturally integrated with the building façade with respect to size, scale, colour, location and type of materials.
- (e) Shall not project more than 20 cm (8 in) from the building surface.



Figure 10: Examples of Fascia Signs

(5) Freestanding Signs

- (a) One (1) Freestanding Sign per Business frontage may be erected on a Site having a minimum Business frontage of 15 m (50 ft) at road level. Except:
 - (i) where a Site has more than a 90 m (295 ft) frontage, one (1) additional Freestanding Sign may be erected; and
 - (ii) in a double-fronting Site, each frontage may have a Freestanding Sign provided they are at least 90 m (295 ft) apart.
- (b) The maximum Sign area of a Freestanding Sign Site shall not exceed 12 m² (129 ft²).
- (c) The maximum height of a Freestanding Sign shall be 7 m (23 ft).
- (d) Where a Freestanding Sign and a Projecting Sign are located along the same frontage of a Site, a minimum distance of 10 m (33 ft) shall be maintained between the signs.
- (e) Any support structure for a Freestanding Sign shall be set back a minimum of 0.3 m (1 ft) from any property line.
- (f)

- (g)
- (h) No part of a Freestanding Sign shall encroach onto or overhang an adjacent Site, road or lane.

(6) Inflatable Signs



Figure 11: Example of a Freestanding Sign

- (a) An Inflatable Sign shall have a maximum area of 5.5 m² (59 ft²) while inflated.
- (b) A maximum of two (2) Inflatable Signs may be located on a Site and must be tethered or anchored so that it is touching the ground surface to which it is anchored.
- (c) Where two (2) Inflatable Signs are placed along the same frontage of a Site, a minimum distance of 10 m (33 ft) shall be maintained between the signs.
- (d) The maximum height of an Inflatable Sign while inflated shall not exceed the maximum height of the District in which it is located.



Figure 12: Examples of Inflatable Signs

(7) Neighbourhood Identification Signs:

- (a) Shall contain the name of the neighbourhood, Subdivision, apartment complex, gated community, or Manufactured Dwelling Park and may contain symbols or logos, or both, related to that name;
- (b) Shall have a low profile, be permanent and stationary, be constructed of maintenance-free materials and include landscaping at the base; and
- (c) Shall not contain lighting depicting action or movement to create special effects or a pictorial scene; project within 0.6 m (2 ft) of a lot line. or exceed 9 m² (97 ft²) in area



Figure 13: Example of a Neighbourhood Identification Sign

(8) Portable Signs

- (a) Any support structure for a Portable Sign shall be set back a minimum of 0.5 m (1.5 ft) from any property line.
- (b) No part of a Portable Sign shall encroach onto or overhang an adjacent Site, road or lane.
- (c) No more than one (1) Portable Signs shall be located on a Site, except in a multiple-occupancy Development, provided that there is a minimum separation distance of 15 m (50 ft) between Signs.
- (d) No Portable Sign shall exceed a height of 2.4 m (8 ft) above grade.
- (e) Portable Signs shall not be placed on a Site so as to conflict with or take up space for parking, loading, or walkways.
- (f) Portable Signs shall not be allowed in any Residential District.

(9) Projecting Signs

- (a) No more than one (1) Projecting Sign with a maximum area of 0.5 m² (5.5 ft²) shall be allowed per commercial or industrial frontage.
- (b) No Projecting Sign shall project over another Site, a road, or a lane.
- (c) A Projecting Sign shall have a minimum vertical clearance of 2.4 m (8 ft) from grade.
- (d) All Projecting Signs shall be erected in such a manner that the structural support elements are designed to appear as an integral part of the overall Sign design.



Figure 14: Examples of Projecting Signs

(10) Roof Signs

- (a) Roof Signs must be manufactured and erected in such a way that they appear as an architectural feature of the building.
 - (b) Roof Signs shall not exceed the maximum height limit of the Land Use District in which it is located, measured from grade to the top of the sign.
 - (c) No supporting structure for a Roof Sign shall be visible to the public.
- All Roof Signs shall be set back a minimum of 1 m (3 ft) from the edge of the building.



Figure 15: Example of a Roof Sign

(11) Temporary Sign

- (a) Except as provided in **Section 5.2** of this Bylaw, Temporary Signs require a Development Permit.
- (b) No more than 1 Temporary Sign shall be located on a Site.
- (c) Notwithstanding **Subsection (b)** above, one (1) Temporary Sign may be allowed for each Business in a multiple-occupancy Development provided that no Temporary Sign is located closer to another than 15 m (49 ft).
- (d) A Temporary Sign shall be allowed for a Vacant lot, provided permission has been granted by the Business or landowner.
- (e) No Temporary Sign shall be located closer than 1.5 m (5 ft) from a property line.

- (f) Any support structure for a sign shall be set back a minimum of 0.5 m (1.5 ft) from any property line, and no part of a Temporary Sign shall encroach onto or overhang an adjacent Site, road, or lane.
- (g) No signs will be permitted in boulevards where a service road runs parallel along it.
- (h) Temporary Signs shall not be placed on a Site so as to conflict with or take up space for parking, loading, or walkways.
- (i) No Temporary Sign shall exceed a height of 2.5 m (8 ft) above grade, or an area of 4.5 m² (48.5 ft²).
- (j) All Temporary Signs shall be double-faced.
- (k) Temporary Signs for Special Events:
 - (i) a sign for a special event, such as a festival, market, or recreation activity, may be placed thirty (30) calendar days in advance of the start of the event and shall be removed within 48 hours of the event closure;
 - (ii) a maximum of eight (8) Temporary Signs may be placed on public thoroughfares, and one (1) at the venue of the event; and
 - (iii) there shall be a minimum separation space of 30 m (100 ft) between Temporary Signs.



Figure 16: Example of a Temporary Sign

PART 6.0: PROCEDURES AND ADMINISTRATION

6.1 DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT

The following developments shall not require a Development Permit:

- (1) The carrying out of works of maintenance or repair to any building, provided that such works do not include interior or exterior Renovations that change the use, area, density, height, or yards of the Development;
- (2) The completion of any Development which was lawfully under construction at the date of approval of this Bylaw, provided that the building is completed in accordance with the terms and conditions of any Development Permit granted with respect to it and that the building is completed within a period of twelve (12) months from the date of said approval;
- (3) Stripping, Site Grading or Excavation that is part of a Development for which a Development Permit or development agreement has been issued;
- (4) The construction, completion, alteration, maintenance, or repair of public works, and public utilities on Land which is publicly owned or controlled;
- (5) The erection or placement of a temporary building or sign incidental to the Development for which a Development Permit has been issued, provided it is removed within thirty (30) calendar days of substantial completion of the Development;
- (6) The conversion of a Temporary Dwelling to an Accessory Building;
- (7) The demolition or removal of a building or structure for which a Development Permit would not be required;
- (8) The temporary use of a building, in connection with a Federal, Provincial, or Municipal election, referendum, or census;
- (9) Farm Use Accessory Buildings on a lot located in the Agriculture Transitional District (AG-T);
- (10) Regardless of the Lot type, the construction or maintenance of a Fence, provided it is constructed in conformance with the regulations as set forth in this Bylaw; Part 3 General Regulations.³
- (11) The construction or maintenance of a Fence, provided its height does not exceed 2.5 m (8 ft) in side and rear yards, and 1 m (3 ft) in front yards;
- (12) The application of hard surfacing of any yard area for the purpose of providing vehicular access from a road to an on-site parking space;

[BACK TO TABLE OF CONTENTS](#)

- (13) Single-storey Accessory Buildings which are less than 10 m² (110 ft²) in size;
- (14) Deck that does not exceed a height of 0.6 m (2 ft) above grade;
- (15) Accessory Structures;
- (16) Satellite Dishes that do not exceed 1.5 m (5 ft) in diameter;
- (17) Above ground swimming pools, ground level rinks; and Patios, hot tubs, and backyard skating.
- (18) A Patio less than 0.6 m in height above finished grade and without a roof or walls.

6.2 NON-CONFORMING BUILDINGS AND USES

- (1) If a Development Permit has been issued on or before the day on which this Bylaw or an amendment to this Bylaw comes into force in the Town of Redwater which would make the Development a non-conforming use or non-conforming building, the Development Permit continues in effect.
- (2) A non-conforming use of Land or a non-conforming use of a building may be continued, but if that use is discontinued for a period of six (6) consecutive months or more, any future use of the Land or building shall conform with the provisions of this Bylaw.
- (3) A non-conforming use of Land shall not be extended, and no additional buildings shall be erected on the Land while the non-conforming use continues.
- (4) A non-conforming use of a building or part of a building may be extended throughout the building, but the building shall not be enlarged, and no Structural Alterations shall be made to or in it.
- (5) A nonconforming building may continue to be used, but the building shall not be enlarged, added to, rebuilt, or structurally altered, except:
 - (a) To make it a conforming building; or
 - (b) For the routine maintenance of the building if the Development Authority considers it necessary.
- (6) Notwithstanding **Section 6.2 (5)** above, the Municipal Planning Commission may consider a variance in any Land Use District, to allow an enlargement, alteration, or addition to a legal nonconforming building in accordance with **Section 6.9**.
- (7) If a nonconforming building is damaged or destroyed to the extent of more than 75% of the value of the building above its foundation, the building shall not be repaired or rebuilt except in accordance with this Bylaw.

- (8) The Land use or the use of a building is not affected by a change of ownership, tenancy, or occupancy of the land or building

6.3 FORMS AND NOTICES

- (1) Any form, notice or acknowledgment issued by the Town shall include:
 - (a) The date of issuance of the notice or acknowledgement;
 - (b) Contact information for the Town;
 - (c) The municipal address of the property subject to the application;
 - (d) The municipal file number for the application; and
 - (e) Any other information at the discretion of the Town.
- (2) Any form, notice, or acknowledgement may be sent by electronic means pursuant to Section 608 of the Act.
- (3) Where a Subdivision or Development Permit approval or refusal, Subdivision, or Development appeal notice, notice to amend this Bylaw, or notice of appeal hearing is sent, given, or served by mail or email, unless the contrary is proven, the service shall be presumed to be effective five (5) calendar days from the date that notice is given. In the event of a dispute, the Province of Alberta Interpretation Act, as amended, shall apply.

6.4 SUBDIVISION APPLICATIONS

- (1) A Subdivision application shall be made using the prescribed form and required checklist signed by the owner or the agent and accompanied by:
 - (a) The required fees, as established by Council;
 - (b) A letter of authorization when an application is made by a person other than the registered landowner;
 - (c) A current copy of the Certificate of Title for the subject lot issued within thirty (30) calendar days of the application;
 - (d) A Real Property Report for any lot with buildings that will remain; and
 - (e) A [Site Plan](#).
- (2) In addition to the information required under **Section 6.4 (1)** above, the following information may be required by the Subdivision Authority, depending on the scale, type, and location of the proposed Subdivision and its intended purpose:
 - (a) A geotechnical assessment, stamped by a qualified professional;
 - (b) Shadow plans to demonstrate the integration of the proposed Subdivision with adjacent lots and/or Land to be developed in the future;
 - (c) A detailed plan showing resources, such as trees, ravines, views, and other similar natural features, which are influential to the Site;

- (d) An appraisal of the market value of the Land, if money in place of Land dedication for municipal reserve is proposed;
 - (e) A biodiversity study; A pedestrian circulation plan;
 - (f) A historical resources impact assessment on Lands that have been identified or suspected as containing a registered historical resource or within 60 m (197 ft) of public lands set aside for use as historic Site(s);
 - (g) A statement clearly describing how the positive and/or negative potential impacts of the proposed Subdivision on adjacent Lands will be dealt with, and how the proposed facilities have been designed to address those impacts;
 - (h) Methods to control traffic, dust, and noise; and
 - (i) Any other information required by the Subdivision Authority with respect to the Site or adjacent Lands.
- (3) The Subdivision Authority shall determine the completeness of a Subdivision application following the process outlined in **Section 6.7** of this Bylaw.

6.5 SUBDIVISION DECISIONS

- (1) The Subdivision Authority shall make a decision on a Subdivision application within forty (40) calendar days after deeming said application complete.
- (2) The timeframe referred to in **Section 6.5 (1)** above may be extended by an agreement in writing between the applicant and the Subdivision Authority.
- (3) The decision of the Subdivision Authority on an application shall be given to the applicant in the form prescribed by the Town.
- (4) The notice shall include a description of the proposed Subdivision, the decision, and a statement of the right of appeal, and shall be sent to:
 - (a) The applicant;
 - (b) The owner(s) of the lot(s); and
 - (c) Any other agency, organization, or landowner impacted by the decision.
- (5) A Subdivision approval is not a Development Permit and, notwithstanding that plans and specifications for buildings may have been submitted as part of a Subdivision application, work or construction shall neither commence nor proceed until a Development Permit has been issued.
- (6) A Subdivision application shall, at the option of the applicant, be deemed to be refused when the Subdivision Authority does not make a decision within sixty (60) calendar days of the application being deemed complete unless the applicant has entered into an agreement with the Subdivision Authority to extend this period.

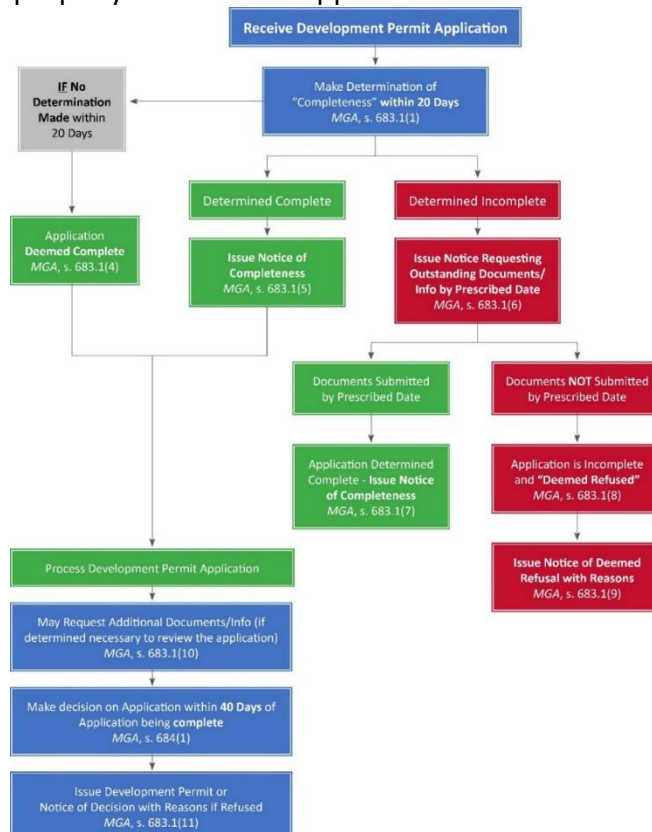
- (7) If a Subdivision application is deemed refused pursuant to **Section 6.5 (6)** above, the applicant may appeal in writing, as provided in the Act, as though they had received a decision of refusal.
(a)
- (8) If Subdivision approval is not submitted to the Town for endorsement within twelve (12) months from the date of the conditional approval, the condition of approval is deemed to be void, unless an extension to this period has been granted in writing by the Development Officer.
- (9) In the event that any work, including Excavation, has been commenced prior to the approval, or conditional approval of a Subdivision, the applicant shall be required to pay a fee double that of the base application fee and/or a fine set out in **Section 6.13** of this Bylaw.

6.6 DEVELOPMENT PERMIT APPLICATIONS

- (1) In order to guide the orderly development of land within the municipality in accordance with the Municipal Development Plan and other statutory planning documents, the Town of Redwater may require the preparation, adoption, and implementation of a Concept Plan,
- (2) Outline Plan, an Area Structure Plan (ASP) or an Area Redevelopment Plan (ARP). Except as provided in **Section 6.1** of this Bylaw, no Development or demolition shall be undertaken unless an application has been approved and a Development Permit has been issued.
- (3) An application for a Development Permit shall be made using the prescribed form and required checklist signed by the owner or the agent, and shall be accompanied by:
 - (a) The required fees, as established by Council;
 - (b) Authorization, when an application is made by a person other than the registered landowner;
 - (c) A list of proposed Land uses;
 - (d) an indication of the ownership of the Land and the interest of the applicant therein;
 - (e) A current copy of the Certificate of Title for the subject Lands issued within thirty (30) calendar days of the application;
 - (f) A Real Property Report to be used by the Town to evaluate the compliance of the Development against all Land use Regulations and conditions of approval; and
 - (g) A Site Plan.
- (4) In addition to the information required under **Section 6.6 (2)** above, the following information may be required by the Development Authority, depending on the scale, type, and location of the proposed Development:
 - (a) Bicycle parking provisions;
 - (b) Solid waste and storage provisions and screening provisions;

- (c) A Landscaping plan prepared by a landscape architect registered with the Alberta Association of Landscape Architects, identifying location, dimensions, and design of all existing and proposed soft and hard Landscaping, including health, identification and planting methods;
 - (d) A lighting plan;
 - (e) A pedestrian circulation plan;
 - (f) A Crime Prevention Through Environmental Design (CPTED) assessment prepared by a qualified security professional;
 - (g) In the case of a Home-Based Business, information concerning the number of employees, the location of any goods to be kept or stored, and the estimated number of weekly client visits;
 - (h) In the case of Industrial and Commercial uses, the type of industry, estimated number of employees, estimated water and gas demand and anticipated sources, type of effluent and method of treatment, and any other anticipated nuisances, emissions, and impacts on municipal infrastructure and the proposed method of abatement;
 - (i) For an Aggregate Extraction Development, a Reclamation Plan;
 - (j) A physical suitability assessment of the site with respect to soils, slopes, and drainage;
 - (k) Servicing requirements and provisions for meeting them;
 - (l) Costs associated with providing new or upgraded municipal services associated with the Development;
 - (m) An environmental and/or risk assessment; and
 - (n) Any other information as may be reasonably required by the Development Authority.
- (5) In addition to the information requirements indicated in **Sections 6.6 (2) and (3)** above, the following information may be required by the Development Authority as part of an application for a Development Permit for the Excavation, stripping, and/or grading of Land that is proposed without any other Development on the same Land:
- (a) Location and area of the site where the Excavation is to take place;
 - (b) Existing Land use and vegetation;
 - (c) Type and dimensions, including average depth of the Excavation to be done, and the potential, if any, to affect existing drainage patterns on and off-site;
 - (d) The depth and variation in depth of groundwater encountered in test holes;
 - (e) Identification of potential for outdoor noise and the discharge of substances into the air;
 - (f) The condition in which the Site is to be left when the operation is complete, including any actions to be taken for restoring the condition of the surface of the Land to be affected, and for preventing, controlling or lessening erosion or dust from the Site;
 - (g) An indication of all municipal servicing costs associated with the Development; and
 - (h) The proposed haul route, dust control plan, and expected hours of operation.
- (6) A Development Permit shall not be issued for an Accessory Use prior to the approval of a primary use.

- (7) When an application for a Development Permit has been refused pursuant to this Bylaw, or after it has been appealed, the Development Authority may decline the submission of the same or similar application on the same Site for at least six (6) months after the date of refusal.
- (8) Where an application is substantially revised or altered, the Development Authority may require the applicant to pay an additional fee as stated in the Fees and Charges Bylaw, as amended.
- (9) In the event that any work, including Excavation, has been commenced prior to the issuance of the Development Permit, the applicant shall be required to pay a fee double that of the base application fee, or a fine set out in **Section 6.13** of this Bylaw.
- (10) Notwithstanding any other provisions of this Bylaw to the contrary, the Development Authority may refuse an application for a Development Permit where the information supplied by the applicant is insufficient to properly evaluate the application. If this is the case, the Development Authority shall notify the applicant in writing of any deficiencies in the application. The timeframe for consideration of a Development Permit application shall not commence until the Development Authority has deemed the application complete.
- (11) Notwithstanding any other provisions of this Bylaw to the contrary, the Development authority may make a decision on a Development Permit application without all of the information required by **Sections 6.6(2) to (4)** of this Bylaw where the information supplied by the applicant is sufficient to properly evaluate the application.



6.7 COMPLETENESS OF APPLICATIONS

- (1) The Subdivision Authority or the Development Authority Officer shall, within twenty (20) calendar days after receipt of a Subdivision application or an application for a Development Permit:
 - (a) Issue a written acknowledgement to the applicant advising that the application is complete; or
 - (b) Issue a written notice to the applicant advising that the application is incomplete, listing the documentation and information that is still required and setting a date by which the required documentation and information must be submitted.
- (2) The timeframe referred to in **Section 6.7 (1)** above may be extended by an agreement in writing between the applicant and the Subdivision Authority or the Development Authority.
- (3) An application is complete if:
 - (a) it contains the applicable documents and information as listed in **Section 6.6**; or
 - (b) the Subdivision Authority or the Development Authority Officer does not issue a notice of completeness within twenty (20) calendar days after receipt of a Subdivision application or an application for a Development Permit.
- (4) If the Subdivision Authority or the Development Authority determines that the application is complete, they shall issue an acknowledgment of completion to the applicant.
- (5) If the Subdivision Authority or the Development Authority determines that the application is incomplete, they shall notify the applicant, list any outstanding documents and information required to review the application, and provide a date by which the documents or information must be submitted in order for the application to be considered complete.
- (6) If the applicant fails to submit all the outstanding information and documents on or before the date referred to in **Section 6.7 (5)** above, the Subdivision Authority or the Development Authority must deem the application to be refused.
- (7) The Subdivision Authority or the Development Authority may request additional information or documentation from the applicant at any point throughout the review of the application.
- (8) Prior to making a decision, the Subdivision Authority or the Development Authority may refer any application for Development to any external or internal departments or agencies for review and comment.

6.8 DEVELOPMENT PERMIT DECISIONS

- (1) The Development Authority shall make a decision on a Development Permit application within forty (40) calendar days after deeming said application complete.

[BACK TO TABLE OF CONTENTS](#)

- (2) The timeframe referred to in **Section 6.8 (1)** above may be extended by an agreement in writing between the applicant and the Development Authority.
- (3) The Development Officer shall approve a Development Permit application for a permitted use, with or without conditions, provided the proposed Development conforms to this Bylaw.
- (4) The Development Officer may:
 - (a) Require as a condition of issuing a Development Permit, that the applicant enter into a development agreement with the Town to do any or all of the following:
 - (i) to construct or pay for the construction of a road required to give access to the Development;
 - (ii) to construct or pay for the construction of a pedestrian walkway system to serve the Development, or pedestrian walkways to connect the pedestrian walkway system serving the Development with a pedestrian walkway system that serves or is proposed to serve an adjacent Development, or both;
 - (iii) to install or pay for the installation of public utilities, other than telecommunications systems or works, that are necessary to serve the Development;
 - (iv) to construct or pay for the construction of off-street or other parking facilities, and loading and unloading facilities;
 - (v) to pay an off-Site levy or redevelopment levy; and/or
 - (vi) to give security to ensure that the terms of the agreement under this section are carried out; or
 - (b) Refuse to issue a Development Permit in the case where satisfactory arrangements have not been made by the applicant for the supply of water, electric power, sewage, and/or road access, including payment of the costs of installing or constructing any such utilities.
- (5) The Development Authority may refuse, or approve with conditions, it will detract from the character or appearance of the general Development in the area.
- (6) The Development Authority may impose such conditions on the approval of an application that are considered necessary to:
 - (a) Uphold the intent and objectives of any statutory plan or Land use regulation as adopted or amended from time to time; and
 - (b) Ensure the orderly and economic Development of Land within the Town.
- (7) Where necessary, the Development Authority may require, as a condition of approval, that the applicant hold valid comprehensive general liability insurance to the satisfaction of the Development Authority. The Development Authority must also require that the Town be named as an additional insured party for any liability arising directly or indirectly from the operation of any development that uses or encroaches onto a public Right-Of-Way.

- (8) Where an application for a use which is neither a permitted nor a discretionary use is received by the Development Officer, the Development Officer may refuse the application stating reasons for the decision or refer the application to the Municipal Planning Commission.
- (9) An application for a Development Permit shall, at the option of the applicant, be deemed to be refused when the Development Authority does not make a decision within forty (40) calendar days of the application being deemed complete unless the applicant has entered into an agreement with the Development Authority to extend this period.
- (10) When an application for a Development Permit is deemed refused under **Section 6.8 (9)** above, the applicant may appeal in writing, as provided in the Act, as though they had received a decision of refusal.
- (11) When an application for a Development Permit is refused, whether or not an appeal is made, the Development Authority may refuse to accept the submission of another application for a permit on the same parcel of Land and for the same or similar use by the same applicant for six (6) months after the date of the refusal.
- (12) If a Development is not commenced within twelve (12) months from the date of the issue of the Development Permit, and carried out with reasonable diligence, the permit is deemed to be void, unless an extension to this period is granted in writing by the Development Authority.
- (13) A person to whom a Development Permit has been issued shall:
 - (a) Obtain all applicable permits relating to building, grades, sewers, water mains, electricity and highways, and all other permits required in connection with the proposed Development;
 - (b) Be financially responsible during construction for any damage to any public or private property caused by themselves, or their employees, suppliers, agents, or contractors. Any costs incurred as a result of neglect to public property may be collected where financial guarantees have been required pursuant to **Section 6.8 (4)(a)(vi)** of this Bylaw;
 - (c) Prevent excess soil or debris from being spilled on public roads, lanes, and sidewalks, or on an adjacent parcel without permission in writing from the adjacent property owners; and
 - (d) Demonstrate that substantial completion has been undertaken before a building or use is used or occupied, or changes are made to the existing occupancy classification of a building.

6.9 **VARIANCE POWERS**

- (1) The Subdivision Authority and the Municipal Planning Commission may grant a variance to one or more Subdivision or Development standards of this Bylaw if:

- (a) The proposed Subdivision or Development would not unduly interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment, or value of neighbouring lots; and
 - (b) The proposed Development is listed as a permitted land use in this Bylaw under the District in which the subject lot is located.
- (2) A variance may be refused for any Encroachment on a lot line or Easement that is not permitted in this Bylaw.
- (3) All requests for a variance shall be accompanied by a variance request form from the applicant clearly stating the reasons for the variance.
- (4) If a variance is granted pursuant to this Section, the Subdivision Authority or the Municipal Planning Commission shall specify its nature in the Subdivision or Development Permit approval.

6.10 **DEVELOPMENT PERMITS**

- (1) The decision of the Development Authority on an application shall be given to the application the form prescribed by the Town.
- (2) If the Development Authority refuses an application for a Development Permit, the notice of decision shall contain the reasons for the refusal.
- (3) When an application for a Development Permit is approved for a discretionary use, or for a permitted use for which a variance has been granted, the Development Authority shall send notice of the decision that will include a description of the proposed Development, state the decision, advise of the right of appeal, and will be sent to:
 - (a) The applicant;
 - (b) The owner(s) of the lot(s);
 - (c) Each owner of adjacent Land at the name and address shown for that owner; or
 - (d) Each owner at such additional distance and direction from the boundaries of the proposed Development as may be materially impacted by the Development.
- (4) A Development Permit for a discretionary use or for a permitted use in which a variance has been granted comes into force and effect:
 - (a) Only after the time for an appeal to the Intermunicipal Subdivision and Development Appeal Board has expired; or
 - (b) If an appeal has been filed, once a decision has been made by the Intermunicipal Subdivision and Development Appeal Board in favour of the issuance of the Development Permit subject to any variance other change to conditions of approval directed by the Intermunicipal Subdivision and Development Appeal Board.

- (5) A Development Permit issued pursuant to this Bylaw is not a building permit and, notwithstanding that plans and specifications for buildings may have been submitted as part of an application for a Development Permit, work or construction shall neither commence nor proceed until a building permit has been issued, pursuant to applicable bylaws and Regulations.

6.11 DEVELOPMENT PERMIT REFERRALS²

- (1) Discretionary Development permit applications shall be reviewed holistically, incorporating input from relevant stakeholders to promote responsible and coordinated land use planning. Development Permit applications may be referred to adjacent landowners and Internal and External Stakeholders²

6.12 APPEALS

- (1) Development and Subdivision appeals shall be dealt with in accordance with the Act.
- (2) An applicant for a Development Permit or a Subdivision, a person affected by the issuance of a stop order, or any person affected by an order, decision, or Development Permit made or issued by the Development Authority or the Subdivision Authority may appeal this decision to the Intermunicipal Subdivision and Development Appeal Board (the ISDAB) if the Development Authority or the Subdivision Authority:
 - (a) Does not make a decision within forty (40) calendar days of a complete application or within any extension;
 - (b) Refuses to issue a Development Permit to a person;
 - (c) Issues a Development Permit subject to conditions; or
 - (d) Issues a stop order.
- (3) Notwithstanding **Section 6.11(2)** above, no appeal lies in respect of the issuance of a Development Permit for a permitted use unless the provisions of this Bylaw were relaxed, varied, or misinterpreted.
- (4) An appeal by any person affected by an order, decision or Development Permit made or issued by the Development Authority or the Subdivision Authority is commenced by filing a notice of appeal with the ISDAB:
 - (a) Within twenty-one (21) calendar days of the date of the Development Authority's or Subdivision Authority's decision on an application for Subdivision or a Development Permit; or
 - (b) Within twenty-one (21) calendar days of the date a decision by the Development Authority or Subdivision Authority is due, if no decision is made within the prescribed timeframe or within any extension thereof; or
 - (c) Within twenty-one (21) calendar days of the date on which the stop order is issued.

- (5) If the decision on a Development Permit or Subdivision application within a Direct Control Zoning District is made by:
 - (a) Council, there is no appeal to the ISDAB; or
 - (b) the Development Authority, the appeal is limited to whether the direction of Council has been followed, and if the ISDAB finds that the Development Authority and Subdivision Authority did not follow Council's direction it may substitute its decision for Council's decision.
- (6) The ISDAB shall consider and make decisions on appeals pursuant to the Act.
- (7) Pursuant to Section 619(5) of the Act, an appeal shall be made to the Land and Property Rights Tribunal (LPRT) when The Development Authority refuses or fails to make a decision within the prescribed timeframe on an application for a Land Use Bylaw amendment, Subdivision approval, or Development Permit which is consistent with a licence, permit, approval, or other authorization granted by the NRCB, ERCB, AER, AEUB or AUC.
- (8) An applicant may appeal to the LPRT by filing with the Tribunal:
 - (a) A notice of appeal; and
 - (b) A statutory declaration stating why mediation was unsuccessful or why the applicant believes that the Town was unwilling to attempt to use mediation.
- (9) Appeals made to the LPRT shall be addressed in accordance with the Act.

6.13 APPLICATIONS TO AMEND THIS BYLAW

- (1) Council may, in accordance with the Act, amend or repeal any portion of this Bylaw, without any affected property owner's consent.
- (2) An application to amend this Bylaw may be made by any person by submitting the following to the Development Authority:
 - (a) The prescribed application form, duly completed and signed;
 - (b) The required fee, as established by Council;
 - (c) In the case of a redistricting amendment:
 - (i) plan(s) showing the Lands which are subject to the amendment and the relationship to existing Land use on adjacent properties;
 - (ii) a digital copy; and
 - (iii) a current copy of the Certificate of Title for said Lands issued within thirty (30) calendar days of the application;
 - (d) A written statement of the applicant's reason for the application on a form satisfactory to the Town; and

- (e) Any other supporting information which may be necessary to assess the application, including but not limited to servicing studies for water, sanitary and storm water, impact assessments for environment or traffic and conceptual plans for future Development.
- (3) Where a redistricting amendment does not comply with a statutory plan, the Development Authority shall require an applicant to apply for and obtain an amendment to said statutory plan prior to a decision on a redistricting application.
- (4) Where a redistricting amendment is not subject to a statutory plan, the Development Authority may require a statutory plan to be approved prior to making a decision on said redistricting application.
- (5) When the Town initiates a site-specific change in a Land use District for Land which it does not own, the Town shall, in accordance with the Act, give notice to the owners of the Land that is subject to the proposed amendment.
- (6) The Development Authority's review of an application to amend this Bylaw shall be based upon the full development potential of the uses and development Regulations specified in the proposed District and not on the merit of any particular Development proposal.

6.14 **ENFORCEMENT**

- (1) The owner of a building or Site shall permit Development Authority representatives to enter the owner's Premises at any reasonable time for the purpose of inspecting a Development or administering or enforcing this Bylaw.
- (2) Where the Development Authority finds that a Development or use of a building is not in accordance with the Act or the Regulation, a Development permit or Subdivision approval or this Bylaw, the Development Authority may, by written notice of contravention, and/or written stop order notice, notify or order the registered owner, the person in possession of the Land or buildings, or the person responsible for the contravention, or all, or any of them, to:
 - (a) Stop the Development or use of the Land or buildings in whole or in part as directed by the notice;
 - (b) Demolish, remove, or replace the Development; or
 - (c) Take such other measures as are specified in the notice so that the Development or use of the Land or building is in accordance with the Act, the Regulations, a Development Permit, Subdivision approval, or this Bylaw as the case may be, within the time specified by the notice.
- (3) The Development Authority may rescind, suspend, or modify a Development Permit if it appears that:
 - (a) A Development Permit has been obtained by fraud or misrepresentation;

- (b) Facts concerning the application or the developer were not disclosed at the time of application;
 - (c) The Development Permit was issued in error;
 - (d) The application was withdrawn by way of written notice from the applicant; or
 - (e) A Development for which a Development Permit has been issued is not being carried out or completed to the extent or in the manner originally approved.
- (4) When a Development Permit is rescinded pursuant to **Section 6.13 (3)** above, the applicant may appeal to the ISDAB, and the appeal period provided for under **Section 6.11** of this Bylaw begins from the date the applicant is advised that the Development Permit approval has been rescinded.
 - (5) Where a person fails or refuses to comply with an order within the time specified, the Development Authority, or a person appointed by it may, in accordance with the Act, enter upon the Land or building and take such action as is necessary to carry out the order.
 - (6) A person receiving a stop order notice may appeal to the ISDAB.
 - (7) The Development Authority may cause an application to be made to the Alberta Court of King's Bench for an injunction or other order in respect of a contravention or non-compliance.
 - (8) The person in possession of the Land or buildings, or the person responsible for the contravention, or all, or any of them, may be asked to pay another Development Permit application fee prior to the development or use of the Land or buildings resumes, if at the discretion of the Development Authority, they have failed to comply with the order directed to them within the time specified.
 - (9) Where the Development Authority or person appointed by it carries out an order, they shall cause the costs and expenses incurred in carrying out the order to be placed on the tax roll as an additional tax against the property concerned, and that amount shall be collected in the same manner as taxes on Land.
 - (10) A person who contravenes this Bylaw or obstructs or hinders any person in performance of these powers or duties under this Bylaw, is guilty of an offence and is liable to a fine of not more than \$10,000 or to imprisonment for not more than one (1) year, or to both fine and imprisonment, in accordance with the Act.
 - (11) A person who continues to contravene this Bylaw after conviction for that contravention is guilty of a further offence and is liable to a fine not exceeding \$2,500 for every day that the offence continues after conviction, exclusive of costs for such continuing contravention of this Bylaw, and upon failure to pay such a fine and costs, imprisonment for a period not exceeding one (1) year unless such a fine and costs are sooner paid.

PART 7.0: DEFINITIONS

For purpose of this Bylaw the following words, terms, and phrases, wherever they occur in this Bylaw, shall have the meaning assigned to them as noted in this section. All other words and expressions used in this Bylaw shall have the meanings assigned to them in the Act.

7.1 LAND USE DEFINITIONS

For purpose of this Bylaw the following words, terms, and phrases, wherever they occur in this Bylaw, shall have the meaning assigned to them as noted in this section. All other words and expressions used in this Bylaw shall have the meanings assigned to them in the Act.

- A -

ABATTOIR means a building where Livestock is slaughtered and the meat may be cut, cured, smoked, aged, wrapped, or frozen for distribution to retail stores.

ACCESSORY BUILDING means a detached building naturally or normally incidental, subordinate, and exclusively devoted to the principal building, which is located on the same lot or Site as the principal building and requires a building permit in accordance with the Safety Codes Act. Accessory Buildings are not intended to support any occupancy. Typical Accessory Buildings include, but are not limited to, detached Garages, sheds on skids or on a permanent foundation, greenhouses, storage buildings, and farm shops.

ACCESSORY USE means a use naturally or normally incidental, subordinate, and exclusively devoted to the principal use and located on the same lot or Site.

ADDITIONS, BUILDING means any structural modification or alteration that results in an increase in habitable floor area of the building served.¹

AGGREGATE EXTRACTION means the quarrying, primary processing (crushing, washing, separating), removal and off-site sale of raw materials including sand, gravel, clay, marl, earth, or mineralized rock found on or under the Site. Typical uses include but are not limited to quarries, borrow areas, and gravel pits (Site preparation and reclamation). This does not include the processing of raw materials transported to the Site.

AGRICULTURE, GENERAL means the raising of crops or rearing of Livestock, either separately or in conjunction with one another. This use may include apiculture, aquaculture and vermiculture. An agricultural operation involving Livestock shall comply with the Agricultural Operations Practices Act and shall not be a Confined Feeding Operation. This use does not include a Cannabis Production Facility.

AGRICULTURE, PRODUCT PROCESSING means a Premise for the purpose of processing agricultural products including mixing, drying, canning, size reduction, fermentation, heat treatments, cold

[BACK TO TABLE OF CONTENTS](#)

treatments, chemical treatments and biological treatments of plant matter; or cutting, curing, smoking, aging, wrapping or freezing of meat. This may include Accessory Uses, including but not limited to Office, General Retail, or Warehouse Storage. This does not include a Cannabis Production Facility.

ANIMAL CARE FACILITY, MAJOR means a Premise that provides long or short-term accommodation, general care and/or veterinary services for domestic and farm animals. A Major Animal Care Facility may include outdoor amenities for exercising and/or training and accessory Outdoor Storage. Uses include boarding and daycare facilities, veterinary clinics, animal hospitals, breeding facilities, and animal shelters.

ANIMAL CARE FACILITY, MINOR means a facility which provides grooming, general care and/or outpatient veterinary services for domestic animals within an enclosed building. This includes but is not limited to, grooming facilities and veterinary clinics. This does not include a Major Animal Care Facility.

ART STUDIO AND WORKSHOP means a Premise used for small-scale, on-Site manufacturing of goods associated with a trade, art or craft and the production and/or broadcasting of audio and visual media. This use may include occasional educational activities. This includes but is not limited to toy and musical instrument manufacturing, cabinet and furniture manufacturing, photography studio, pottery and sculpture studio, art studio, and broadcasting studio. This does not include Limited Contractor or any type of large-scale manufacturing.

ASPHALT PLANT means a permanent plant, facility or portable unit that is used for the processing, manufacturing, recycling, and sale of asphalt, and includes facilities for the administration or management of the building, the stockpile of bulk materials used in the production process or of finished products manufactured on-site, and the storage and maintenance of required equipment.

ASSISTED LIVING FACILITY means a Premise where supportive living accommodation is provided for persons who require a wide range of support services, and accommodation for at least one (1) staff member is provided on-site. An Assisted Living Facility may have one or more communal Kitchens, dining rooms, common social areas, administrative offices, and/or spaces where organized recreation activities may occur.

AUCTIONEERING ESTABLISHMENT means a Premise for the auctioning of goods and equipment including the temporary storage of such goods and equipment. This does not include Flea Markets, Pawnshops, or Retail facilities, and shall not accommodate Livestock auctions.

- B -

BED AND BREAKFAST means a secondary commercial use in a Single Detached Dwelling Unit, whereby remuneration is provided in exchange for temporary food service and lodging. A Bed and Breakfast use shall not include self-contained Dwelling Units or amenities for extended domestic use by persons other than the permanent residents of the dwelling. This use may include boarding and lodging houses.

BUSINESS SUPPORT SERVICE means a Premise used to provide support services to other businesses. Typical uses include but are not limited to the use of minor mechanical equipment for printing, duplicating, binding or photographic processing; the provision of office maintenance or custodial services; the provision of office security; the sale, rental, repair, or servicing of office equipment, furniture and machines; and the sale, rental, repair or servicing of computers, cellular phones and fax machines.



CABIN means a self-contained dwelling not exceeding 50 m² (538 ft²) in size that is used for seasonal short-term accommodation for individuals.

CAMPGROUND means a facility which has been planned and improved for the seasonal short-term use of holiday trailers, motor homes, tents, campers, and similar recreational vehicles and is not intended for year-round storage, or accommodation for residential use. Related facilities that are accessory to and support the campsite, such as an administration office, laundromat, picnic areas, playgrounds and boating facilities may be included on-site. Typical uses include tourist trailer parks, Campsites, and tenting grounds, but does not include Work Camps or manufactured homes.

CAMPSITE means a Site within a Campground designated for the temporary placement of a tent, camper, and/or recreational vehicle.

CANNABIS PRODUCTION FACILITY means a facility used for the purposes of growing, producing, cultivating, testing, processing, researching, destroying, storing, packaging and/or shipping cannabis by a licensed commercial producer in accordance with Federal legislation. This does not include the growing or processing of plants that are considered by federal legislation to be Industrial Hemp.

CARE CENTRE, MAJOR means a premise where care, supervision and/or educational services are provided for more than 7 persons by a licensed provider in accordance with Provincial legislation. A Major Care Centre shall only operate during the day and in the evenings. This includes but is not limited to day care centres, out-of-school care centres, nursery or play schools, and drop-in centres.

CARE CENTRE, MINOR means an Accessory Use to a dwelling where drop-in care, supervision and/or educational services are provided for up to 7 persons. A Minor Care Centre shall only operate during the day and in the evenings. This includes, but is not limited to, day homes, out-of-school care centres, and nurseries or play schools.

CARE HOME means a Dwelling Unit occupied or intended to be occupied by persons who may be related to the primary occupants of the dwelling for the purpose of receiving care services, whether or not receiving the services is the primary purpose of the occupancy. The occupants of a Care Home live together as a single household. This does not include Boarding and Lodging Houses, Congregate Housing, Group Home, or Shelter.

CEMETERY means Land that is used, or planned to be used, for the burial or interment of human remains. This includes a memorial park, a burial ground, a columbarium, a mausoleum, or a crematorium.

COMMERCIAL LOGGING means the cutting, storage, sorting, and grading of primary forest materials for commercial use of the logs or fibre. This does not include tree clearing or the removal of any Landscaping required by this Bylaw.

CONCRETE PLANT means a permanent plant or facility, or a portable unit that is used for the processing, manufacturing, recycling, and/or sale of concrete, and includes facilities for the administration or management of the building, the stockpile of finished products manufactured on-site or bulk materials used in the production process, and the storage and maintenance of required equipment.

CONGREGATE HOUSING means a Premise where semi-independent living and sleeping facilities are provided. Congregate Housing may include meal preparation, laundry services, transportation, counselling, and room cleaning. This does not include a Group Home.

CONTRACTOR, GENERAL means a Premise used for the provision of building and road construction services, including Landscaping, concrete, electrical, Excavation, drilling, water and sewer utilities, and similar services requiring on-site storage and/or warehouse space. Any sales, display, office, or technical support service areas shall be accessory to the principal use and comply with the Landscaping requirements of this Bylaw.

CONTRACTOR, LIMITED means a Premise used for the provision of electrical, plumbing, heating, painting, refrigeration, carpet cleaning, catering, and similar services primarily to individual households and the accessory sale of goods normally associated with the contractor services where all materials are kept within an enclosed building, and there are no accessory manufacturing activities or fleet storage. This includes but is not limited to electronic repair, appliance repair, furniture refinishing, and upholstery shops.

CULTURAL AND ENTERTAINMENT FACILITY means a Premise within an enclosed building that is designed specifically for the presentation of live artistic performances or the showing of motion pictures. This includes but is not limited to, auditoriums, cinemas, amphitheaters, theatres and concert halls. This does not include a Nightclub.

- D -

DEALERSHIP means the retail sale, service, or rental of new or used automobiles, motorcycles, snowmobiles, tent trailers, boats, travel trailers or similar Recreational Vehicles, manufactured and modular homes, farm equipment, industrial equipment, or construction equipment together with incidental maintenance services and sale of parts.

DRIVE-THROUGH VEHICLE SERVICE means rapid cleaning, lubrication, maintenance, or repair services to motor vehicles, where the customer typically remains within the vehicle or waits on the Premises. Typical uses include automatic or coin operated car washes, rapid lubrication shops and specialty repair establishments, but excludes Restaurants that have an accessory drive-through service.

DWELLING, APARTMENT means a building containing three (3) or more Dwelling Units that share a common external access and a common corridor system.

DWELLING, DUPLEX means development consisting of a building containing two (2) Dwellings, with individual and separate access to each Dwelling, and may take either of the following forms:

- (a) “Side-Side” where the Dwellings share a common wall; or
- (b) “Up-Down” where one (1) Dwelling unit is located above the other.

DWELLING, MANUFACTURED means a prefabricated Dwelling Unit that meets Canadian Standards Association (CSA) standards for Manufactured Dwellings. A Manufactured Dwelling is transportable and uses steel lateral beams as both part of the transportation and floor system. Where there is an undercarriage, it shall be skirted. This does not include a Modular Dwelling, a recreational vehicle, or an industrial camp trailer.

DWELLING, MULTIPLE means a building containing three (3) or more Dwelling Units, each of which has an independent external entrance. This use includes triplexes, fourplexes, row housing, townhouses, and stacked town houses, but does not include a Secondary Suite or an Apartment Dwelling.

DWELLING, SINGLE DETACHED means a permanent, standalone building containing one Dwelling Unit, except where a Basement Suite may be considered in accordance with this Bylaw. This includes Modular Dwellings, but not Manufactured Dwellings.

DWELLING, TEMPORARY means a residence on a lot which may be considered on a temporary basis while a new dwelling is being constructed on the lot.

- E -

EDUCATION FACILITY means a Premise involving public assembly for education, training, or instruction purposes, and includes the administration offices required for the provision of such services on the same site. This includes but is not limited to a public or private school, a community college, a university, and a technical and vocational school.

EMERGENCY SERVICE means a public facility used by fire protection, police, ambulance, or other such services as a base of operations.

ENTERTAINMENT, ADULT means an establishment that provides live entertainment involving explicit content. Access to the display of explicit sexual material is restricted by law to persons eighteen years of age or older.

[BACK TO TABLE OF CONTENTS](#)

EXHIBITION AND CONVENTION FACILITY means a permanent facility used for meetings, seminars, conventions, product and trade fairs, and similar exhibitions or large-scale events, and may include facilities to provide temporary accommodation to patrons.

- F -

FINANCIAL SERVICE means the provision of financial and investment services to the public by a bank, trust company, investment dealer, credit union, mortgage broker or related business, which may also include the provision of drive-through access to an automated teller machine.

FLEA MARKET means a Premise used for the sale of new or used goods by more than three (3) vendors renting tables or space. Vendors may vary from day to day, although the general layout of space to be rented remains the same. Goods that are typically sold include but are not limited to: clothing, electronic equipment, food products or concessions, handicrafts, or household items. This does not include an Auctioneering Establishment, or any type of Retail use.

FLEET SERVICE means a premise using a fleet of vehicles for the delivery of people, goods or services, where such vehicles are not available for sale or long-term lease. This includes but is not limited to ambulance services, taxi services, bus lines (including school buses), and messenger and courier services. This does not include moving or cartage firms involving trucks with a gross vehicle weight of more than 3,000 kg.

FOOD MANUFACTURING AND PREPARATION means a commercial facility in which food and/or beverage products are manufactured, produced, or otherwise prepared for human consumption but not consumed on-site. This may include an accessory retail component. Typical uses may include a bakery, pre-packaged foods, water bottling, and catering facilities, among others. This does not include Restaurants. The impact of this use shall not extend beyond the boundaries of the building.

FUNERAL SERVICE means a use for the preparation of the deceased for burial or cremation, and the holding of memorial services. This includes funeral homes and undertaking establishments.

- G -

GARAGE SUITE means an Accessory Dwelling located above a detached Garage (above Grade). A Garage Suite is Accessory to a building in which the principal Use is Single Detached Housing. A Garage Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are separate from those of the Principal Dwelling located on the Site. A Garage Suite has an entrance separate from the vehicle entrance to the detached Garage, either from a common indoor landing or directly from the exterior of the structure. This Use Class does not include Secondary Suites or Garden Suites.

GAS BAR means a Premise for the sale of motor fuel, lubricating oils, automotive fluids, and associated products. This may be a self-service, full service, key lock, card lock, or other similar operations, and may have an accessory Convenience Retail facility, but does not include Vehicle Servicing Area.

[BACK TO TABLE OF CONTENTS](#)

GOVERNMENT SERVICE means a Premise providing for a Crown corporation, municipal, Provincial or Federal government services directly to the public. This does not include Emergency Services, Minor Utility Services, Major Utility Services, and Public Education Facility.

GREEN ENERGY FACILITY means an electric generation unit or other facility or installation that produces electric energy using a renewable or green energy source. This includes operations for the production of solar, wind, and hydropower as well as nuclear energy, biofuels and geothermal energy.

GREENHOUSE AND PLANT NURSERY means an open or enclosed facility for the raising, storage and sale of produce, household, ornamental, woody and herbaceous plants, and related materials such as tools, soil, and fertilizers. This does not include a Cannabis Production Facility.

GROUP HOME means a care facility licensed by the Province of Alberta to provide room and board for residents with physical, mental, social, or behavioral problems that require professional care, guidance, and/or supervision. The occupants of a Group Home live together as a single housekeeping group and use a common Kitchen. This does not include Boarding and Lodging Houses, Congregate Housing, or Assisted Living Facilities.

GUEST RANCH means a Development of a private owner-occupied ranch house which includes sleeping facilities, which are rented on a daily basis to registered guests and meals are prepared in a residential Kitchen.

- H -

HEALTH SERVICE, MAJOR means a facility for surgical or other medical treatment for the sick, injured, or infirmed, including outpatient services and accessory staff residences. This includes but is not limited to hospitals or nursing homes with health care for dependent residents, mental care asylums, sanatoria, and detoxification centres.

HEALTH SERVICE, MINOR means the provision of physical and mental health services on an outpatient basis. Services may be of a preventive, diagnostic, treatment, therapeutic, rehabilitative or counselling nature. This includes medical and dental offices, health clinics, acupuncture clinics, physiotherapy, massage therapy and counselling services.

HOME-BASED BUSINESS means the use of a portion of a dwelling or Accessory Building to conduct a business, activity or occupation. This use class includes Major Home-Based Business and Minor Home-Based Business, as illustrated in the table below.

	Minor Home-Based Business	Major Home-Based Business
Client Visits	Limited to five (5) per week	Unlimited
Non-Resident Employees	None Allowed	One (1) Allowed

[BACK TO TABLE OF CONTENTS](#)

Storage	None Allowed	Indoor Storage allowed, Outdoor Storage Not Allowed
Commercial Vehicle	None Allowed	One (1) Allowed

HOME OFFICE means the Accessory Use of a room in a Dwelling Unit or suite by at least one (1) resident of the Dwelling Unit for a Business office and shall not include client visits to the Site; parking of a home business vehicle or heavy home business vehicle on-site; changes to the outside appearance of the dwelling; on-site signage; nuisance; or any other visible evidence that a home office is located in the dwelling or suite.



INDUSTRIAL, GENERAL means a light, medium or heavy industrial Development used for one or more of the following: processing of raw materials; manufacturing or assembling of semi-finished or finished goods, products, or equipment, except food products; storage, cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial, building, or household use; storage or trans-shipping of materials, goods and equipment; distribution and sale of materials, bulk goods and equipment to institutions, industrial or commercial businesses for resale to individual customers; or the training of personnel in general industrial operations. Any indoor display, Office, technical, administrative support, or retail sale operations shall be accessory to the general industrial uses listed above. This does not include other uses that are defined separately. Light and some medium industrial uses may be carried out indoors and/or outdoors and where no significant nuisance factor is created or apparent beyond the boundaries of the Site. Some medium and heavy industrial uses may have a significant detrimental effect on the safety, use, and amenity enjoyment of adjacent or nearby Sites due to appearance, noise, odour, emission of contaminants, fire or explosive hazards, or dangerous goods.

INDUSTRIAL, HEMP means the raising or growing of a cannabis plant — or any part of that plant — in which the concentration of delta-9-tetrahydrocannabinol (THC) is 0.3% w/w or less in the flowering heads and leaves. This use shall be in full compliance with the Federal Cannabis Act and its annexed Industrial Hemp Regulations.

INDUSTRIAL, PETROCHEMICAL means a Development involving the processing and manufacturing of petrochemicals, including oil and gas refining, which may emit a significant level of noise, smoke, dust, odor, vibration, etc., and which may not be compatible with surrounding Land uses.

INSTITUTIONAL means a Premise dedicated to providing public and community services that are not otherwise defined in this Bylaw.

INTERMODAL STORAGE CONTAINER (SEA CAN) means a standardized reusable steel shipping container used for the secure storage and movement of materials and products that do not have the required engineering approval for the roof structure.

[BACK TO TABLE OF CONTENTS](#)

- L -

LIBRARY AND EXHIBIT means a Premise for the collection of literary, artistic, musical and similar reference materials in the form of books, manuscripts, recordings and films for public use; or the collection, preservation and public exhibition of works or objects of historical, scientific, natural, or artistic value. This includes public libraries, museums, art galleries, botanical gardens, arboreta, and archaeological and cultural exhibits.

LODGING means a Development consisting of individual guest rooms intended for the accommodation of the travelling public where the rooms either have access from a common interior corridor, or directly to the exterior, may be equipped with individual Kitchen facilities, and may include a Restaurant, Nightclub/Pub, recreation facilities, meeting rooms, and Personal Care Service establishments within the Development. Typical uses include hotels, motels, and motor inns.

- M -

MANUFACTURING AND SALES means the process of making and selling goods a

MANUFACTURED DWELLING PARK means a Development for Manufactured Dwellings that does not have a registered plan of Subdivision containing individual Lots. Spaces for individual manufactured homes may be rented. Ownership and responsibility for the maintenance of internal roadways, underground services, communal areas and buildings, snow clearance, and garbage collection, together with general park operations, rest with the Manufactured Dwelling Park management.

MINI STORAGE FACILITY means a type of self-storage facility that offers secured self access of small, individual climate-controlled storage units for long term or short-term rent. These units are designed for personal, household or small business use.¹

MIXED-USE DEVELOPMENT means one or more buildings designed for the integration of two or more principal land uses on the same Site. The composition of uses will typically be retail or Office on the main floor with residential units above, but it may include alternative land use arrangements, such as retail or office in the front and residential units in the back. The mix of principal and Accessory Uses is not considered a Mixed-Use Development.

MODULAR DWELLING MANUFACTURING AND SALE means a facility to build, display and sell Modular Dwellings. The modules (or components of these homes) are transported by truck to their new location and assembled by qualified tradespersons onto an existing permanent foundation.

- N -

NIGHTCLUB/PUB means a Premise where the primary purpose is the sale of alcoholic beverages and food for consumption on Site. A portion of the floor area in a Nightclub may be used for entertainment. This includes but is not limited to neighbourhood pubs, dance clubs, cabarets, theatre Restaurants, and banquet facilities; but does not include Adult Entertainment.

[BACK TO TABLE OF CONTENTS](#)

- O -

OFFICE means a premise used primarily for professional, management, administrative, consulting, or financial work, but does not include Health Service, Financial Service, and Institutional uses.

OFFICE, TEMPORARY means a premise or workspace used as an office, typically to support a project, event or transitional business need. Typical projects may include, the construction, or renovation of a building, residential sales and leasing, outdoor recreational or public assembly, or development subject to a valid Development permit for a period of up to twelve (12) months, or as otherwise determined by the Development Authority.²

- P -

PARK, NEIGHBOURHOOD means an open and publicly owned area that is specifically allocated for active or passive recreation; or for educational, cultural, or aesthetic purposes. This includes but is not limited to, playing fields, playgrounds, picnic grounds, trails, amphitheaters, bike parks, skateboard parks, dog parks and off-leash areas, natural areas, water features, and related accessory buildings.

PARKING LOT means an area or structure exclusively used for vehicular parking that is not accessory to any Development. This includes surface parking lots and parking structures above or below grade.

PAWNSHOP means a Premise involved in the loaning of money on the security of personal property deposited. This does not include any type of Retail use.

PERSONAL CARE SERVICE means a Premise that provides personal services to an individual that are related to the care and appearance of the body or the cleaning and repair of personal effects. This includes but is not limited to an aesthetician, hairstylist, barber shop, nail salon, massage therapy, dry cleaning outlet, laundromat, shoe repair, seamstress or tailor, but does not include Health Services.

PETTING ZOO means a collection of farm animals or gentle exotic animals for children and the general public to pet and feed.

PRIVATE CAMP means a Premise or Land for the social or recreational activities of members of a non-profit, religious, philanthropic, athletic, or business organization, generally with an outdoor emphasis. A Private Camp may include rooms for sleeping, eating, drinking, and assembly purposes.

PUBLIC UTILITY means a system, building or structure used to provide water or steam, sewage disposal, public transportation, irrigation, drainage, fuel, electric power, heat, and telecommunications, among others. This includes surface reservoirs, storm water management facilities, pump houses, energy distributing stations and plants, water towers, storage tanks, snow dumping Sites, sledge disposal beds, among others. This does not include Waste Management Facility, Recycling Depot or Wireless Communication Facility.

[BACK TO TABLE OF CONTENTS](#)

- R -

RECREATION, COMMUNITY means a facility used for recreation, leisure, community gatherings and other uses, primarily intended to serve local community needs. This includes but is not limited to community and bingo halls; social, service, and outdoor recreation clubs; and centres operated by a local community association.

RECREATION, INDOOR means facilities within an enclosed building used for sports, leisure, active recreation, amusement, live performances and cultural or artistic displays. This includes but is not limited to arenas, athletic clubs, other sport venues, health and fitness clubs, gymnasiums, swimming pools, rifle and pistol ranges, bowling alleys, racquet clubs, indoor laser tag and paintball arenas, billiard halls, mini-golf, go-carts, and arcades.

RECREATION, OUTDOOR means facilities used for outdoor recreational activities, which may require accessory facilities or structures. This includes but is not limited to outdoor swimming pools, cross-country ski trails, ice rinks, ski hills, sports fields, golf course, driving range, facilities for activities including motorized vehicles, paintball fields, and similar activities.

RECREATION, SEASONAL RESORT means a seasonal recreational Development on lots that have a minimum area of 8 ha (20 ac) which support nature-based tourism but does not include Campgrounds.

RECYCLING DEPOT means a Premise used for the buying, collection, sorting, and temporary storage of bottles, cans, newspapers, and similar household goods for reuse where all storage is contained within an enclosed building.

RELIGIOUS ASSEMBLY means a building where people regularly assemble for worship and related religious, philanthropic, or social activities that is maintained and controlled for public worship. This includes churches, chapels, mosques, temples, synagogues, convents, monasteries, and accessory manses or rectories.

RESTAURANT means a Premise where the primary purpose is the sale of meals that are prepared on-Site and beverages to the public for consumption on or off the Site and may include a drive-in or drive-through component.

RESTAURANT PATIO means a seasonal outdoor space generally used for dining or recreation that is linked to a Restaurant and is typically paved. A Restaurant Patio shall include a barrier to form a fully enclosed perimeter and shall meet the requirements of the Alberta Gaming and Liquor Commission (AGLC).

RETAIL, ADULT means an establishment used for the sale and/or rent of goods and services involving explicit content. Access to the display of explicit sexual material is restricted by law to persons eighteen years of age or older. This does not include Adult Entertainment.

RETAIL, CANNABIS means a retail store, licensed by the Province of Alberta, where non-medical cannabis is sold to individuals who attend at the Premises.

RETAIL, CONVENIENCE means a Premise used for the retail sale of goods from Premises which do not exceed 235 m² in gross floor area. This includes but is not limited to a small food store, a drug store or variety stores selling confectionery tobacco, groceries, beverages, pharmaceutical and personal care items, hardware or printed matter, or the rental of videos. This does not include Retail, Cannabis.

RETAIL, GENERAL means a Premise where goods, merchandise, other materials, and personal services are offered for retail sale to the public and includes limited on-site storage or seasonal outdoor sales to support that store's operations. Typical uses include but are not limited to grocery, hardware, pharmaceutical, appliance, pet shops, liquor stores, secondhand retail, and sporting goods stores, but does not include warehouse sales, a pawnshop, a retail store requiring Outdoor Storage, a minor or major service station, or Cannabis Retail.

- S -

SATELLITE DISH means a structure designed to send or receive telecommunication signals from a satellite.

SECONDARY SUITE means a self-contained accessory Dwelling Unit meeting the requirements of the Alberta Building Code that is contained within or located on the same lot as the Principal Dwelling, and providing sleeping, cooking (including stove or provision of 220-volt wiring), toilet facilities and heating and ventilation systems that are separate from those of the Principal Dwelling. A Secondary Suite also has an entrance separate from the entrance to the Principal Dwelling, either from a common indoor landing or directly from the exterior of the structure, that leads directly to the outdoors. A Secondary Suite may take the form of:

- (a) **Basement Suite**, located within the basement of the Principal Dwelling;
- (b) **Garage Suite**, located either above or attached to the side of a Garage, or takes the form of conversion of an existing Garage; or
- (c) **Garden Suite**, located within the rear yard area of the principal residence.

SECURITY SUITE means an accessory residential use to provide on-site accommodation for the Site caretaker or operator of a commercial or industrial establishment, or for the on-duty security personnel at a storage facility. No more than one Security Suite is permitted on a Site.

SHELTER means the provision of communal, transient accommodation sponsored or supervised by a public authority or non-profit agency intended to provide basic lodgings for persons requiring immediate shelter and assistance for a short period of time.

SHOPPING CENTRE means a group of commercial establishments, planned, developed, owned, and managed as one unit, with associated parking provided, on a single Site.

[BACK TO TABLE OF CONTENTS](#)

SHOW HOME means a Dwelling Unit which is used temporarily for the purpose of illustrating to the public the type and character of Dwelling Units to be constructed in a specific are of Town. Show Homes may contain Offices for the sale of other lots or Dwelling Units in the municipality and must be located within a dwelling which is either a permitted or a discretionary use in the District in which they are located.

SIGN, A-FRAME means a sign composed of two hinged or otherwise joined boards that rest on the ground.

SIGN, CANOPY means a sign that is part of, or attached to, the outside edge of a Canopy but which does not extend below the bottom edge or surface of the Canopy.

SIGN, ELECTRONIC means a freestanding sign with a screen that can display words, symbols, figures, or images electronically programmed by remote or automatic means. Not all signs with an electric component will be considered Electronic Signs.

SIGN, FASCIA means a sign attached to or placed flat against an exterior vertical surface of a building and does not project above the roof or Parapet. Fascia Signs include wall and banner signs.

SIGN, FREESTANDING means a sign supported by one or more uprights, braces, or pylons which is permanently attached to the ground and that stands independently of another structure.

SIGN, INFLATABLE means a sign made to take on a three-dimensional shape when filled with a sufficient volume of air or gas.

SIGN, NEIGHBOURHOOD IDENTIFICATION means a sign that contains the name of the community, neighbourhood, or Subdivision and may contain symbols or logos, or both, related to that name.

SIGN, PORTABLE means a Freestanding Sign that is not permanently affixed to the ground and is generally made of relatively light materials for ease of transportation. Portable Signs may also be collapsible.

SIGN, PROJECTING means an on-premise sign that is supported by an exterior building wall and extends horizontally more than 0.3 m from the face of that wall.

SIGN, ROOF means any sign erected upon, against, or directly above a roof or the Parapet Wall of a building.

SIGN, TEMPORARY means any sign that is not permanently affixed to the ground or any part of a permanent structure and is erected for a limited period of time.

STORAGE, RECREATIONAL VEHICLE means a Premise where Recreational Vehicles are stored on a Site when they are not in use. This does not include Campgrounds, the storage of equipment, containers or abandoned vehicles, or other Storage uses.

STORAGE YARD means a Site providing Outdoor Storage primarily for the transshipping of materials, goods, and equipment. This use includes laydown yards. This does not include the storage of dangerous or hazardous materials, inoperable vehicles (or parts thereof), or any waste material. This use does not include Warehouse Storage.

- U -

URBAN HENS means a Development involving the keeping of female chickens in an enclosed structure on an urban residential lot.

- V -

VEHICLE AUTOBODY REPAIR means an autobody shop (or body shop) focuses on repairing and restoring the exterior of a vehicle. This includes fixing dents, replacing damaged panels, repainting, and addressing structural issues from accidents or wear. This does not include Vehicle Repair and Wrecking Yard.¹

VEHICLE REPAIR means the servicing and mechanical repair of automobiles, light trucks and utility vehicles, motorcycles, snowmobiles, recreational vehicles, and similar vehicles or the sale, installation or servicing of related accessories and parts. This includes but is not limited to transmission shops, muffler shops, tire shops, automotive glass shops, and upholstery shops, this does not include Vehicle Autobody Repair and Wrecking Yard.¹

VEHICLE SERVICING AREA means a Premise used for the servicing, washing, and/or repairing of vehicles and the sale of gasoline, other petroleum products, and vehicle parts and accessories. Vehicle Servicing Area may include Restaurants or specialty food services as Accessory Uses. Service stations, truck stops, carwashes, bulk fuel depot, and Highway service stations are included in this use.

- W -

WAREHOUSE means a Premise providing indoor storage primarily for the keeping of goods and merchandise. This does not include the storage of dangerous or hazardous materials, inoperable vehicles (or parts thereof), or any waste material. This use does not include Storage Yard.

WAREHOUSE SALES means a Premise used for the wholesale or retail sale of a limited range of bulky goods from within an enclosed building where the size and nature of the principal goods being sold typically require large floor areas for direct display to the purchaser or consumer. This includes but is not limited to Development where principal goods being sold are such bulky items as furniture, carpet, major appliances, and building materials.

WASTE MANAGEMENT FACILITY means a Site used primarily for the storage, disposal, and filling of clean clay, waste concrete and paving materials, non-noxious scrap building materials, and similar non-hazardous wastes which normally do not generate any environmental pollution to the Site and surrounding Lands. May also include processing, treatment, and disposal of solid and/or liquid wastes,

[BACK TO TABLE OF CONTENTS](#)

which may have adverse environmental impact on adjacent Sites by virtue of potential emissions and/or appearance. This includes sanitary landfills, garbage transfer and compacting stations, recycling facilities or incinerators.

WIRELESS COMMUNICATION FACILITY means any tower, antenna, ancillary structure or facility, or related equipment or component thereof, which is used for the transmission of radio frequency signals through electromagnetic energy for the purpose of providing phone, internet, video, information services, specialized mobile radio, enhanced specialized mobile radio, paging, wireless digital data transmission, broadband, and other similar services that currently exist or that may in the future be developed.

WORK CAMP means a residential complex used to house camp workers by various contracting firms on a temporary basis. A Work Camp is usually made up of several manufactured units or recreational vehicles, clustered in such fashion as to provide sleeping, eating, recreation, and other basic living facilities. The units may be dismantled and removed from the site from time to time. For the purposes of this definition, temporary means for a period of up to six (6) months in total duration either consecutively or non-consecutively.

WRECKING YARD means any Land or building used for the collection, demolition, dismantling, storage, salvage, recycling or sale of waste materials including scrap metal, vehicles not in operable condition or used parts of motor vehicles machinery, and other discarded materials.

7.2 GENERAL TERMS DEFINITIONS

- A -

ABUT or ABUTTING means immediately contiguous to, or physically touching, and when used with respect to lots or Sites, means to share a common property line.

ACCESS or APPROACH means any material within the road Right-Of-Way used for the purpose of entering or exiting any road under the Town's or the Province of Alberta's jurisdiction.

ACCESSIBLE PARKING means parking spaces designated for individuals with disabilities, designed to meet specific legal requirements for easy access to buildings and facilities. These spaces are intended to accommodate people with mobility challenges and are regulated by the Alberta Building Code and other Accessibility standards.²

ACCESSORY means subordinate to the primary use or building on a lot.

ACCESSORY STRUCTURE means trellises, gazebos, pergolas, dog houses, chicken coops, and similar structures accessory to a dwelling that do not require a building permit in accordance with the Safety Codes Act and do not exceed 3.5 m (12 ft) in height.

[BACK TO TABLE OF CONTENTS](#)

ACT means the Municipal Government Act, R.S.A. 2000, Chapter M-26 as amended and its associated Regulations.

ADJACENT means Land that Abuts a lot or Site, and Land that would Abut a lot or Site if not for a road, lane, walkway, watercourse, utility lot, Pipeline Right-Of-Way, power line, railway, or similar feature.

ALTER or ALTERATION means any structural change to a building that results in an increase or decrease in the area or the volume of the building; any change in the area frontage, depth, or width of a lot that affects the required yard, landscaped open space, or parking requirements of this Bylaw. This includes a structural change to a sign or to discontinue or change the principal use of the Site or building with a use distinct from the discontinued use.

AMENITY AREA, PRIVATE means a single, distinct space or multiple spaces providing enough area for unstructured passive or active recreation for the exclusive use of the subject dwelling(s). This includes Decks, patios, or green areas where playground or siting equipment, shelters, gardens, and/or courtyards can be located.

AMENITY AREA, COMMON means an indoor or outdoor space designed for active or passive recreational uses provided for the use of all of the occupants of a Development. Common amenity areas shall be designed for the recreational use of all residents of the Development or for the use and enjoyment of the public in the case of a non-residential Development. The area shall be indoor or outdoor space, or a combination thereof, including but not limited to landscaped courtyards, public seating areas, swimming pools, fitness rooms, party rooms, games rooms, and children's play areas complete with equipment.

AREA REDEVELOPMENT PLAN (ASP) means a statutory plan, formally adopted by Council, which is intended to provide a framework for the subsequent redevelopment of a previously developed area of land in a municipality.²

- B -

BALCONY means a platform above the first storey of a building that is attached to and projecting from the face of a building, with or without a supporting structure, and normally surrounded by a balustrade or railing, and that is used as amenity space with access only from within the building. A Balcony shall not include a D.

BARE LAND CONDOMINIUM UNIT means a "bare land unit" as defined in the Condominium Property Act, RSA 2000 c C-22.

BAY WINDOW means a glazed window that extends from the wall to which it is attached and may be structurally supported other than by a foundation wall.

BIOPHYSICAL ASSESSMENT means an assessment of the biological and physical elements of an ecosystem, including geology, topography, hydrology, and soils.

[BACK TO TABLE OF CONTENTS](#)

BREEZEWAY means a roofed open passageway connecting two or more buildings.

BUILDING means anything constructed or placed on, in, over or under Land, but does not include a Highway or road or a bridge that forms part of a Highway or road.

BUILDING FACE means that portion of any exterior elevation of a Building exposed to public view extending from the grade to the eaves or the top of the Parapet Wall and the entire length of the Building elevation, including all areas divided by firewalls.

BUILDING FRONTAGE means the length of a Building that directly faces a road.

BUILDING, LEGAL NON-CONFORMING means a Building that is lawfully constructed or lawfully under construction on the date this Bylaw comes into effect but does not conform to the Regulations of this Bylaw.

BUILDING, PRINCIPAL means a Building that accommodates the principal use of a Site.

BUSINESS means an establishment for carrying on a commercial or industrial undertaking of any kind or nature, or the providing of professional, personal, or other service for gain or profit. This does not include a Home Office or a Home-Based Business.

BYLAW ENFORCEMENT OFFICER means an officer or employee of the Town of Redwater authorized by Town Council to enforce the bylaws of the Town.



CANOPY means an architectural feature or structural protective element affixed to the exterior wall of a Building over a door, entrance, outdoor service area or similar type of entrance way.

CANTILEVER means the portion of Building which projects in order to provide additional livable interior space, and which has no foundation or supports below. This does not include a balcony.

CARPORT means a roofed structure either free standing or attached to a Building, which is not enclosed on the front and at least one side, to shelter parked vehicles.

CERTIFICATE OF TITLE means a certificate issued by the Land Titles Office identifying the owner of a particular parcel of Land.

CONCEPT PLAN means a preliminary planning document that outlines the vision, general layout, and key elements of a proposed development or a project. It provides an early stage representation of how land or infrastructure will be organized, showing spatial relationships, major land uses, and access routes without detailed engineering or architectural designs.²

CONDOMINIUM, BARE LAND means a condominium Development containing Condominium Units that assign ownership to units of Land, created specifically through Subdivision and registered as a condominium plan in accordance with the Condominium Property Act.

CONDOMINIUM UNIT means a space that is situated within a Building and described as a unit in a condominium plan by reference to floors, walls and ceilings within the Building, and Land that is situated within a parcel and described as a unit in a condominium plan by reference to boundaries governed by a condominium association.

COUNCIL means the Council of the Town of Redwater.

- D -

DANGEROUS GOODS has the meaning in the Alberta Fire Code, as amended from time to time.

DECK means a structure where the top of the floor is 0.6 m or greater in height above finished grade, without a roof or walls (except for railings), and which is designed and intended for use as a private amenity space.

DEVELOPMENT means an Excavation or stockpile and the creation of either of them, a Building or an addition to or replacement or repair of a Building and the construction or placing of any of them on, in over or under Land, a change of use of Land or a Building or an act done in relation to Land or a Building that results in or is likely to result in a change in the use of the Land or Building, or a change in the intensity of land or a Building or an act done in relation to Land or a Building that results in or is likely to result in a change in the intensity of use of the Land or Building.

DEVELOPMENT OFFICER means the Planning & Development Officer or authorized representative employed or retained by the Town, at the Town's expense, to administer the Land Use Bylaw or the Land use Regulations as set out in the Act.

DEVELOPMENT PERMIT means a document issued pursuant to this Bylaw authorizing a Development.

DISCONTINUED means the time at which, in the opinion of the Development Authority, substantial construction activity or use, whether conforming or not conforming to this Bylaw, has ceased.

DRIVE AISLE means an area used for access to and from on-Site parking spaces but does not include an access Driveway.

DRIVEWAY means the connection from an on-site parking area to an access and does not include the area used as a walkway.

DWELLING or DWELLING UNIT means a self-contained living accommodation comprised of a Kitchen, washroom and sleeping facilities with a separate private entrance from the exterior or interior of a Building. This does not include a Recreational Vehicle, a park model trailer or a room in a hotel or a

motel. A Dwelling Unit does not include more than one room which, due to its design, plumbing, equipment, and furnishings, may be used as a Kitchen.

DWELLING, PRINCIPAL means a Dwelling Unit that occupies the entirety of a Building or a larger gross floor area than another Dwelling unit within the same Building or on the same lot.

DWELLING, MODULAR means a prefabricated detached Dwelling that meets Canadian Standards Association (CSA) A277 standards, meets the requirements of the Alberta Building Code, and may be transported to a lot as a complete unit or in segments where it is installed on a permanent foundation but does not include a Manufactured Dwelling.

- E -

EASEMENT means a legal agreement giving a person or group of people the right to access and use public or private Land owned by another party.

ENCROACHMENT means a structure, improvement, or Land use that projects beyond the boundaries of the property in which it is located.

ENCROACHMENT AGREEMENT means written confirmation between the Town and an owner of a property which allows a structure that extends onto Town or public property to remain in place.

ENVIRONMENTALLY SENSITIVE LANDS mean areas that provide an important linking function and permit the movement of wildlife over considerable distances, including migration corridors and migratory stopover points; provide a vital environmental, ecological or hydrological function such as a aquifer recharge; contain rare or unique geological or physiographic features; contain significant, rare or endangered plant or animal species; are unique habitats with limited representation in the region or are a small remnant of once large habitats; contain an unusual diversity of plant or animal communities or both due to a variety of geomorphological features and microclimatic effects; contain large and relatively undisturbed habitats and provide sheltered habitat for species which are intolerant of human disturbance; are excellent representatives of one or more ecosystems or landscapes that characterize a natural region; have intrinsic appeal due to widespread community interest or the presence of highly valued features or species such as a game species or sport fish; or have lengthy histories of scientific research.

EXCAVATION means any breaking of ground, except common household gardening and ground care.

- F -

FENCE means a constructed or installed structure or barrier used to enclose or screen all or part of a lot or Site.

FOUNDATION means the lower portion of a Building, usually concrete or masonry, but may include wood, and includes the footings, which transfer the weight and loads of a Building to the ground.

[BACK TO TABLE OF CONTENTS](#)

- G -

GARAGE means an Accessory Building, or part of a principal building, designed and used primarily for the storage of motor vehicles.

GRADE means the ground elevation established for the purpose of regulating the number of stories and the height of a Building or structure.

GRADE, BUILDING means the average level of finished ground adjoining the main front wall of a Building (not including an attached Garage), except for areas such as vehicle or pedestrian entrances need not be considered in the determination of average levels of finished ground.

- H -

HARD SURFACE means a durable ground surface constructed of cast-in-place concrete, brick, concrete unit pavers, turfstone, stone, asphalt, or similar materials. This does not include gravel or clay.

HEIGHT means the vertical distance between building grade and the highest point of the Building with a non-sloping roof or a roof that slopes less than 20 degrees. On a roof sloping more than 20 degrees, it is measured to the mid-point between the eave line and ridge of a sloping roof provided that the ridge shall be not more than 2.0 m above the maximum building height in the Zoning District.

HELIPAD means a designated area, usually with a prepared surface, used for the takeoff, landing or parking of helicopters. This does not include private or public airports.

HEN means a female chicken.

HIGHWAY means a Highway as defined under the Highways Development and Protection Act.

- I -

INFILL LOT means a Vacant lot in an otherwise built-up area of the Town left after old structures were removed.

INTERSECTION means the area within the connection of two or more roads intended for use by vehicles.

- K -

KITCHEN means facilities for the preparation or cooking of food, and includes any room containing counters, cabinets, plumbing, or wiring which taken together, may be intended, or used for the preparation or cooking of food.



LAND means tenements, or any estate or interest in them and includes growing timber but not mineral resources.

LANDSCAPING means the preservation or modification of the natural features of a Site through the placement or addition of any or a combination of soft Landscaping elements (i.e., trees, shrubs, plants, lawns, ornamental plantings); and hard Landscaping elements (i.e., bricks, pavers, shale, crushed rock). This does not include monolithic concrete and asphalt (i.e., Patios, walkways, and paths), and architectural elements (i.e., decorative fencing, walls, sculpture).

LAND USE DISTRICT means an area of the Town as defined in Part 2 of this Bylaw and described on the zoning district maps of Schedule “A” in this Bylaw.

LANE means a narrow Highway intended to give access to the rear of buildings and parcels of Land. For the purposes of determining setbacks, a lane is not a road.

LIVESTOCK means horses, cattle, swine, donkeys, mules, oxen, poultry, birds, sheep, goats, fur bearing animals raised in captivity for pelts, and other animals and wildlife.

LOADING AREA means an on-site parking space reserved for temporary parking for the purpose of loading or unloading goods and materials.

LOT means a quarter section; a river lot shown on an official plan, as defined in the Survey’s Act, that is filed or lodged in a Land Titles Office; a settlement lot shown on an official plan, as defined in the Survey’s Act, that is filed or lodged in a Land Titles Office; or part of a parcel of Land described in a Certificate of by reference to a Plan of Subdivision.

LOT, CORNER means a lot located at the intersection of two (2) roads, other than a lane.

LOT, DOUBLE FRONTING means a lot which Abuts two (2) roads which are parallel or nearly parallel and do not intersect at the boundaries of the lot.

LOT, INTERIOR means a lot other than a corner lot.

LOT AREA means the total area within the lot lines.

LOT COVERAGE means the percentage of total lot area that is covered by buildings. The calculation of lot coverage shall not include steps, eaves, cornices, cantilevered balconies, and similar projections. Lot coverage also excludes open courtyards, Decks, terraces, Patios, Driveways, aisles, and parking spaces, unless part of a parking garage extends more than 1 m (3 ft) above grade.

LOT DEPTH means the horizontal distance between the midpoints of the front and rear lot lines.

[BACK TO TABLE OF CONTENTS](#)

LOT, DOUBLE FRONTING means double fronting lot (also known as a through lot) is a parcel of land that has street frontage on two parallel or approximately parallel streets, with no side yard but instead two front yards (one on each street-facing side).³

LOT LINE means the legally defined boundary of any lot as defined by a legal plan of survey.³

LOT LINE, FRONT in the case of an interior lot, means a lot line separating the lot from the road; in the case of a corner lot, means a lot line separating the narrowest road frontage of the lot from the road not including a corner rounding or corner cut; in the case of a double fronting lot, means the front lot line shall be determined by the Development Officer based on the location of permitted access and the orientation of other Development in the block; or in the case of a lot Abutting a watercourse, the front lot line is the lot line abutting the road.

LOT LINE, REAR means the lot line opposite to, and most distant from, the front lot line; or where there is no such property line, the point of intersection of any property lines other than a front lot line which is furthest from and opposite the front lot line.

LOT LINE, SIDE means any lot boundary that is not a front or rear lot line.

LOT WIDTH means the distance between the midpoints of the side lot lines. In the case of an irregularly shaped lot, the width shall be determined by the Development Authority having regard to the access, shape and buildable area of the lot, and adjacent lots.

- M -

MANUFACTURED DWELLING (MOBILE HOME) means a type of dwelling that is largely assembled in factories and transported on a permanent steel chassis to Sites for use.²

MANUFACTURED DWELLING SPACE means an area set aside and designated within a Manufactured Dwelling Park for the installation and placement of a Manufactured Dwelling.

MANUFACTURED DWELLING SUBDIVISION means a Development for Manufactured Dwellings that has a registered plan of Subdivision containing individual lots. Similarly, to any other residential Development, once lots are subdivided and internal roadways and underground services are in place, the developer may sell the Manufacture Dwelling Subdivision Lots to their end users. Ownership and responsibility for the maintenance of internal roadways, underground services, snow clearance, and garbage collection rest with the Town.

MEDIAN means any part of a roadway between vehicle travelling lanes, which is not intended for vehicle traffic.

MUNICIPAL PLANNING COMMISSION means the Municipal Planning Commission established by the Council by the Municipal Planning Commission Bylaw adopted pursuant to the Act.

- N -

NATURAL AREA means natural, sensitive, or scenic within the Town that are identified for conservation or nature appreciation, or both.

NUISANCE means anything that in the opinion of the Development Authority may cause adverse effects to the amenities of the neighborhood or interfere with the normal enjoyment of adjacent Land or Building. This could include that which creates or is liable to create noise, vibration, smoke, dust, odor, heat, electrical interference, glare, light, fumes, fire, explosion, or any other hazard to health or safety; and unsightly or unsafe storage of goods, salvage, junk, waste or other materials.

- O -

OUTLINE PLAN means a planning document that provides a structured framework for the future development of a specific area or project. It is more detailed than a Concept Plan but not as specific as a full Development Plan. An Outline Plan defines key aspects such as land use zoning, infrastructure placement, transport networks, and environmental considerations well allowing flexibility for future adjustments.²

OUTDOOR STORAGE means the storage of goods or materials, for more than 72 hours, which are not located within a fully enclosed Building.

OVERSIZED VEHICLE means any motor vehicle that either exceeds 7 m (22 ft) in length, or exceeds 2 m (7 ft) tall and 2 m (7 ft) wide. This includes motor vehicles with towing trailers, which shall be measured as one unit.

- P -

PARAPET or PARAPET WALL means that portion of a perimeter building wall that rises above the roof.

PARTY WALL means a wall jointly owned and jointly used under an Easement agreement or by right in law and erected at or upon a line separating two parcels of land, each of which is, or is capable of being, a separate lot.

PATIO means a structure less than 0.6 m in height above finished grade and without a roof or walls. A Patio is designed and intended for use as an outdoor amenity area.

PIPELINE as defined under the Alberta Pipeline Act, means a pipe used to convey a substance or combination of substances, including installations associated with the pipe, but does not include a pipe used to convey water other than water used in connection with a facility, scheme or other matter authorized under the Oil and Gas Conservation Act or the Oil Sands Conservation Act, or a coal processing plant or other matter authorized under the Coal Conservation Act, a pipe used to convey gas, if the pipe is operated at a maximum pressure of 700 kilopascals or less, and is not used to convey

gas in connection with a facility, scheme or other matter authorized under the Oil and Gas Conservation Act or the Oil Sands Conservation Act, or a pipe used to convey sewage.

PORCH means a covered unenclosed shelter projecting in front of the entrance of a principal Building.

PREMISE means an area of a Building occupied or used by a business or an enterprise. In a multiple tenancy building occupied by more than one Business, each Business area shall be considered separate Premises. Each individual unit registered in a Condominium plan shall also be considered an individual Premise.

PROJECTION means any portion of a Building or structure which extends into a required setback.

PROVINCE OF ALBERTA means the provincial body having the relevant authority.

- R -

is a description of the procedures used to return the Site to equivalent Land capability (this may involve returning the Site to conditions and Land uses that are similar to the pre-development setting or, in some instances, to an approved alternate use different than before). It is based on pre-disturbance Site assessments of soil, landscape, vegetation, and Land use.

RECREATIONAL VEHICLE means a vehicle or trailer that is designed, constructed, and equipped as a temporary accommodation for travel or vacation purposes, or a vehicle used for recreation purposes and includes, but is not limited to, motor homes, slide-in campers, chassis mounted campers (whether located on a truck or other vehicle or not), travel trailers, tent trailers, boats, all-terrain vehicles, snowmobiles, and the trailer used to transport any of the aforementioned. This does not include a Manufactured or mobile dwelling.

REGULATIONS means the Matters Relating to Subdivision and Development Regulation.

RELOCATED BUILDING means a Building that was constructed off site in one piece or in pieces and relocated to another Site but does not include a Manufactured or Mobile Dwelling, or a Modular Dwelling.

RENOVATION means an addition to, deletion from, or change to any building which does not require a permit pursuant to the Safety Codes Act other than a plumbing permit or an electrical permit.

RIGHT-OF-WAY means a strip of Land over which the public has a right of passage, including roads, parkways, medians, sidewalks, and Driveways constructed thereon.

RIPARIAN AREA means transitional areas between upland and aquatic ecosystems. Riparian Areas usually have soil, biological and other physical characteristics that reflect the influence of water and hydrological processes.

RISK means the measure of the probability and severity of an adverse effect due to a hazard.

[BACK TO TABLE OF CONTENTS](#)

RISK ASSESSMENT means the characterization of the likelihood and importance of risks. Risk assessments involve estimating the likelihood or expected frequencies of undesirable events; consequences to people of these undesirable events; and the associated risk in quantitative terms based upon Major Industrial Accidents Council of Canada (MIACC) principles.

RISK ASSESSMENT, QUANTITATIVE means the evaluation (in numerical terms) of the likelihood of undesired events and the likelihood of harm or damage being caused together with the significance of the results.

ROAD means Land shown as a road on a plan of survey that has been filed or registered in a Land Titles Office or used as a public road and includes a bridge forming part of a public road and any structure incidental to a public road. This does not include a Highway.

ROAD, FLANKING means a road that abuts a side lot line.

ROOFLINE means the horizontal line made by the intersection of the wall of the building with the roof of the building or the top of the edge of the Parapet. In the case of a Building with a pitched roof, the roofline shall be at the eave level.



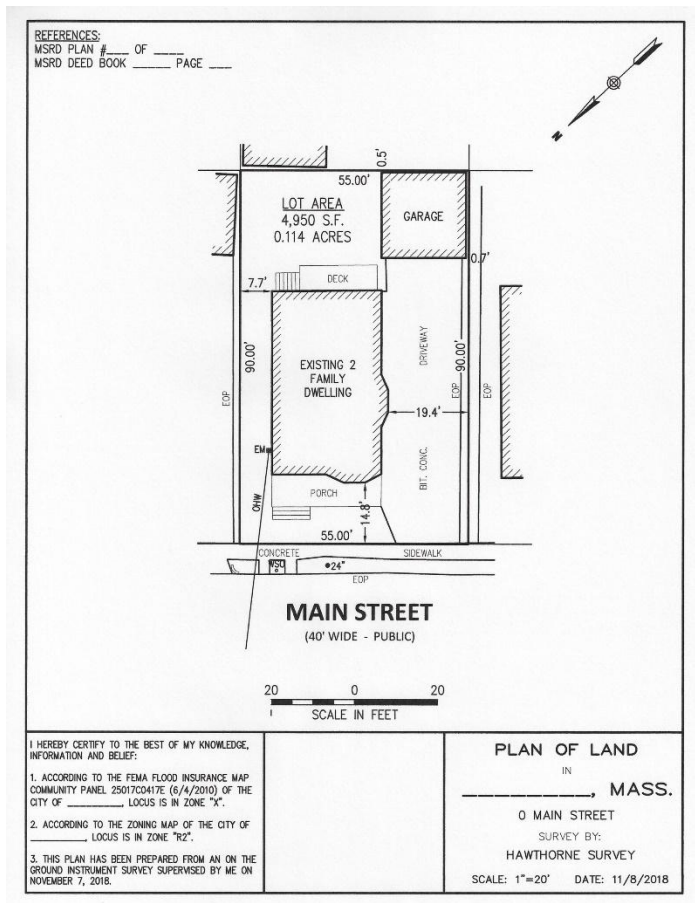
SETBACK means the measured distance from a lot line to a building or structure or any other feature specified by this Bylaw.

SIGN means any visual medium, including its structure and other component parts, illuminated or not illuminated, which is used or capable of being used, on a permanent or temporary basis, to identify or convey information, or to advertise or attract attention to a product, service, place, activity, person, institution or business. Without limiting the generality of the foregoing, signs shall include banners, placards, and painted messages, but not national flags, interior window displays of merchandise, or signs painted on or attached to a motor vehicle intended for use on a road.

SITE means an area of Land consisting of one (1) or more abutting lots.

SITE GRADING means any work, operation or activity resulting in a disturbance of the earth. This includes the removal of topsoil or borrow, the stock piling, excavating, trenching, backfilling, filling, land levelling, re-contouring, and grading other than for the purpose of an approved Development. This does not include Aggregate Extraction, tree clearing, dugouts or the installation or removal of any Landscaping required by this Bylaw.

SITE PLAN means a scaled drawing that is submitted with a Development Permit application that graphically illustrates the details of the proposed Development, including but not limited to lot lines and dimensions, building dimensions and locations, roads, utilities, setbacks, Landscaping, loading/parking and existing and proposed natural features.



STOREY means that portion of a Building which is situated between the top of any floor and the top of the floor next above it. Where there is no above floor, that portion between the top of such floor and the ceiling above it shall be considered a storey.

STRUCTURAL ALTERATION means any change or addition to the supporting members of a structure, including the foundations, bearing walls, rafters, columns, beams, and girders.

STRUCTURE means a Development of any kind whether fixed to, supported by, or sunk into Land or water including but not limited to towers, flag poles, swimming pools, docks, signs, storage tanks and excludes areas of hard surfacing.

SUBDIVISION means the division of a parcel of Land by an instrument and "subdivide" has a corresponding meaning.

- T -

TANDEM PARKING means two parking spaces, one behind the other, with a common or shared point of access to a maneuvering aisle, lane, or road.

TEMPORARY means a period of time not exceeding twelve (12) months, or such other period as may be specified in this Bylaw.

TREE CLEARING means the cutting down and/or removal of trees other than for Commercial Logging. It does not include the removal of any landscaping required by this Bylaw. In all Districts, tree clearing shall be considered to be a discretionary use.

TOWN means the Town of Redwater.

- U -

UNSIGHTLY means a Building, structure, or site that, in the opinion of the Development Authority, is unpleasant and detrimental to the character and aesthetical appeal of the surrounding area, and the Town in general.

UNSUBDIVIDED QUARTER SECTION means a quarter section of Land that has not been subdivided, except for the creation of a Public Utility or a former school Site, or for the purposes referred to in Section 618 of the Municipal Government Act.

USE means the purposes for which Land, or a building is arranged or intended, or for which either Land, a Building, or a structure is, or may be, occupied and maintained.

USE, DISCRETIONARY means those uses of L buildings, or structures for which a Development Permit may be approved or refused at the discretion of the Development Authority.

USE, LEGAL NON-CONFORMING means a use that is lawfully being made or intended to be made of a building on the date this Bylaw comes into effect but does not conform to the Regulations of this Bylaw.

USE, PERMITTED means those uses of Land, buildings, or structures for which a Development Permit shall be approved by the Development Authority, provided the Development meets all applicable Regulations of this Bylaw.

USE, PRINCIPAL means a use that, in the opinion of the Development Authority occupies the major or central portion of a lot or Site; or is the chief or main Building or use among one or more buildings or uses on a Site; or that constitutes, by reason of its use, the primary purpose for which the Site is used. There shall be no more than one principal use on each Site, except as where indicated in this Bylaw.

- V -

VACANT means an unoccupied lot or Site.

VARIANCE means the flexibility that may be exercised by the Development Officer to vary the Regulations of this Bylaw.

VEHICLE means any motor vehicle as defined in the Traffic Safety Act.

- W -

WALKWAY means a Right-Of-Way intended to carry pedestrian and non-motorized traffic only, except that a walkway may be designed for maintenance and emergency vehicle use.

WATER BODY means any location where water flows or is present, whether or not the flow or the presence of water is continuous, intermittent or occurs only during a flood, and includes but is not limited to wetlands and aquifers as defined by the Water Act.

WATERCOURSE as defined in the Environmental Protection and Enhancement Act means the bed and shore of a river, stream, lake, creek, lagoon, swamp, marsh or other natural body of water; or a canal, ditch, reservoir or other artificial surface feature made by humans, whether it contains or conveys water continuously or intermittently; This does not include a municipal stormwater management facility.

WETLAND means Land saturated with water long enough to promote wetland or aquatic processes.

- Y -

YARD, FRONT means the portion of a Lot extending across the full width of the Lot between the Front Lot Line and the nearest wall of the principal building, typically located on the side of the Lot that faces the street and is associated with the property's municipal address and the orientation of the main entrance and driveway.³

YARD, FRONT, CORNER LOT means the yard that faces the street and is associated with the properties municipal address and the orientation of the main entrance and driveway. The other street facing yard shall be considered a side yard.³

YARD, REAR means the portion of a lot or Site abutting the rear lot line extending across the full width of the lot or Site, situated between the rear lot line and the nearest wall of the principal Building, not including projections.

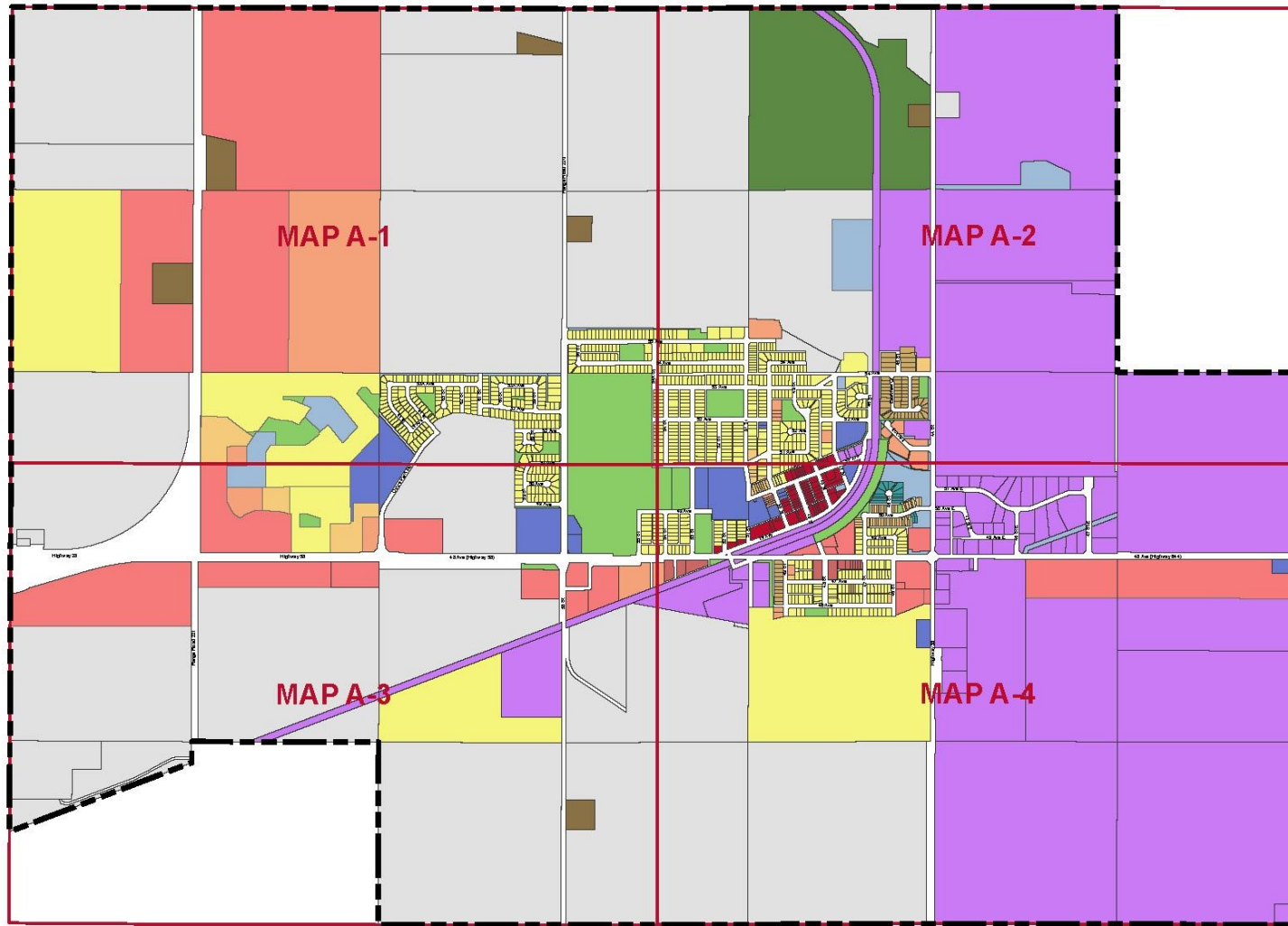
YARD, SIDE means that portion of a lot or Site abutting a side lot line extending from the front yard to the rear yard. The side yard is situated between the side lot line and the nearest wall of the principal building, not including projections

[BACK TO TABLE OF CONTENTS](#)



Schedule A

Land Use Bylaw Map



1:30,000



Town Boundary



Residential Low-Density District (R-LD)



Residential Medium Density District (R-MD)



Residential High-Density District (R-HD)



Residential Manufactured Dwelling District (R-MF)



Residential Estates District (R-RE)



Integrated Expertise. Locally Delivered.



Downtown Commercial District (C-DWT)



General Commercial District (C-GEN)



Highway Commercial District (C-HWY)



Designated Industrial Park District (I-DIP)



Institutional District (INS)



Public Utilities District (PU)



Recreational District (REC)



Resort Recreational District (RREC)



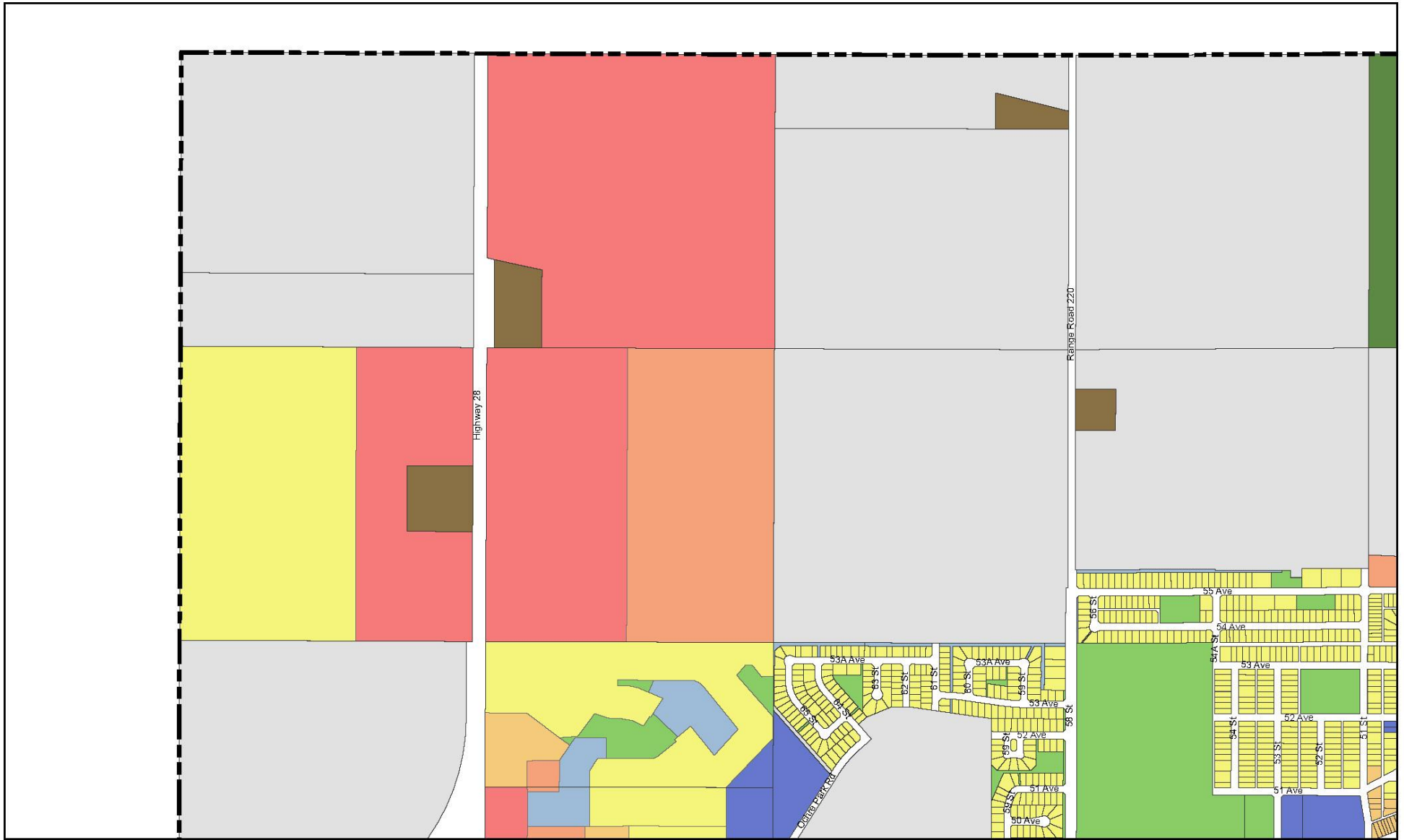
Agriculture Transitional District (AG-T)



Direct Control District - The Willows North (DC-1)



LAND USE BYLAW
MAP A (OVERALL)



1:15,000



Town Boundary



Residential Low-Density District (R-LD)



Residential Medium Density District (R-MD)



Residential High-Density District (R-HD)



Residential Manufactured Dwelling District (R-MF)



Residential Estates District (R-RE)



Integrated Expertise. Locally Delivered.



Downtown Commercial District (C-DWT)



General Commercial District (C-GEN)



Highway Commercial District (C-HWY)



Designated Industrial Park District (I-DIP)



Institutional District (INS)



Public Utilities District (PU)



Recreational District (REC)



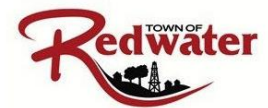
Resort Recreational District (RREC)



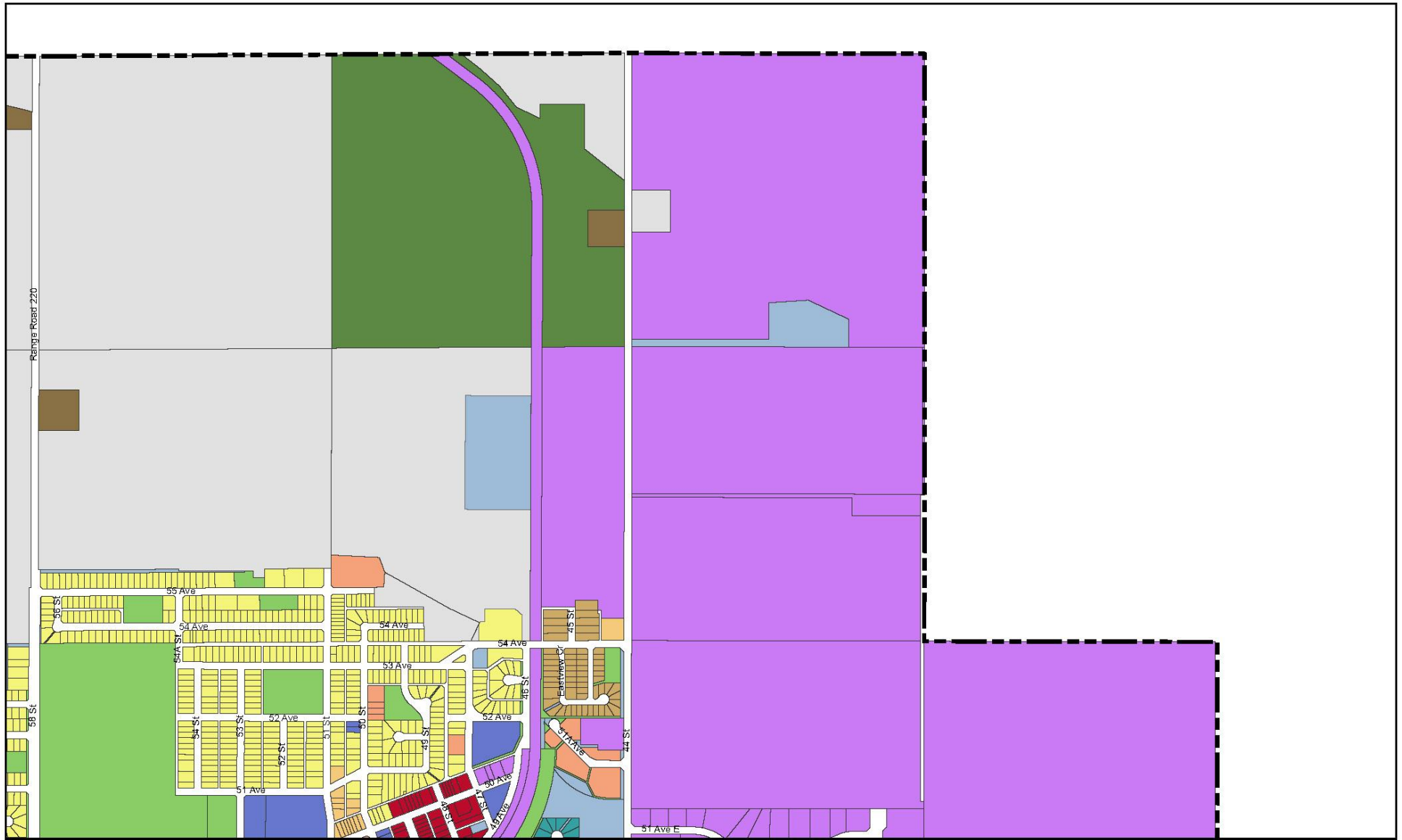
Agriculture Transitional District (AG-T)



Direct Control District - The Willows North (DC-1)



**LAND USE BYLAW
MAP A-1 (NORTHWEST)**



Town Boundary



Residential Low-Density District (R-LD)



Residential Medium Density District (R-MD)



Residential High-Density District (R-HD)



Residential Manufactured Dwelling District (R-MF)



Residential Estates District (R-RE)



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Downtown Commercial District (C-DWT)



General Commercial District (C-GEN)



Highway Commercial District (C-HWY)



Designated Industrial Park District (I-DIP)



Institutional District (INS)



Public Utilities District (PU)



Recreational District (REC)



Resort Recreational District (RREC)



Agriculture Transitional District (AG-T)

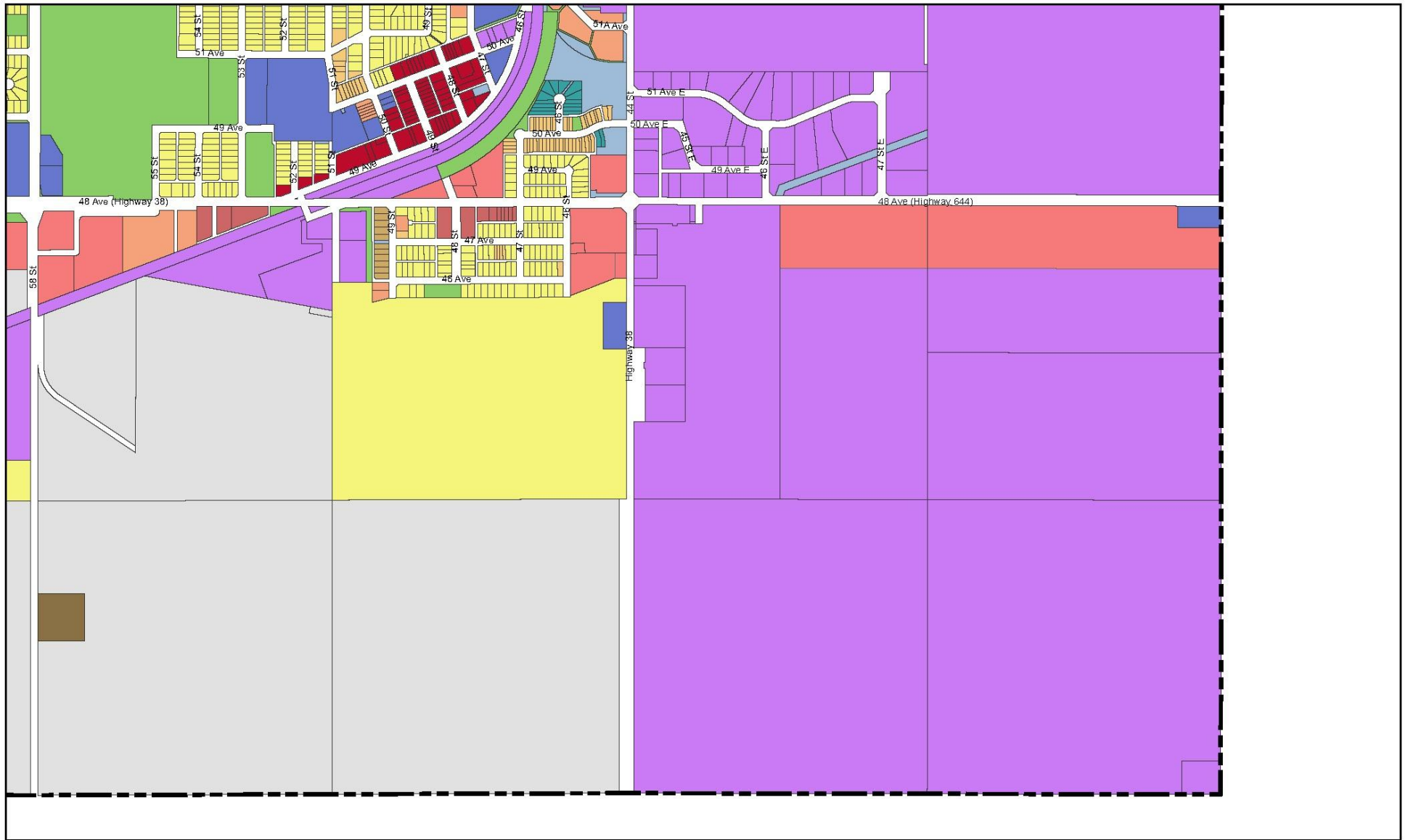


Direct Control District - The Willows North (DC-1)



**LAND USE BYLAW
MAP A-2 (NORTHEAST)**





2-7

1:15,000



Town Boundary



Residential Low-Density District (R-LD)



Residential Medium Density District (R-MD)



Residential High-Density District (R-HD)



Residential Manufactured Dwelling District (R-MF)



Residential Estates District (R-RE)



Integrated Expertise. Locally Delivered.



Downtown Commercial District (C-DWT)



General Commercial District (C-GEN)



Highway Commercial District (C-HWY)



Designated Industrial Park District (I-DIP)



Institutional District (INS)



Public Utilities District (PU)



Recreational District (REC)



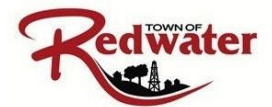
Resort Recreational District (RREC)



Agriculture Transitional District (AG-T)



Direct Control District - The Willows North (DC-1)



**SCHEDULE A
LAND USE BYLAW
MAP A-4 (SOUTHEAST)**