BYLAW 1957/2023
OF THE TOWN OF REDCLIFF
IN THE PROVINCE OF ALBERTA

A BYLAW OF THE TOWN OF REDCLIFF IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF ADOPTING A LAND USE BYLAW.

WHEREAS, pursuant to the provisions of the Municipal Government Act R.S.A. 2000, Chapter 26, as amended every municipality must pass a Land Use Bylaw.

AND WHEREAS, the Council of the Town of Redcliff wishes to adopt a new Land Use Bylaw to update and more effectively implement land use controls and regulations governing land use in the Town; addresses new development guidelines for certain types of uses within the Town of Redcliff; amend the existing Land Use District Map to reflect land use designations; and to comply with the provisions of the Municipal Government Act, R.S.A. 2000, ChapterM-26, as amended.

AND WHEREAS, the Town of Redcliff wishes to foster orderly growth and development in the Town.

AND WHEREAS, copies of this Bylaw and related documents were made available for inspection by the Public at the Municipal Office as required by the Municipal Government Act, R.S.A. 2000, ChapterM-26.

AND WHEREAS, a public hearing with respect to this bylaw was conducted in accordance with the Municipal Government Act, R.S.A. 2000, ChapterM-26 as amended on August 21, 2023.

NOW THEREFORE, THE COUNCIL OF THE TOWN OF REDCLIFF, DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the Town of Redcliff Land Use Bylaw.

2. Bylaw 1698/2011 being the former Land Use Bylaw, and any amendments thereto, is hereby repealed.

3. This Bylaw is hereby adopted in its entirety, as the Land Use Bylaw 1957/2023.

4. This Bylaw shall come into force on the date of final reading and signing thereof.

READ a first time the 26th day of June, 2023.

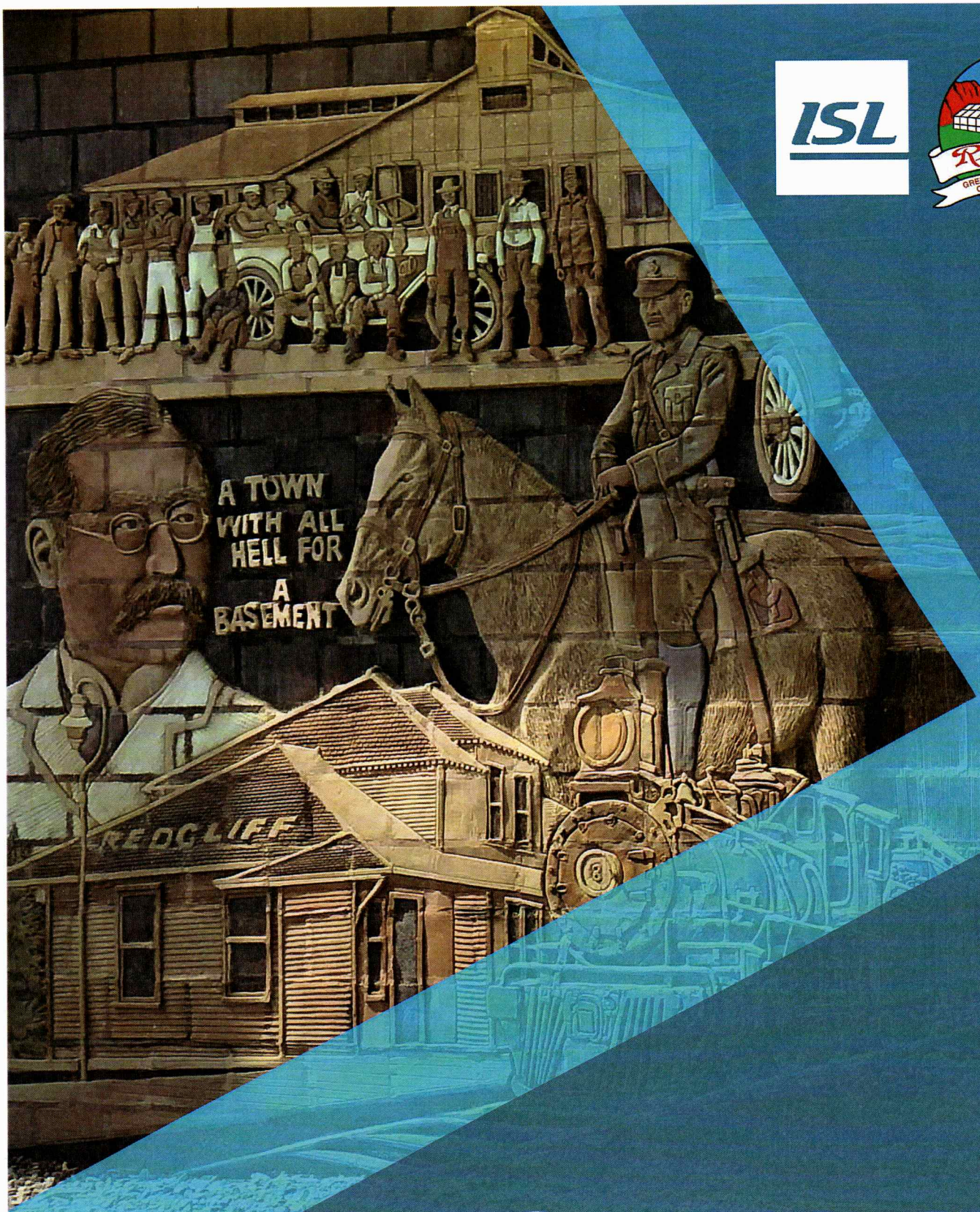
READ a second time the 21st day of August, 2023.

READ a third time the 10th day of October, 2023.

Signed and Passed the 6th day of November, 2023.

Mayor

Municipal Manager



LAND USE BYLAW

Town of Redcliff

Bylaw No. 1957/2023

Table of Contents

page

Section 1: Purpose

Jurisdiction 1
Bylaw Authorities 3
Bylaw Enforcement 4
Bylaw Amendments 7

Section 2: Development Process

Requirements 9
Receive and Review 11
Decisions 14
Conditions 15
Appeals 17
Completion and Cancellation 17

Section 3: Specific Uses and Activities

Specific Use Requirements 19
Bed And Breakfast 19
Cannabis Production And Distribution Facility 19
Cannabis Retail 21
Car Wash 22
Custodial Quarters 22
Demolition Or Removal 23
Drive-Through Business 23
Excavation, Stripping & Grading 24
Gas Station 24
Home-Based Business Type One (HBB1) 25
Home-Based Business Type Two (HBB2) 25
Relocated Buildings 26
Secondary Suite (External) 27
Secondary Suites (Internal) 28
Solar Collector (Roof/Wall) 28
Solar Collector (Freestanding) 29
Shipping Containers 30
Tanks And Pressure Vessels 30
Temporary Development 31
Temporary Residence 31
Tent And Air Supported Structures 32

Section 4: General Regulations

Setbacks 33
Parcels 37
Landscaping 41
Buildings and Structures 43
Parking and Loading 46
Signage 51

Section 5: Land Use Districts

DC Direct Control Districts 60
R-EST Residential, Estate District 61
R-GEN Residential, General District 62
R-ATT Residential, Attainable Housing District 63
R-MED Residential, Medium Dwelling District 64
M-RBD Mixed-Use, Residential/Business District 65
M-DWT Mixed-Use, Downtown District 66
C-NHD Commercial, Neighbourhood District 67
C-GEN Commercial, General District 68
C-HWY Commercial, Highway Corridor District 69
H-COM Horticulture/Commercial District 70
H-GEN Horticulture, General District 71
I-LHT Industrial, Light District 72
I-HVY Industrial, Heavy District 73
S-PRK Special, Parks and Recreation District 74
S-COM Special, Community Services District 75
S-URB Special, Urban Reserve District 76
S-NOS Special, Natural Open Space District 77

Section 6: Glossary

Schedules

Schedule A: Cannabis Overlay Maps
Schedule B: Land Use Map

Figures

Figure 1 – Example Secondary Suites (External) 28
Figure 2 – Side Yard Projections 34
Figure 3 – Corner Visibility Triangle 34
Figure 4 – Escarpment Setback 35
Figure 5 – Fence Height Illustrations 38
Figure 6 – Determining Building Height 44
Figure 7 – Angle Parking Dimensions 49
Figure 8 – Example Signs at Street Level 58

Tables

Table 1 – Minimum Specified Penalties 5
Table 2 – Development Not Requiring a Development Permit 9
Table 3 – Public Notice Requirements 13
Table 4 – Fence Height Maximums 39
Table 5 – Parking Minimums 47
Table 6 – Parking Space Minimums 48
Table 7 – Angle Parking Minimums 49

SECTION ONE

Purpose

1

This section introduces readers to the Land Use Bylaw, establishes jurisdiction, enforcement and amendment regulations, and introduces the people and groups with the authority to exercise development powers in Redcliff.

Jurisdiction

1.1 TITLE

This Bylaw may be cited as the "Town of Redcliff Land Use Bylaw No. 1957/2023".

1.2 PURPOSE

The purpose of this Bylaw is to regulate, control or prohibit the use and development of land and buildings within the Town of Redcliff in accordance with the provisions of the Municipal Government Act (MGA), and for that purpose, among other things to:

a) Divide the municipality into Land Use Districts,

b) Prescribe and regulate for each Land Use District the purposes for which land and buildings may be used,

c) Establish the office of Development Authority,

d) Establish a method of making decisions on applications for development permits including the issuing of Development Permits,

e) Prescribe a procedure to notify owners of land likely to be affected by the issue of a Development Permit, and

f) Establish a procedure for appeals against the decisions of the Development Authority.

1.3 CONSISTENCY

Development authorized under this Bylaw is subject to:

a) Federal and Provincial law (including orders by the Land and Property Rights Tribunal), and building code requirements,

b) Other bylaws, statutory plans, and inter-municipal agreements,

c) The Town's Design Guidelines and Construction Standards and any Infrastructure Master Plans as they pertain to Transportation, Water Sanitary and/or Stormwater Management, and

d) Any easements, caveats, covenants, and other encumbrances on the title to the land in question, whether or not the Development Permit refers to these other requirements.

1.4 EFFECTIVE DATE & TRANSITION

a) The 'Town of Redcliff Land Use Bylaw No. 1957/2023', is passed and comes into full force and effect when it receives third reading and is signed pursuant to the MGA,

b) The existing Redcliff Land Use Bylaw No. 1698/2011 including all amendments is hereby repealed,

c) All amendments to the Bylaw or Development Permit applications received on or after the effective date of this Bylaw shall be processed and considered upon the provisions outlined herein, and

d) All applications received in a complete form prior to the effective date of this Bylaw shall be processed based on 'Land Use Bylaw No. 1698/2011' unless the Applicant requests that the application be processed based on the regulations of this Bylaw.

1.5 FEES AND CHARGES

All fees and charges under and pursuant to this Bylaw, are established within the 'Fees, Rates, and Charges Bylaw', as amended.

1.6 INTERPRETATION

a) Words used in the singular include the plural and words used in the present tense include the other tenses and derivative forms,

b) Compliance with the policies in this Bylaw shall be interpreted and applied as follows:

   i. "shall" means mandatory compliance except where a Variance has been granted pursuant to the MGA or the Bylaw,

   ii. "should" means compliance in principle but is subject to the discretion of the Development Authority where compliance is impracticable or undesirable because of relevant planning principles or circumstances unique to a specific application,

   iii. "may" means discretionary compliance or a choice in applying policy,

c) Where a regulation involves two (2) or more conditions or provisions connected by a conjunction:

   i. "and" means all the connected items shall apply in combination,

   ii. "or" indicates that the connected items may apply singly or in combination,

   iii. "and/or" indicates the items shall apply singly or in combination, at the discretion of the Development Authority,

d) In the case of any conflict between the text of the Bylaw and any maps or drawings used to illustrate any aspect of the Bylaw, the text shall govern.

1.7 IMPACT OF SUBDIVISION

a) Where a property boundary is adjusted by subdivision, or by the inclusion of closed road or other land not previously assigned a land use class, the Land Use District boundary follows the new property boundary,

b) Where parcels with different land use Districts are proposed for consolidation a land use amendment shall be carried out prior to consolidation.

1.8 SEVERABILITY

Each provision of the Bylaw is independent of all other provisions, and if any provision of the Bylaw is declared invalid by a decision of a court of competent jurisdiction, all other provisions remain valid and enforceable.

1.9 LAND USE DISTRICT GROUPS

a) For the purposes of the Bylaw, Land Use Districts may be referred to collectively:
   i. 'Residential Districts', which include: R-EST, R-GEN, R-ATT, R-MED
   ii. 'Mixed-Use Districts', which include: M-RBD, M-DWT
   iii. 'Commercial Districts', which include: C-NHD, C-GEN, C-HWY
   iv. 'Horticulture Districts', which include: H-COM, H-GEN
   v. 'Industrial Districts', which include: I-LHT, I-HVY, and
   vi. 'Special Districts', which include: S-PRK, S-COM, S-URB, S-NOS.

b) More information on Districts can be found in **Section Five – Land Use Districts**.

Bylaw Authorities

1.10 DEVELOPMENT AUTHORITY

a) The Development Authority is established herein pursuant to the MGA and is a person(s) who is authorized to exercise development powers and duties on behalf of the Town,

b) The Development Authority shall include one or more of the following:
   i. a Development Officer, and/or
   ii. the Municipal Planning Commission, and/or
   iii. the Chief Administrative Officer (CAO), or
   iv. Council with respect to Direct Control Districts only.

1.11 DUTIES OF THE DEVELOPMENT OFFICER

a) The Development Officer, as Development Authority, shall:
   i. receive and process and make decisions on all Development Permit applications,
   ii. make decisions on Development Permit applications for Permitted Uses and Variances of up to 10%, in accordance with Section 2.13,
   iii. keep, and maintain for inspection during regular municipal office hours, a copy of the Bylaw as amended, and ensure that an online version is made available on the **Town Website** and hard copies are available to the public for a fee,
   iv. keep a register of all Development Permit applications, and the decisions rendered on them, for a minimum of seven (7) years, and
   v. refer the following applications to the MPC, with their recommendation:
      - for a Direct Control District (for comment only), and
      - any other applications that a Development Officer considers advisable to refer to the MPC.

b) The Development Officer, as Development Authority, may:
   i. refer a Development Permit application, in whole or in part, to any outside agency or local authority they deem necessary for comment,
   ii. provide a written Time Extension Agreement, in alignment with the Bylaw,
   iii. allow a Variance, provided it complies with the requirements of the Alberta Building Code,
   iv. refer the decision for a Development Permit to any other 'Development Authority' (s.1.10)

v. refuse a Development Permit application and provide the Applicant with notice stating the decision of refusal and the reasoning for it, or

vi. issue letters certifying whether a current or proposed use of a building or property complies with this Bylaw.

1.12 DUTIES OF THE MUNICIPAL PLANNING COMMISSION

a) The MPC, as Development Authority, shall:

i. perform such duties as specified in this Bylaw and the 'Town of Redcliff Municipal Planning Commission Bylaw', as amended, and

ii. make decisions on Development Permit applications for Discretionary Uses and permitted uses with a Variance of up to 25%, in accordance with Section 2.13,

b) The MPC has the authority to vary any condition or requirement of this Bylaw to a maximum Variance allowance of 25%, with the exception of sizes of accessory buildings.

c) The MPC is designated as the Subdivision Approving Authority in accordance with the 'Town of Redcliff Subdivision Approving Authority Bylaw' and has the authority to exercise subdivision powers as outlined in the Town of Redcliff Subdivision Approving Authority Bylaw, the MGA, this Bylaw, and any other statutory provision or any Bylaw or Regulation as amended.

1.13 DUTIES OF THE CHIEF ADMINISTRATIVE OFFICER

The CAO, as Development Authority, may perform the duties of the MPC or Development Officer as necessary.

1.14 SUBDIVISION AND DEVELOPMENT APPEAL BOARD

The SDAB shall perform such duties as specified in this Bylaw and the 'Town of Redcliff Subdivision and Development Appeal Board Bylaw', as amended.

Bylaw Enforcement

1.15 CONTRAVENTION

a) Any Person who contravenes, causes or permits a contravention of any provision of this Bylaw commits an offence.

b) It is an offence for any Person to commence or continue Development when:

i. a Development Permit is required but has not been issued,

ii. a Development Permit has expired,

iii. a Development Permit has been revoked or suspended, or when

iv. a condition of a Development Permit has been contravened.

c) It is an offence for a Person to prevent or obstruct a Designated Officer from carrying out any official duty under this Bylaw or the Municipal Government Act (MGA).

d) A Violation Tag, Violation Ticket, or both a Violation Tag and Violation Ticket, may be issued by the Town for a contravention of any provision of this Bylaw.

e) Service of any Violation Tag under this Bylaw on a Person shall be sufficient if the Violation Tag is:

i. personally served;

ii. served by registered mail; or

iii. attached somewhere to the Principal Building in respect of which the contravention occurred, in which case the Violation Tag need not specify the name of the Person committing the offence if the Premises is described by municipal address.

f) A Violation Tag placed upon or affixed to a Principal Building pursuant to this Bylaw shall not be removed from the Principal Building by anyone other than a Person lawfully entitled to possession of the Principal Building.

g) The amount of money the Town will accept as payment for the contravention of this Bylaw shall be the amount of money set out in the Violation Tag and upon payment of that amount of money within the specified time limit to a Person authorized by the CAO to receive that payment there shall be issued an official receipt therefor by the Town and the payment shall be accepted in lieu of prosecution for the contravention of this Bylaw.

h) If the Person upon whom a Violation Tag is served fails to pay the amount of money within the specified time limit, prosecution of an offense for a contravention of a provision of this Bylaw may commence.

i) Prosecution of offenses for the contravention of a provision of this Bylaw may be commenced by way of a Violation Ticket pursuant to the Provincial Offences Procedure Act (POPA).

1.16 SPECIFIED PENALTIES

a) A Person who contravenes a provision of this Bylaw is guilty of an offence and is liable upon summary conviction to a fine not exceeding $10,000.00 and costs and in default of payment of the fine and costs, to imprisonment for a period not exceeding 6 months.

b) Pursuant to *Provincial Offences Procedure Act* (POPA), the following specified penalties are payable by Persons for a contravention of a provision of this Bylaw:

Table 1 – Minimum Specified Penalties

Offence	Penalty
Failure to obtain a Development Permit	$100
Failure to comply with Development Permit conditions	$1,000
Failure to comply with District requirements	$500
Failure to comply with any other provision of this Bylaw	$500

c) Persons contravening this Bylaw shall be liable for a specified penalty of $1000 for a second or subsequent contravention of the same provision of this Bylaw.

d) Each time that a Violation Tag or Violation Ticket is issued for a contravention of the same provision of this Bylaw shall be considered to be a separate contravention of a provision of this Bylaw.

e) Issuing a Violation Tag, Violation Ticket or both a Violation Tag and Violation Ticket to a Person shall not relieve that Person from the necessity of paying any fees, charges or costs for which that Person is liable under the provisions of this Bylaw and the requirement to comply with the provisions of this Bylaw.

f) The payment by a Person of any amount of money pursuant to a Violation Tag or a specified penalty pursuant to a Violation Ticket, or the imprisonment for any period of time provided for in this Bylaw, shall not relieve a Person from the necessity of paying any fees, charges or costs for which that Person is liable under the provisions of this Bylaw and the requirement to comply with the provisions of this Bylaw.

g) Nothing in this Bylaw shall be read or construed as preventing issuing of a summons by means of a violation ticket (Part 2) or an offence notice by means of a violation ticket (Part 3) in accordance with the provisions of the Provincial Offences Procedure Act (POPA) or otherwise initiating court process in any manner permitted by law in respect of an offence for which a Violation Tag may be issued.

including, but not limited to, for offenses under this Bylaw where a Violation Tag has already been issued to a Person, but that Person has not paid the amount of money set out in the Violation Tag to the Person authorized by the CAO to receive that payment within the specified time limit.

1.17 ENFORCING THE BYLAW

a) The Development Authority or a Designated Officer may enforce the provisions of the Bylaw, or the conditions of a Development Permit pursuant to the MGA and the *Provincial Offences Procedure Act* (POPA), as amended,

b) Enforcement may be by violation ticket pursuant to POPA, notice of violation or any other authorized action to ensure compliance,

c) The enforcement powers granted to the Development Authority under the Bylaw are in addition to any enforcement powers that the Town or any of its Designated Officers may have under POPA, and

d) The Development Authority may exercise all such powers concurrently.

1.18 STOP ORDER

a) Pursuant to Section 645 of the MGA where an offense under the Bylaw occurs, the Development Authority may by written notice, order the owner or the person in possession of the land or buildings, or the person responsible for the contravention to:

   i. stop the development or use of the land or buildings in whole or in part as directed by the notice, or

   ii. demolish, remove or replace the development, or

   iii. carry out any other actions required by the notice so that the development or use complies with the Bylaw, and

b) A stop order notice shall state the following:

   i. the date on which the Stop Order was made,

   ii. the nature of the violation,

   iii. the corrective measures required, and

   iv. the time period within which such corrective measures must be performed.

c) The Development Authority or a Designated Officer shall advise the recipient of a Stop Order as to where the appeal lays.

1.19 ENTRY AND INSPECTION

a) Pursuant to Section 542 of the MGA, a Designated Officer may, after giving twenty-four (24) hours notice to the owner or occupier of land or the structure to be entered:

   i. enter on that land or structure at any reasonable time, and carry out any inspection, enforcement or action required to assess or enforce compliance with this Bylaw,

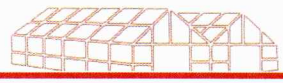
   ii. request anything to be produced to assist in the inspection, remedy, enforcement or action, and

   iii. make copies of anything related to the inspection, remedy, enforcement or action.

b) The Development Authority shall be a Designated Officer for the purposes of Section 542 of the MGA.

1.20 VACANT BUILDINGS

If a building becomes vacant, owners must immediately secure the building from unauthorized trespass and remove signs and continue to ensure the building and lands are secure, safe, and tidy, which includes maintaining the grass and snow removal.



1.21 SIGN MAINTENANCE & REMOVAL

a) Signs must be maintained in a neat and safe manner,

b) Signs that, at the discretion of the Development Authority, are considered damaged, illegible, unsafe or no longer relevant must be repaired or removed, and

c) Signs for business without a valid business license, or where the business is no longer in that location must be removed.

Bylaw Amendments

1.22 AMENDMENT

a) Any person may apply to amend the Bylaw by making an application for a:

   i. Text Amendment, or

   ii. Land Use Redesignation/Site-Specific Amendment,

   by submitting it to the Town for processing and consideration by Council.

b) For a Land Use Redesignation/Site-Specific amendment, the application must include a signed authorization of the registered owner(s) of the subject land consenting to the application for amendment.

c) Council may, on its own initiative direct Administration to bring an amendment to this Bylaw for Council to consider.

1.23 APPLICATION TO AMEND THE BYLAW

a) A person making an application to amend the Bylaw shall do so using the appropriate application form available at the Town office and on the **Town Website** and shall include the following:

   i. an application fee as set within the 'Fees, Rates, & Charges Bylaw,' as amended,

   ii. a certificate of title of the land affected or other documents satisfactory to the Development Authority, including the Applicant's interest in the said land,

   iii. any drawings or site plans, specified by the Development Authority, provided on standard material and fully dimensioned, accurately figured, explicit, and complete, and

   iv. any supporting studies, plans or other information deemed necessary by the Development Authority.

1.24 AMENDING DUTIES OF THE DEVELOPMENT OFFICER

Upon receipt of a completed application requesting an amendment to the Bylaw, the Development Officer shall:

a) Prepare an Amending Bylaw for Council, and

b) Prepare a background report, including plans and other relevant material, and submit same to MPC for their review prior to the public hearing.

c) Incorporate any edits arising from the MPCs review into the background report and submit to Council for their review.

d) In reviewing an application to amend this Bylaw, consideration shall be given to the following:

   i. the proposal is located in an appropriate area of the community and is compatible with adjacent land uses;

   ii. the proposal does not compromise the road capacity of the area and is suitably and efficiently serviced by an off-site road network;

   iii. the proposal can be adequately serviced with municipal utilities; and

   iv. any other matter as deemed necessary taking into consideration the nature of the application as well as any statutory plan or approved policy affecting the site.

   v. Circulation in alignment with the IDP.

1.25 PUBLIC NOTICE OF A BYLAW AMENDMENT

a) Upon first reading of a Bylaw amendment the Development Officer shall provide public notice of the proposed amending bylaw pursuant to the Town's 'Advertising Bylaw', as amended, and in the case of a Land Use Amendment circulate notice to all adjacent landowners:

   i. the legal description of land;

   ii. the civic address of the property if possible;

   iii. the purpose of the amending Bylaw; and

   iv. the time and place that Council will hold a Public Hearing on the proposed amending Bylaw prior to the second reading.

1.26 DECISIONS ON BYLAW AMENDMENTS

Council may, in reviewing a proposed amendment to the Bylaw:

a) Approve the proposed Amending Bylaw in its original form, or

b) Make any changes it considers necessary to the proposed Amending Bylaw and proceed to approve it without further advertisement or hearing, or

c) Refer the proposed Amending Bylaw back to administration for more information or further review and changes, then reschedule the application for further consideration, or

d) Refuse the proposed Bylaw Amendment.

1.27 RECONSIDERATION

Where an application for amendment to this Bylaw has been refused by Council another application for amendment on the same site for the same or similar use of land shall not be made by the same or any other applicant until at least six (6) months from the date of Council's decision.

SECTION TWO

Development Process

2

This section outlines requirements, procedures and responsibilities related to the Town's Development Permit Process.

Requirements

2.1 CONTROL OF DEVELOPMENT

a) Except as provided in 'Development Not Requiring a Development Permit' (s.2.2), no person shall commence any development unless a Development Permit has been issued.

b) All development shall proceed in accordance with the terms and conditions of the Development Permit.

c) In addition to meeting the requirements of this Bylaw, it is the responsibility of an Applicant to ascertain, obtain and comply with all other approvals and licenses that may be required by other federal, provincial or municipal regulatory departments or agencies.

2.2 DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT

A Development Permit is not required for the following development, provided it complies with all applicable provisions of the Bylaw, and does not require a Variance:

Table 2 – Development Not Requiring a Development Permit

Development	Permit Not Required
Accessory Building / Structure	In a Residential District, Special District or residential uses within a Horticulture District up to three (3) buildings or structures, each less than 10 m^2 in area, and a maximum height less than 3.05 m, and not permanently attached to a permanent foundation, provided that no portion of the building is located within the required yard setbacks.
Decks & Patios	The erection, construction or maintenance of patios less than 0.6 m in height, which are not covered by roofs and meet the appropriate setback requirements.
Decorations	Seasonal or holiday decorations.
Fences and Gates	Less than 2.0 m in height in a rear or side yard and/or 1.0 m in a front yard.
Poles	Less than 4.5 m in height.
Home-Based Business (HBB1)	In compliance with Section 3.11.
Landscaping	Where the proposed grades will not adversely affect the subject or an adjacent parcel.

Development	Permit Not Required
Maintenance	Routine maintenance to any building or structure, provided that such work: a) complies with the requirements of the Alberta Building Code, b) does not constitute structural alterations, and c) does not change the use or intensity of the use of the building or structure.
Occupancy within a Shopping Centre	The occupancy of a Permitted Use of a vacant space within an existing and approved Shopping Centre.
Polling Station	The use of a building or part thereof as a polling station, returning officers' headquarters, candidates campaign offices and any other official temporary use in connection with a federal, provincial, municipal or school elections, referendum or census.
Government Services	The installation, maintenance of and repair of public works, roads, highways, and/or utilities carried out by or on behalf of Local, Provincial or Federal authorities.
Retaining walls	Less than 1.0 m in height. If a fence is placed on top of a retaining wall, the height of the retaining wall factors into the total height of the fence.
Signs	As specified 'Signs Not Requiring a Development Permit' (s.4.56).
Site Preparation	Preparing a site for development or the erection or installation of machinery needed in connection with construction of a building for which a Development Permit has been issued, for the period of the construction
Solar Collector (Roof/Wall)	In compliance with the Alberta Building Code and Section 3.16.
Temporary Accommodation	The occupation of a motor home, travel trailer, or recreational vehicle on private property for a period of less than seven (7) consecutive days.
Temporary Structure	A structure erected for a temporary special function not exceeding seven (7) consecutive days.

2.3 NON-CONFORMING BUILDINGS AND USES

Development rendered legally non-conforming as a result of the passage of this Bylaw shall be permitted to remain in accordance with the provisions of the MGA.

2.4 DEVELOPMENT PERMIT APPLICATIONS

A Development Permit application shall be made using the appropriate application form available at the Town office and on the **Town Website** and shall include an application fee as set within the 'Fees, Rates and Charges Bylaw', as amended. The application package shall include the following:

a) Current copy of the Certificate of Title (within 30 days of submission) for the affected lands,

b) Current copies of any restrictive covenants or easements (within 30 days of submission),

c) A copy of the Site Plan showing:

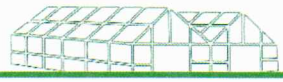
   i. legal description of the site with north arrow, scale and civic address,

   ii. site area and dimensions of the front, rear and side yards if any,

   iii. site drainage including any watercourses, finished lot grades, road grades and slopes greater than 15%,

   iv. locations and distances of on-site existing or proposed water and sewer connections, septic tanks (including drainage area), disposal fields, water wells, culverts and crossings,

   v. existing and proposed access and egress to and from the site,



vi. where applicable, the identification of trees to be cut down or removed,

vii. the height, dimensions and setbacks of all existing and proposed buildings and structures,

viii. any rights-of-way and setbacks, and

d) When required by the Development Authority:

i. building floor plans, elevation drawings and a description of exterior finishing materials,

ii. a real property report drawn by an Alberta Land Surveyor, if there is any doubt as to the boundaries of the parcel,

iii. engineering and other reports to prove the safety and suitability of the site for the purpose intended, including a declaration that the site is free from contamination, to the satisfaction of the Development Authority,

iv. landscaping plans shall show all existing and proposed landscaped areas and physical features, including berms, slopes, shrubs and trees. The plans shall clearly distinguish between existing vegetation which is to be retained and that which is to be removed,

v. a site drainage/stormwater management plan prepared by a qualified professional, to the satisfaction of the Development Authority, for all commercial, industrial, greenhouses and multi-family developments or other developments as required by the Development Authority,

vi. notwithstanding subsection 2.4d)v., a site drainage plan shall not be required if a site has an impervious surface less than 30% of the site, for an application for a Development Permit for a property located in the original Registered Plan No. 7911064,

vii. a Traffic Impact Assessment,

viii. written proof of ownership, and/or

ix. any supporting studies, plans or other information deemed necessary, and

e) Any other additional information required for a Specific Use or Activity, as outlined in **Section Three – Specific Uses and Activities**.

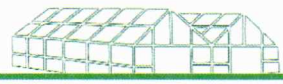
Receive and Review

2.5 DETERMINATION OF COMPLETENESS

a) Within twenty (20) days of receipt of a subdivision or development permit application, the Development Authority shall determine whether an application is complete, unless an agreement is reached between the Development Authority and the applicant to extend the twenty (20) day period. If the Development Authority fails to determine that the application is complete within the prescribed time period, the application shall be deemed to be complete.

b) When, in the opinion of the Development Authority an application is deemed to be incomplete, the applicant shall be advised in writing that the application is incomplete, and that the application will not be processed until the required information is provided. The written notice shall include a description of the information required for the application to be considered complete and the deadline by which the required information is to be submitted. Failure to submit the required information in accordance with the notice shall result in the application being deemed refused and may be appealed in accordance with Section 2.2.

c) Once an application is deemed to be complete in accordance with subsection a) or b), the applicant shall be notified in writing that the application is complete, and the Development Authority shall process the application.



d) The requirements of this Section do not apply to the optional information identified in Section 2.4e), but if required shall be provided by the applicant to the Development Authority prior to a decision being made.

e) Notwithstanding subsections a) to d), the Development Authority may decide on a development permit application without all the required information, if the Development Authority determines that a decision can be properly made without such information.

2.6 REVIEW PERIOD

a) The Development Authority must make a decision on a Development Permit application within forty (40) days of the date of the 'Notice of Completeness.'

b) Notwithstanding a), time to make a decision on a Development Permit Application may be extended by entering into a 'Time Extension Agreement' (s.2.7).

2.7 TIME EXTENSION AGREEMENT

a) The Development Authority may request up to a six (6) month extension of the review period of a Development Permit application from the applicant,

b) The Development Authority may grant up to a six (6) month extension of the review period of a Development Permit Application at the request of the applicant, and

c) A 'Time Extension Agreement' shall be agreed to by both parties in writing.

2.8 REVIEWING DEVELOPMENT PERMIT APPLICATIONS

a) In reviewing a Development Permit Application the Development Authority shall have regard to:

   i. the purpose and intent of the applicable District,

   ii. the purpose and intent of any applicable Statutory Plan adopted by the Town,

   iii. the purpose and intent of any other plan and pertinent policy adopted by the Town, and

   iv. the circumstances and merits of the application, and

b) Notwithstanding the provisions of this Bylaw, the Development Authority may impose more stringent development regulations or standards on a Development Permit for a Discretionary Use in order to ensure that the Development is compatible with and complementary to surrounding land use and other planning considerations.

2.9 HEALTH, SAFETY AND NUISANCE FACTORS

a) Unless otherwise provided in a district, the following health, safety and nuisance factors shall be given due consideration in determining any health and safety hazards related to any development:

   i. no use shall cause or create excessive air contaminants, visible and particulate emissions, odours, water contaminants or noise as determined by legislation, and

   ii. no use shall create or store refuse or operate a use in a manner that attracts pests in contravention of legislation.

2.10 PUBLIC NOTICE OF A DEVELOPMENT PERMIT

a) The Development Authority shall provide the following notice(s) of a Development Permit Application:

Table 3 – Public Notice Requirements

Review of a:	Type of Public Consultation Required				
	Notice sent to surrounding landowners prior to decision	Notice published on Town website prior to decision	MPC meeting required	Notice sent to surrounding landowners after decision	Notice published on Town website after decision
Permitted Use	No	No	No	No	No
Permitted Use w. Variance ≤ 10%	No	No	No	No	No
Permitted Use w. Variance 10.1% - 25%	Yes	Yes	Yes	Yes	Yes
Discretionary Use	No	Yes	No	No	Yes
Discretionary Use w. Variance ≤ 10%	Yes	Yes	No	Yes	Yes
Discretionary Use w. Variance 10.1% - 25%	Yes	Yes	Yes	Yes	Yes

b) When an application for a permitted use that requires a Variance of a Bylaw greater than 10% has been approved or the approval is for a discretionary use that has been approved:

i. a Notice of Decision shall be sent by e-mail and/or ordinary mail to the applicant;

ii. a Notice shall be posted on the **Town Website** pursuant to the Town's 'Advertising Bylaw', stating:

- the legal description of the property,
- the civic address,
- the nature of the use or development,
- the right to appeal the decision within Twenty-One (21) days of the date of the notice, and
- the method of making the appeal.

iii. the Notice may be mailed to all landowners and to all registered owners of land who, in the opinion of the Development Authority, may be affected.

c) When an application for a Development Permit is refused, the Notice of Decision, including reasons for refusal, shall be sent by ordinary mail to the applicant.

2.11 IDP URBAN REFERRAL REQUIREMENTS

a) Any application for a discretionary use within 800.0 m of another municipality is required to be circulated to that municipality for comment prior to a decision by the Development Authority for consideration.

b) A copy of a development application will be emailed to the Planning Department in the adjacent municipality who shall have fifteen (15) working days from and including the date of submission to provide comment to the Development Authority,

c) Upon receipt of comments, the Development Authority shall make a decision on the application in the same manner as a normal application to be considered in the respective Land Use District.

Decisions

2.12 DECISIONS ON DEVELOPMENT PERMIT APPLICATIONS

The Development Authority, in making a decision on a Development Permit Application for:

a) A Permitted Use

   i. shall approve the application for a Permitted Use, with or without conditions, if the proposed development conforms with this Bylaw, or

   ii. may approve the application for a Permitted Use, with or without conditions, if the proposed development does not conform with the Bylaw, subject to the approval of any required Variances, or

   iii. shall refuse the application if it does not conform to the Bylaw.

b) A Discretionary Use:

   i. may approve the application for a Discretionary Use, with or without conditions, if the proposed development conforms with this Bylaw,

   ii. may approve the application for a Discretionary Use, with or without conditions, if the proposed development does not conform with the Bylaw, subject to the approval of any required Variances, or

   iii. may refuse the application for a Discretionary Use even though it meets the requirements of this Bylaw.

c) A Use in a Direct Control District:

   i. may consider and approve the application for a Use in a Direct Control District providing it meets the direction set out by Council, where Council has delegated the decision to the Development Authority.

2.13 NOTICE OF DECISION

Notice to Applicant:

a) All decisions on Development Permit applications shall be given in writing to the applicant the same day the decision is made,

b) If the Development Permit application is refused, or conditionally approved, the 'Notice of Decision' shall contain the conditions imposed as part of the approval or the reasons for the refusal,

Public Notice:

c) Approved Development Permit applications, except for permitted uses and permitted uses with a Variance of 10% or less, shall be posted on the **Town Website** (as shown on **Table 3**). This notice shall include:

   i. the location and use of the Parcel,

   ii. the date the Development Permit was issued, and

   iii. notice that an appeal may be made by a person affected by the decision by serving written notice of the appeal to the SDAB within Twenty-One (21) days of the date of the decision on the application or the date of the 'Deemed Refusal' (s.2.16).

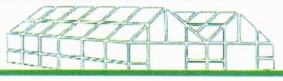
2.14 APPROVAL OF A SIMILAR USE

a) Notwithstanding Section 1.11(a), the Development Authority may approve a Development Permit, with or without conditions, for a use that is neither Permitted nor Discretionary in the District in which the development is to be located, provided that:

   i. the proposed use is a similar use,

   ii. the proposed use is not defined elsewhere in this Bylaw, and

   iii. all public notices of the Development Permit approval specifically reference that the use was approved as a similar use.



2.15 VARIANCES

a) Unless a specific provision of this Bylaw provides otherwise, the Development Authority may issue a Variance as a condition of a Development Permit,

b) Variances may be issued where:

   i. the proposed development would not unduly interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land, and

   ii. the proposed development conforms with the use prescribed for that land or building in the Bylaw.

c) Applicants requesting a Variance shall provide a supporting rationale in support of the Variance,

d) In the event that a Variance is granted, the Development Authority shall specify the nature of the approved Variance in the Development Permit approval.

e) Variances of up to ten percent (≤10%) can be granted at the sole discretion of the Development Officer.

f) Variances of ten to twenty-five percent (10.1% - 25%) can be granted by the MPC.

2.16 DEEMED REFUSALS

An application for a Development Permit shall be deemed to be refused in the following circumstances:

a) Outstanding information requested as part of the 'Determination of Completeness' (s.2.5) is not submitted by the Applicant within the time period identified by the Development Authority, or

b) The Development Authority does not make a decision on a Development Permit within the 40 day 'Review Period' (s.2.6), or

c) The Development Authority does not make a decision on a Development Permit within the alternative review period stated within a written 'Time Extension Agreement' (s.2.7).

2.17 EFFECTIVE DATE

a) A Development Permit for a Permitted Use where no Variance has been approved comes into effect on the date the Permit was issued.

b) Barring an appeal to the SDAB, a Development Permit for a Discretionary Use or where a Variance has been approved, does not come into effect until Twenty-One (21) days from the date on which public notice was issued.

Conditions

2.18 CONTINUATION OF CONTROLS

A condition attached to a development permit issued under a former Land Use Bylaw continues under this Bylaw.

2.19 CONDITIONS ATTACHED TO DEVELOPMENT PERMITS

a) The Development Authority, in imposing conditions on a Development Permit may:

   i. for a Permitted Use, impose conditions only to ensure compliance with this Bylaw, or

   ii. for a Discretionary Use, impose conditions as deemed appropriate, so long as they serve a legitimate planning objective and do not sub-delegate the Development Authority's discretionary powers.

b) Conditions may include, but are not limited to, that the applicant:

   i. pay an off-site levy or redevelopment levy imposed by bylaw,

   ii. register an Encroachment Agreement,

iii. enter into a Development Agreement pursuant to Section 2.20,

iv. fence a site during construction,

v. repair municipal improvements that may be damaged as a result of the development,

vi. grade, landscape or pave a parcel,

vii. register a restrictive covenant concerning architectural controls and/or landscaping, and/or

viii. enter into an agreement to remediate the site when the use comes to an end.

c) In addition to the foregoing, conditions may include but are not limited to any conditions that the Development Authority may deem appropriate to ensure compatibility with neighbouring development, including:

i. limiting hours of operation, and/or

ii. requiring the mitigation of noise or other nuisances.

2.20 DEVELOPMENT AGREEMENTS

a) As a condition of approval, the Development Authority may require the applicant to enter into a 'Development Agreement' with the Town, in accordance with the provisions of the MGA, and may require the applicant to:

i. construct, install or pay for any improvements and utilities that are needed to serve the development or provide access to it, or

ii. pay a Security or Levy, or

iii. repair or reinstate to original or improved condition any street furniture, curbing, sidewalk, boulevard landscaping or trees, which may be damaged, destroyed or otherwise harmed by development or building operations upon the site, and/or

iv. attend to all other matters the Development Authority considers appropriate.

b) To ensure compliance with a Development Agreement, the Town may register a caveat in respect of the Development Agreement against the title to a property being developed which shall be discharged upon the terms of the Development Agreement being met. This requirement does not apply to development under any Federal, Provincial or local authority.

2.21 SECURITIES

a) To ensure compliance with a Development Agreement the Town may require the applicant to provide an Irrevocable Letter of Credit, or any other acceptable form of security, to the Town to guarantee performance of obligations imposed in the Development Agreement,

b) The amount required as security shall be based on the estimated cost of construction of on-site and off-site infrastructure unless provided otherwise in a Development Agreement, and

c) Cost estimates are subject to review and verification by the Development Authority, and quoted costs shall be valid for the required work.

d) The Town may draw upon Securities in the event that the required works are not completed, in accordance with the conditions of the Development Agreement.

Appeals

2.22 APPEALING A DEVELOPMENT PERMIT DECISION

Pursuant to the 'Town of Redcliff Subdivision and Development Appeal Board Bylaw' as amended, and the MGA, any person affected by an order, decision or Development Permit made or issued by a Development Authority, including the applicant, may appeal the decision to the SDAB.

2.23 APPEAL PROCESS

The Process followed by the SDAB is articulated within the 'Town of Redcliff Subdivision and Development Appeal Board Bylaw' as amended, and the MGA.

2.24 SDAB DECISIONS

a) If the decision to approve a Development Permit application is reversed by the SDAB the Development Permit shall be null and void, and

b) If the decision to approve a Development Permit application is varied by the SDAB, the Development Authority shall be directed to issue a Development Permit in accordance with the terms of the decision of the SDAB.

c) If the Development Authority refuses a permit, approves a permit, or if the application is varied by the SDAB, the Development Authority shall be directed to issue a Development Permit in accordance with the terms of the decision of the SDAB.

Completion and Cancellation

2.25 COMPLETIONS AND EXTENSIONS

a) Unless a Development Permit is:

   i. specified by the Development Authority to remain in effect for less than twelve (12) months; or

   ii. suspended or cancelled,

   it shall be deemed void if the development authorized by the Development Permit is not commenced within twelve (12) months from the date of its issue unless an extension has been granted by the Development Authority that made the decision.

b) At the request of the applicant the validity of a Development Permit may be extended by the Development Authority for an additional period of not more than twelve (12) months having due regard to the merits of the case.

2.26 SUSPENSION OR CANCELLATION OF A DEVELOPMENT PERMIT

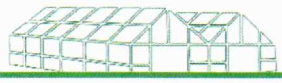
a) The Development Authority may cancel, suspend, or modify a Development Permit by written notice to the holder of the permit when, after a Development Permit has been issued, the Development Authority becomes aware of one the following circumstances:

   i. the application contained a misrepresentation, or

   ii. facts concerning the application or the development were not disclosed which should have been disclosed at the time the application was considered, or

   iii. any condition under which the development permit was issued has been contravened, or

   iv. the Development Permit was issued in error, or



v. development has not commenced within twelve (12) months of the effective date,

vi. the applicant has requested cancellation of the permit in writing, or

vii. the approved use or development is discontinued or abandoned for six (6) or more consecutive months.

2.27 RE-APPLICATION INTERVAL

a) When a Development Permit application is refused the Development Authority may:

i. refuse to accept another application on the same property and for the same or similar use of the land by the same or any other applicant for six (6) months after the date of previous refusal,

ii. receive an application for the same or similar use of the parcel before six (6) months have elapsed from the date of the decision, when, in the opinion of the Development Authority, the aspects of the application which caused it to be refused have been sufficiently modified so as to constitute a sufficiently different application.

iii. receive an application for a permitted use of the parcel, complying in all respects with this Bylaw, before six (6) months have elapsed from the date of the decision.

2.28 DEVELOPMENT COMPLETION CERTIFICATES

a) The Development Authority may include as a condition of any Development Permit or Development Agreement that a Development Completion Certificate must be issued prior to occupancy and use of the site as approved in the Development Permit.

b) An applicant must request a Development Completion Certificate from the Development Authority prior to commencing the use of a site.

c) An applicant requesting a Development Completion Certificate must ensure the development is available for inspection by the Development Authority to confirm that it has been completed in accordance with the conditions of the Development Permit or Development Agreement, and upon request by the Development Authority, the applicant must attend the inspection, produce any documents the Development Authority feels are necessary for the inspection, and must not hinder the inspection in any way.

d) Where the Development Authority is satisfied that all the requirements and conditions of the Development Permit have been met, except those of continuing nature, the Development Authority may issue a Development Completion Certificate.

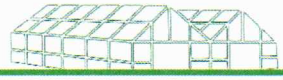
e) Where the Development Authority is not satisfied that a development has been completed in accordance with the conditions of the Development Permit or Development Agreement, the Development Authority may:

i. refuse to issue a Development Completion Certificate and require that the applicant complete the development to an acceptable standard; or

ii. refuse to issue a Development Completion Certificate and make use of any securities taken as part of the Development Permit or Development Agreement to complete the development in accordance with the conditions of the Development Permit or Development Agreement.

iii. refuse to issue a Development Completion Certificate and require that the applicant enter into a Development Agreement, pay a deposit or provide the Town with a Letter of Credit, any one of which must give the Town the security needed to ensure the works required by the Development Permit can and will be completed.

f) Where a Development Authority has exercised subsection e) as above, and upon re-inspection is satisfied that the development has been completed in accordance with the conditions of the Development Permit or Development Agreement, the Development Authority shall issue a Development Completion Certificate for the development.



SECTION THREE

Specific Uses and Activities

3

This section outlines specific regulations that apply to particular types of development within Town.

3.1 SPECIFIC USE REQUIREMENTS

a) The Development Permit requirements outlined for specific uses in this section are over and above the development permit application requirements stated within 'Development Permit Applications' (s.2.4), and

b) The Development Authority shall have regard to these requirements in addition to the requirements of 'Development Permit Applications' (s.2.4).

3.2 BED AND BREAKFAST

General Requirements

a) A Bed and Breakfast shall be limited to a maximum of four (4) guest rooms in addition to the primary dwelling unit.

b) Meals for guests shall be prepared in a common kitchen of the principal residence, not in guest rooms.

c) Employees working in the business shall be limited to the residents of the dwelling unit.

Site Requirements

d) One (1) off-street parking stall per guest room shall be required.

e) Alterations to the principal building may be permitted but shall not change the principal character or external appearance of the principal building.

f) One (1) 'Freestanding Sign' (s.4.54), not exceeding 0.28 m^2 in area and 1 m in height, is allowed at the discretion of the Development Authority.

Development Permit Requirements

g) A Development Permit application will respond to the above noted Requirements, any health regulations and any Provincial and Municipal requirements.

h) A Development Permit issued for a Bed and Breakfast is revocable at any time if in the Development Authority's opinion, the use is or has become detrimental to the amenities of the neighborhood.

3.3 CANNABIS PRODUCTION AND DISTRIBUTION FACILITY

General Requirements

a) A Cannabis Production and Distribution Facility is a Discretionary Use that is restricted to those areas covered by the Cannabis Production and Distribution Facility Overlay (see **Schedule A**).

Site Requirements

b) The Cannabis Production and Distribution Facility Overlay was created with the following guidelines to include parcels that are:

   i. I-LHT (Industrial, Light District), or

   ii. I-HVY (Industrial, Heavy District), or

   iii. located outside of the 100 m setback from any parcel where the following is located:

   - Provincial health care facility,
   - School,
   - School reserve or municipal and school reserve as designated in the MGA,
   - Daycare or childcare facility,
   - Public park used for recreational purposes,
   - Residential Dwelling,
   - Overnight accommodation, or
   - The boundary of the Trans-Canada Highway.

c) A Cannabis Production and Distribution Facility shall meet all applicable requirements of the respective District in which it is located.

d) A Cannabis Production and Distribution Facility shall not operate accessory to, or in conjunction with any other use.

e) Lighting for growing Cannabis shall not be visible from outside of the building.

f) Loading docks and shipping and receiving areas for a Cannabis Production and Distribution Facilities shall be located behind a barbed, chain-link fence with a secure gate.

Development Permit Requirements

g) A Development Permit for a Cannabis Production and Distribution Facility is conditional until a copy of the current production license issued by Health Canada is provided to the Development Authority by the Applicant.

h) The use and Development Permit for a Cannabis Production and Distribution Facility shall:

   i. expire at the end of 5 years, and

   ii. be reviewed by the Development Authority four years after the issuance of the use and the Development Permit.

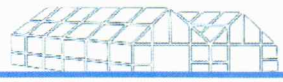
i) Where the Development Authority finds that the conditions of the Development Permit have been met and the use is not causing undesirable impacts to the Town, the Development Authority will issue a new Development Permit 6 months in advance of the expiring permit for 5 years that expires on the anniversary date of the original permit.

j) Where the Development Authority finds that the conditions of the Development Permit have not been met or that the use is causing undesirable impacts to the Town, the Development Authority will issue a notice to the Applicant 6 months in advance of the expiring permit, that the Development Authority will not be automatically renewing the use and Development permit. The notice to the applicant must include:

   i. the reasons the permit is not being renewed,

   ii. the date of the permit expiring, and

   iii. that if the Applicant wishes to continue the use the Applicant must make a new Development Permit application.



k) If the Development Authority fails to issue a Development Permit under j) or if the Town fails to issue a notification under l), the Town will automatically issue a new Development Permit for 5 years from when the Development Permit should have been issued that expires on the anniversary date of the original permit.

l) Development Permits will be cancelled if and when the production license is no longer valid with Health Canada.

3.4 CANNABIS RETAIL

General Requirements

a) Cannabis Retail is a Discretionary Use that is restricted to those areas covered by the Cannabis Retail Overlay (see **Schedule A**).

Site Requirements

b) The Cannabis Retail Store Overlay was created with the following guidelines to include parcels that are:

i. I-LHT (Industrial, Light District),

ii. I-HVY (Industrial, Heavy District)

iii. C-GEN (Commercial, General District),

iv. M-DWT (Mixed-Use, Downtown District), or

v. C-HWY (Commercial, Highway District), and

vi. located outside of the 100 m setback from any parcel where the following is located:

- Provincial health care facility,
- School,
- School reserve or municipal and school reserve as designated in the MGA,
- Municipal recreation facility (including the youth centre, swimming pool, ice arena, and library),
- Daycare or childcare facility, or
- Public park used for recreational purposes, and

vii. located in places that fit the context of the surrounding area.

c) Cannabis Retail shall meet all applicable requirements of the respective District in which it is located.

d) Cannabis Retail must be a stand-alone store and shall not operate accessory to, or in conjunction with any other use.

e) Parking for a Cannabis Retail shall be provided in accordance with the parking requirements for a Retail Store and the parking requirements for the District in which it is located.

Development Permit Requirements

f) Development Permits are conditional subject to the Development Authority receiving a copy of the retail license issued by the Alberta Gaming, Liquor, and Cannabis Commission from the applicant.

g) The use and Development Permit for Cannabis Retail shall:

i. expire at the end of 5 years, and

ii. be reviewed by the-Development Authority four years after the issuance of the use and the Development Permit.

h) Where the Development Authority finds that the conditions of the Development Permit have been met and the use is not causing undesirable impacts to the Town, the Development Authority will automatically issue a new Development Permit 6 months in advance of the expiring permit for 5 years that expires on the anniversary date of the original permit.

i) Where the Development Authority finds that the conditions of the Development Permit have not been met or that the use is causing undesirable impacts to the Town, the Development Authority will issue a notice to the Applicant 6 months in advance of the expiring permit, that the Development Authority will not be automatically renewing the use and Development permit. The notice to the applicant must include:

   i. the reasons the permit is not being renewed,

   ii. the date of the permit expiring, and

   iii. that if the Applicant wishes to continue the use the Applicant must make a new Development Permit application.

j) If the Development Authority fails to issue a Development Permit under clause i) or if the Town fails to issue a notification under clause k), the Development Authority will automatically issue a new Development Permit for 5 years from when the Development Permit should have been issued that expires on the anniversary date of the original permit.

k) Development Permits will be cancelled if and when the retail license is no longer valid with the Alberta Gaming, Liquor, and Cannabis Commission.

3.5 CAR WASH

General Requirements

a) The site and all improvements thereon shall be maintained in a clean and tidy condition, free from rubbish and debris.

b) Points of access and egress shall be located to the satisfaction of the Development Authority.

Site Requirements

c) The site area shall contain a queue for two (2) vehicles prior to their entry into any part of the cleaning process for which they are bound and queue requirement for one (1) vehicle behind the part of the building in which the cleaning process takes place.

d) All parts of the site to which vehicles may have access shall be hard-surfaced and drained to the satisfaction of the Development Authority.

e) Receptacles for the purpose of disposing of rubbish, debris and other waste material shall be provided as required by the Development Authority.

Development Permit Requirements

f) A Development Permit application will respond to the above noted Requirements.

3.6 CUSTODIAL QUARTERS

General Requirements

a) Custodial Quarters, where permitted, shall be clearly subordinate to and compatible with the principal use,

b) No more than one (1) Custodial Quarter shall be located on a lot.

c) Custodial Quarters may be located in a Dwelling (Manufactured Home), but shall not be located in a recreational vehicle.

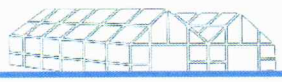
Site Requirements

d) Provide a minimum of one (1) dedicated on-site parking stall.

Development Permit Requirements

e) A Development Permit application will respond to the above noted requirements and further set out:

   i. the appearance of the Custodial Quarters, and



ii. the screening, storage, collection and disposal of solid waste.

f) An applicant is required to submit the following in support of a Development Permit:

iii. a Site Plan illustrating the location of the Custodial Quarters.

3.7 DEMOLITION OR REMOVAL

General Requirements

a) No person shall commence or cause to be commenced the removal, relocation, or demolition of any building or structure, or portion thereof, unless a Development Permit has first been obtained from the Development Authority.

b) A Development Permit is not required for the demolition of a building where a Development Permit has been issued for a new development on the same site, provided demolition of the existing building is contemplated pursuant to the Development Permit.

c) Any demolition of hazardous materials or structures shall be in accordance with any local, Provincial or Federal regulations.

Site Requirements

d) Whenever a Development Permit for the demolition of a building is issued, the lot shall be properly cleaned with all debris removed and left in a graded safe condition.

e) Whenever a demolition or a removal of a building is carried out the person causing the same to be made, shall, at his own expense, protect from displacement any wall, sidewalk or roadway liable to be affected by such demolition and shall sustain, protect and underpin the same so that they will remain in the same condition as before the demolition or removal was commenced and ensure that adequate measures shall be taken by way of fencing and screening to ensure the general public's safety.

Development Permit Requirements

f) When the Development Authority approves a Development Permit for the demolition of a building, the Development Authority may require the applicant to provide a security in such amount to cover costs of reclamation and damage to public and quasi-public utilities.

g) A Building Permit shall be required, as per the Safety Codes Act, for the Demolition or removal of any Building.

3.8 DRIVE-THROUGH BUSINESS

General Requirements

a) The owner or operator of a drive-through shall at all times maintain the parcel, its buildings and structures in a clean, neat, tidy, and attractive condition, free from rubbish and debris.

Site Requirements

b) Two (2) vehicle-queuing spaces must be provided for each pump lane or service bay for automotive shops with drive-through facilities.

c) The site for drive-in eating establishments must have a minimum of five (5) vehicle queuing spaces per order board or ordering window provided in the drive through aisle for the purpose of queuing vehicles.

d) If outdoor speakers are provided, they shall be a minimum 20.0 m from the property boundary of a parcel designated as a residential district and separated from a residential district by a building, sound fence, or landscaping to the satisfaction of the Development Authority.

e) Exits and entrances shall be as approved by the Development Authority, and circulation within the lot shall be directional and adequately signed.

f) Areas required for parking or circulation of vehicles shall be hard surfaced to the satisfaction of the Development Authority.

g) Front, side and rear yards abutting on parking or circulation areas shall be landscaped to the satisfaction of the Development Authority.

Development Permit Requirements

h) A Development Permit application will respond to the above noted Requirements.

i) An applicant is required to submit a Site Plan illustrating how motor vehicles will enter and exit the Drive-Through and not obstruct adjacent sidewalks, streets or lanes.

j) An applicant may be required to submit a Traffic Impact Assessment.

3.9 EXCAVATION, STRIPPING & GRADING

General Requirements

a) Excavation, Stripping and Grading activities are considered a Discretionary Use in all Districts.

b) A Development Permit is required for all Excavation, Stripping and Grading activity, with the exception of those lands governed by a valid Development Agreement.

Site Requirements

c) None.

Development Permit Requirements

d) A Development Permit application will respond to the above noted Requirements and further provide:

i. a description of the excavation, stripping or grading operation proposed,

ii. a plan showing the location of the area of the operation relative to site boundaries and depth of excavation or the quantity of topsoil to be removed,

iii. a detailed timing and phasing program covering the length of the proposed operation,

iv. a plan showing the final site conditions following completion of the operation and any land reclamation proposals where applicable, and

v. a description of the measures to be taken for the prevention or lessening of dust and other nuisances during and after the operation.

e) The Development Authority may require a security up to the value of the estimated cost of all or any proposed work/activities, including final grading and landscaping, to ensure that same is carried out with reasonable diligence.

3.10 GAS STATION

General Requirements

a) No activity may be carried on which constitutes a nuisance or annoyance to persons occupying land in the immediate vicinity of the parcel, by reason of traffic, parking, noise, or odours, etc.

Site Requirements

b) All parts of the site to which vehicles have access shall be hard surfaced and drained to the satisfaction of the Development Authority.

c) The layout shall be so designed that vehicles may be served and bulk fuel may be delivered without any obstruction of the public.

d) No part of a Gas Station building or any pump island shall be within 6.0 m of front, side or rear property lines.



e) Above ground fuel storage tanks shall be placed in accordance with the Safety Codes Act and any other applicable regulations in this Bylaw.

Development Permit Requirements

f) A Development Permit application will respond to the above noted Requirements.

3.11 HOME-BASED BUSINESS TYPE ONE (HBB1)

General Requirements

a) HBB1 Development is ancillary to the residential use of a principal dwelling and is not allowable in an otherwise unoccupied dwelling.

b) No activity may be carried on which constitutes a nuisance or annoyance to persons occupying land in the immediate vicinity of the parcel, by reason of traffic, parking, noise, or odours, etc.

c) Automotive (Service) shall not qualify as HBB1.

d) Non-Resident employees are not allowed.

e) Goods, equipment or materials which are not a fire or health hazard may be stored on the site provided the storage of such is contained entirely within the dwelling or a garage.

f) The use or handling of materials or equipment related to a HBB1 shall not extend outside the period from 7:00 a.m. to 9:00 p.m. on weekdays.

g) There shall be no customers, including any business-related visitors, at the premises at any time.

Site Requirements

h) No physical changes to the external appearance of the residential property shall be allowed as a result of the establishment of a HBB1.

i) No advertising sign regarding a HBB1 shall be allowed on the site.

j) Only one (1) commercial vehicle of a maximum of one (1) ton capacity related to a HBB1 shall be allowed.

Development Permit Requirements

k) HBB1 does not require a Development Permit in alignment with Section 2.2, so long as the above noted Requirements are adhered to.

l) If in the opinion of the Development Authority, the use is or has become detrimental to the amenities of the neighborhood, a stop order shall be issued.

3.12 HOME-BASED BUSINESS TYPE TWO (HBB2)

General Requirements

a) HBB2 Development is ancillary to the residential use of a principal dwelling and is not allowable in an otherwise unoccupied dwelling.

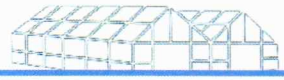
b) Automotive (Service) shall not qualify as HBB2.

c) No activity may be carried on which constitutes a nuisance or annoyance to persons occupying land in the immediate vicinity of the parcel, by reason of traffic, parking, noise, or odours, etc.

d) One (1) non-resident employee is allowed.

e) Goods, equipment or materials which are not a fire or health hazard may be stored on the site provided the storage of such is contained entirely within the dwelling unit or garage.

f) One (1) accessory building or structure may be constructed solely for the purpose of storing goods required for an activity or operation for which a HBB2 permit has been approved.



g) The use or handling of materials or equipment related to a HBB2 shall not extend outside the period from 7:00 a.m. to 9:00 p.m. on any day.

h) A maximum of two (2)-customers, including any business-related visitors, may be at the premises at any one time.

i) Notwithstanding h), a Day Home with up to six (6) children is acceptable.

Site Requirements

j) No physical changes to the external appearance of the residential property shall be allowed as a result of the establishment of a HBB2.

k) Only one (1) commercial vehicle of a maximum of one (1) ton capacity related to a HBB2 shall be allowed.

Development Permit Requirements

l) A HBB2 Development Permit shall only be valid for the address identified at the time of approval.

m) A Development Permit application will respond to the above noted Requirements and any other information deemed necessary by the Development Authority.

n) If in the opinion of the Development Authority, the use is or has become detrimental to the amenities of the neighborhood, a stop order shall be issued.

o) The Development Permit for a HBB2 issued under the provisions of this Bylaw shall only be valid for the period of time the dwelling is occupied by the applicant and as long as the operation is conducted in conformity with the provisions of the Bylaw.

p) The Development Authority will require proof of consent from the building manager or landowner for those home-based businesses proposed to be operated in multi-unit building and/or rental dwellings.

3.13 RELOCATED BUILDINGS

General Requirements

a) No person shall relocate any building, make changes in location of a building, or move a building from a site outside to one within the Town unless and until they have obtained a permit from the Development Authority.

b) Relocated buildings are to be considered a discretionary use in all Districts.

Site Requirements

c) The design, external finish and architectural appearance of any relocated structure shall be similar to complement the existing structures located on the parcel, and adjacent to the parcel on which is the relocated building is to be located.

Development Permit Requirements

d) A Development Permit application will respond to the above noted Requirement.

e) When the Development Authority approves a Development Permit for a relocated building, the Development Authority may require the applicant to pay a fee, or provide a letter of credit or cash deposit in such amount to ensure completion of the Development Permit conditions.

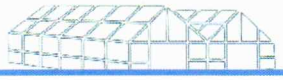
f) An application to obtain a Development Permit to relocate a building shall be accompanied by:

i. photographs showing the elevation of each side of the building to be moved, the floor plan thereof, an accurate description of the present location of the building, the registered owner of the site upon which the building is located and the site to which the building is to be moved,

ii. specifications of the structure of the building,

iii. a Site Plan showing where the relocated building will be situated including setbacks to any existing buildings and property lines,

iv. the existing and proposed use of the building,



v. confirmation that building meets all relevant provisions of the Alberta Building Code and Alberta Fire Code,

vi. a report from a qualified building inspector regarding the condition of the building, at the applicant's expense, and

vii. any other information related to the proposal as required by the Development Authority.

3.14 SECONDARY SUITE (EXTERNAL)

General Requirements

a) In developing a Secondary Suite (External), the owner shall comply with all relevant requirements of the *Alberta Building Code*. The issuance of a Development Permit does not relieve the applicant of the requirement to comply with the *Alberta Building Code.*

b) The number of Secondary Suites (External) on a given parcel is regulated in each District.

Site Requirements

c) A minimum of one (1) off-street parking space shall be provided for the exclusive use of the Secondary Suite (External).

d) Where off-street parking is provided, a minimum 30% of the front yard must remain as landscaped area.

e) A Secondary Suite (External) must have full utility services connections from the principal dwelling.

f) A Secondary Suite (External) shall:

i. be located in a rear yard a minimum of 4.0 m from the principal dwelling,

ii. meet side yard setback requirements for the principal dwelling,

iii. meet the rear yard setback requirements for an accessory building,

iv. not exceed 15% of the parcel coverage or 93 m^2, whichever is less, and

v. be architecturally compatible with the principal dwelling.

g) Consideration should be given to privacy for the suite, the principal dwelling, and dwelling(s) on adjacent properties through the placement of windows (e.g. windows should not face the principal dwelling), decks and balconies.

h) A garage with a Secondary Suite (External) on top shall have a maximum height of 7.0 m from finished grade.

Development Permit Requirements

i) A Development Permit application will respond to the above noted requirements and further provide:

i. a Floor Plan,

ii. elevations for the Secondary Suite (front, side and rear),

iii. a Site Plan detailing amenity space for the unit, and any landscaping or screening, and

iv. colour photographs of the existing site and surrounding area.

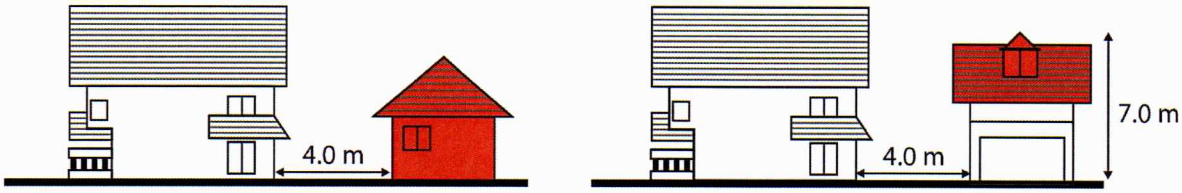
j) The Development Authority shall consider the following matters as part of the decision-making process for an application for a Secondary Suite (External):

i. the potential effect of the development on the privacy of adjacent properties,

ii. the on-site and neighbourhood impact on parking and traffic, and

iii. the compatibility of the use in relation to the siting, grade elevations, height, building types and materials characteristic of surrounding development.

Figure 1 – Example Secondary Suites (External)



3.15 SECONDARY SUITES (INTERNAL)

General Requirements

a) In developing a Secondary Suite (Internal), the owner shall comply with all relevant requirements of the Alberta Building Code. The issuance of a Development Permit does not relieve the applicant of the requirement to comply with the *Alberta Building Code.*

b) The number of Secondary Suites (Internal) on a given parcel is regulated in each Residential and Mixed-Use District.

c) A single property is limited to a maximum of one (1) Secondary Suite (Internal).

Site Requirements

d) A minimum of one (1) off-street parking space shall be provided for the exclusive use of the Secondary Suite (Internal).

e) If parking space is provided in the required front yard, a minimum 30% of the front yard must remain as landscaped area.

f) Secondary Suites (Internal) must have full utility services through service connections from the principal residence.

g) A Secondary Suite (Internal) shall not exceed 40% of the gross floor area of the principal building, including upper floors and basement combined or 80 m^2, whichever is less.

h) The Secondary Suite (Internal) must have a separate access either through a dedicated entryway from the exterior of the dwelling or through a separate entrance within a common landing, which shall be located at the side or rear of the principal dwelling.

Development Permit Requirements

i) A Development Permit application will respond to the above noted requirements and further provide:

   i. a Floor Plan.

j) The Development Authority shall consider the following matters as part of the decision-making process for an application for a Secondary Suite (Internal).

   i. the potential effect of the development on the privacy of adjacent properties, and

   ii. the on-site and neighbourhood impact on parking and traffic.

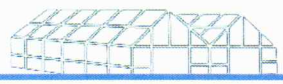
3.16 SOLAR COLLECTOR (ROOF/WALL)

General Requirements

a) The Solar Collector (Roof/Wall) shall be located on the roof or wall of a building.

Site Requirements

b) Within the Residential Land Use Districts:



i. a solar collector located on a roof with a pitch of less than 4:12 must not extend beyond the outermost edge of the roof, but may:

- project a maximum of 0.5 m from the surface of the roof when the solar collector is located 5.0 m or less from a side property line, measured directly from any point along the side property line, and
- where the solar collector is located more than 5.0 m from a side property line, it may project a maximum of 1.3 m from the surface of the roof.

ii. a solar collector located on a roof with a pitch of 4:12 or greater may project a maximum of 1.3 m from the surface of the roof, and must not extend beyond the outermost edge of the roof.

c) Within Non-Residential Land Use Districts:

i. a solar collector located on a roof with a pitch of less than 4:12 may project a maximum of 2.0 m from the surface of the roof, and must be located at least 1.0 m inward from the outermost edge of the roof, and

ii. a solar collector located on a roof with a pitch of 4:12 or greater may project a maximum of 1.3 m from the surface of the roof, and must not extend beyond the outermost edge of the roof.

d) A Solar Collector (Roof/Wall) located on a pitched roof shall not project vertically beyond the height of any existing roofline or any roof peak.

e) In all instances, the maximum distance by which a Solar Collector (Roof/Wall) may project from the surface of the roof is determined by measuring the perpendicular distance between the surface of the roof and the exterior surface of the solar collector.

f) A Solar Collector (Roof/Wall) that is located on a wall may project a maximum of 0.6 m from the surface of that wall.

Development Permit Requirements

g) Solar Collector (Roof/Wall) does not require a Development Permit in alignment with Section 2.2, so long as the above noted Requirements are adhered to.

3.17 SOLAR COLLECTOR (FREESTANDING)

General Requirements

a) A Solar Collector (Freestanding) shall be an accessory use to the principal use on a parcel located in an Industrial District.

Site Requirements

b) A Solar Collector (Freestanding) shall:

i. not project vertically beyond the height of any existing roofline or any roof peak of the principal building,

ii. comply with the setback requirements for accessory buildings of the District,

iii. only be located in a side yard or rear yard,

iv. not encroach into the front yard when located in a side yard, and

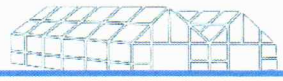
v. be located and arranged so that:

- glare is not directed at an adjacent site and indirect glare does not adversely affect an adjacent site, and
- traffic safety is not adversely affected, and

vi. not be located adjacent to a residential land use district.

Development Permit Requirements

c) A Development Permit application for a Solar Collector (Freestanding) will respond to the above noted requirements.



3.18 SHIPPING CONTAINERS

General Requirements

a) Shipping Containers are not allowed in Residential Districts or in a Mixed-Use District where a parcel has a dwelling.

b) The Development Authority may issue a Development Permit to allow for the placement of shipping containers for the use of storage, sales or rental if:

i. the shape and size of the lot is adequate to accommodate the proposed shipping container(s),

ii. the approval of the proposal will not negatively impact existing surrounding uses,

iii. the exterior of the shipping containers are a neutral colour,

iv. the shipping containers are located on a level hard surfaced base (i.e. gravel, asphalt, concrete, etc.), and

v. the height of the shipping containers is to be limited to one unit in height or a maximum of 3.0 m.

Site Requirements

c) Shipping containers should be screened by a fence, berm or landscaping when visible from the TransCanada Highway.

Development Permit Requirements

d) A Development Permit application will respond to the above noted requirements.

e) An applicant is required to submit a Site Plan indicating the location of the shipping container and setback distances from the container to property lines.

f) The use and Development Permit for a Shipping Container shall:

i. expire at the end of 5 years, and

ii. be reviewed by the Development Authority four years after the issuance of the use and the Development Permit.

3.19 TANKS AND PRESSURE VESSELS

General Requirements

a) Tanks and Pressure Vessels are restricted to Commercial, Horticulture and Industrial Districts only.

b) Tanks and pressure vessels shall not be located on a parcel which, in the opinion of the Development Authority, will negatively impact existing surrounding uses or cause undue safety hazards on the site or for surrounding uses.

Site Requirements

c) The shape and size of the parcel shall be adequate to accommodate the proposed tanks and vessels.

d) Tanks and pressure vessels shall be enclosed by a 1.8 m high chain link fence with a locking access (gate).

e) Tanks and pressure vessels located adjacent to roadways shall be protected by bollards or other appropriate barriers.

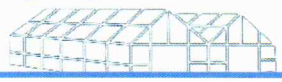
Development Permit Requirements

f) A Development Permit application will respond to the above noted Requirements, any Provincial regulations, and further provide:

i. a site plan indicating the proposed tank and/or pressure vessels location and setback distances from structures and property lines, and

ii. any other information as the Development Authority deems appropriate having due regard to the merits of the proposal.

g) The approval will shall not undermine compliance with Provincial regulations regarding tanks and pressure vessels.



3.20 TEMPORARY DEVELOPMENT

General Requirements

a) Notwithstanding any provisions of this Bylaw the Development Authority may conditionally approve a development on a temporary basis in any land use district provided that the use, building or structure is listed as either a permitted or discretionary use in the relevant District.

b) The Development Authority may approve a Temporary Development if in their opinion the use would not unduly interfere with the amenities of the surrounding neighbourhood; or materially interfere with or affect the use and enjoyment of neighbouring parcels.

Site Requirements

c) The temporary buildings or structures shall not be placed on permanent foundations.

Development Permit Requirements

d) When considering an application for a Development Permit for Temporary Development, the Development Authority shall have regard to the location and its proximity to residential properties; traffic access and parking; and the availability of utility services.

e) The Development Authority may issue a Development Permit for Temporary Development for a period of not more than two (2) years.

f) After the expiration of the permit the applicant shall:

   i. cease or remove the use or development, or

   ii. make written application to the Development Authority for renewal of the permit setting forth the reasons therefore, not later than sixty (60) days prior to the day on which the Development Permit will cease to be in effect. There shall be no obligation to approve it on the basis that the previous permit had been issued.

g) The Town shall not be liable for any costs involved in the cessation or removal of any use or development upon the expiry of the permit.

3.21 TEMPORARY RESIDENCE

General Requirements

a) The Development Authority may issue a Development Permit for a manufactured home or a recreational vehicle as a temporary residence in a District in which a dwelling is a permitted use, providing that:

   i. A Building Permit has been issued for construction of a dwelling, and

   ii. A security has been provided to ensure that the terms of the permit pertaining to the removal of the temporary residence are kept.

Site Requirements

b) None.

Development Permit Requirements

c) A Development Permit application will respond to the above noted Requirements.

d) A Development Permit issued for a Temporary Residence shall be initially valid for a maximum period of one (1) year.

e) An extension of the Development Permit shall not be issued unless the framing of the dwelling under construction is complete and has been proceeding with reasonable diligence during the term of the permit.

f) The temporary residence shall be removed from the parcel within thirty (30) days of the occupancy of the dwelling.

3.22 TENT AND AIR SUPPORTED STRUCTURES

General Requirements

a) Tents and Air Supported Structures shall not be located on a parcel which, in the opinion of the Development Authority, will negatively impact existing surrounding uses.

Site Requirements

b) The shape and size of the parcel shall be adequate to accommodate the proposed Tent and Air Supported Structure.

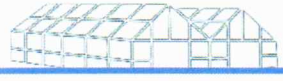
c) The Tent and Air Supported Structure shall not be located in a front or side yard.

Development Permit Requirements

d) A Development Permit application will respond to the above noted Requirements and further provide:

   i. a site plan indicating the Tent and Air Supported Structure location and setback distances from the Tent and Air Supported Structure and the property lines, and

   ii. any other information as the Development Authority deems appropriate having due regard to the merits of the proposal.



SECTION FOUR

General Regulations

4

This section outlines general regulations that apply to development within Town.

Setbacks

4.1 DOUBLE-FRONTING AND CORNER PARCELS

Where a Parcel abuts two (2) or more public roadways, the front yard setback shall be established on the street that is identified by a municipal address.

4.2 PROJECTION INTO MINIMUM SETBACKS

a) Those parts of a building which may project over a yard defined by the minimum setback required by this Bylaw are as follows:

i. Front Yards

a. projections, cantilevers, bay windows, covered or uncovered decks, may project a maximum of 0.6 m over or onto a required front yard.

b. unenclosed steps may project a maximum of 1.8 m over or onto a required front yard.

ii. Side Yards

a. projections and chimneys, may project a distance not exceeding one half of the minimum side yard requirement for the lot and the maximum length of the projections shall be 40% of the building wall, excluding an attached garage wall, as illustrated in **Figure 2 – Side yard Projections.**

b. unenclosed steps and landings at grade (0.3 m) to a side entrance may project onto the entire required side yard. Unenclosed steps and landings above 0.3 m may project a distance not exceeding one half of the minimum side yard requirement for the lot.

c. residential buildings with a side entrance requiring a side yard relaxation and/or having projections as described in subsection a)ii.b., above shall maintain one side yard with no relaxation or projection except for eaves.

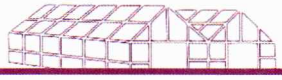
d. cantilevers and balconies may project into a side yard but must maintain a minimum 1.2 m separation from property lines.

e. a projection into the side yard shall not cause an obstruction for emergency access to the rear yard.

iii. Rear Yards

a. projections, cantilevers, balconies, bay windows, patios, balconies, cantilevers, covered or uncovered decks and steps may project a maximum of 1.2 m over or onto a required rear yard.

b. patios, the surface of which is less than 0.3 m above grade shall comply with the maximum site coverage of the respective District.



c. Notwithstanding any setback provision of this Bylaw, no buildings or structures or including projections shall encroach onto, under or over a utility right-of-way or within the required side yard setback to provide access to the rear yard on a laneless lot.

d. The minimum distances required for yards do not apply to:

   i. exterior finishing materials applied to principal buildings provided the material does not encroach more than 0.1 m into any yard.

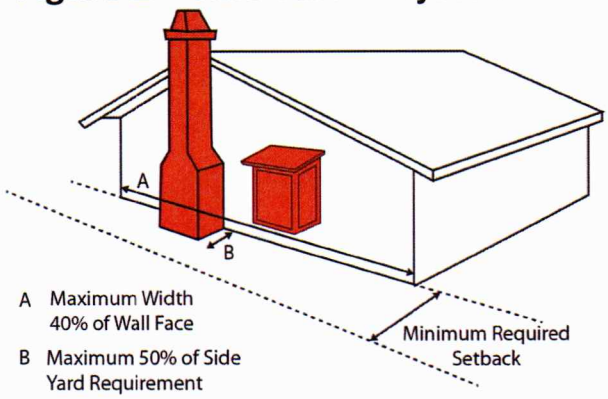
   ii. retaining walls, landscaping, regulation-height fences and garbage enclosures.

   iii. wheelchair ramps.

   iv. window wells.

However, these structures and improvements shall remain entirely within the lot on which they are located.

Figure 2 – Side Yard Projections

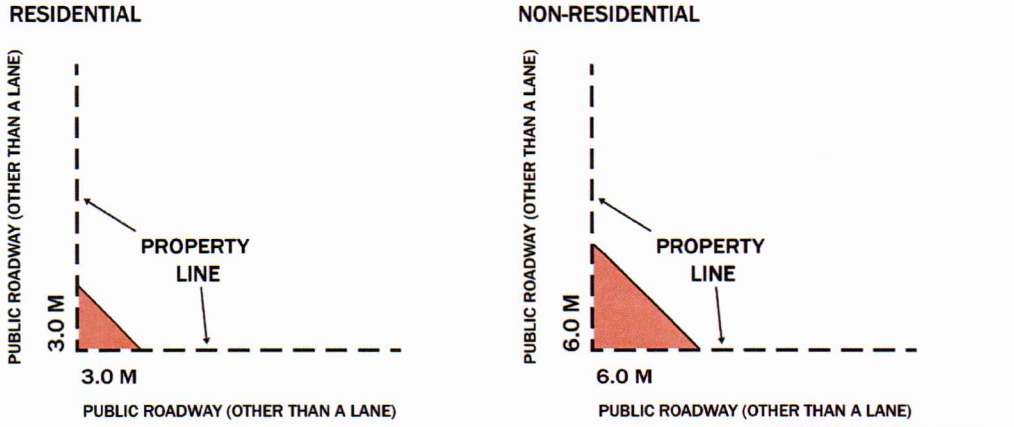


4.3 CORNER VISIBILITY

a) In a Residential District, buildings, structures, fences and landscaping shall be setback at least 3.0 m from the intersection of two roads, as measured from the curb intersect point or edge of pavement, to maintain corner visibility, as illustrated in **Figure 3 – Corner Visibility Triangle**, and

b) In a Non-Residential District, buildings, structures, fences and landscaping shall be setback at least 6.0 m from the intersection of two roads, as measured from the curb intersect point or edge of pavement, to maintain corner visibility, as illustrated in **Figure 3 – Corner Visibility Triangle**.

Figure 3 – Corner Visibility Triangle



4.4 EASEMENTS

No buildings shall be placed on land which is subject to an easement without the written consent of the easement holder.

4.5 EMERGENCY ACCESS

Setbacks in any District may be increased at the discretion of the Development Authority in order to provide adequate emergency access.

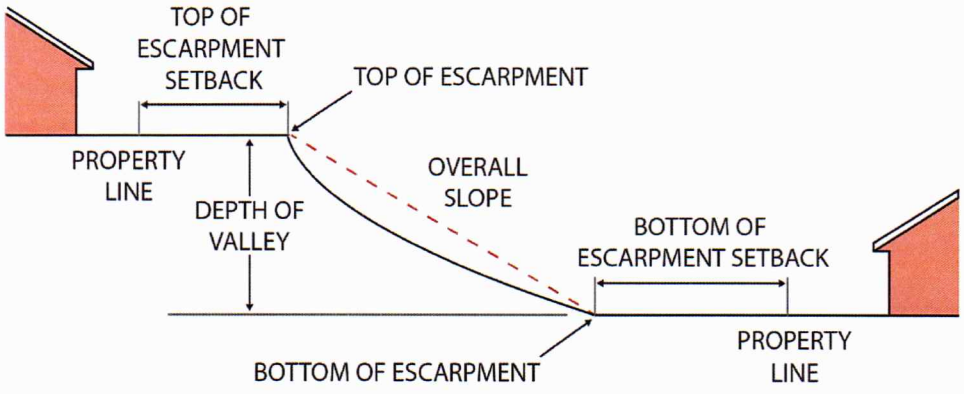
4.6 DEVELOPMENT ON OR NEAR A BODY OF WATER

Parcels shall be located at least 6.0 m back from the high-water line of any body of water or an area subject to flooding as established by the province.

4.7 DEVELOPMENT ADJACENT TO ESCARPMENTS

Parcels in all Districts shall be setback at least 5.0 m from the top or bottom of an escarpment where a slope is 15% or greater, as determined in a geotechnical investigation performed by a qualified engineer, as illustrated in **Figure 4 – Escarpment Setback.**

Figure 4 – Escarpment Setback



4.8 DEVELOPMENT NEAR A HIGHWAY

a) Where residential development is proposed adjacent to an arterial road or highway, the Development Authority may request an applicant provide:

   i. a noise attenuation study satisfactory to the Town's Engineer, and/or

   ii. a roadside development permit from Alberta Transportation

b) Following consideration of the noise attenuation study, the Development Authority may impose a condition on the Development Permit requiring the applicant to:

   i. construct a noise barrier satisfactory to the Town Engineer, or

   ii. pay to the Town a sum of money equal to the present estimated cost of constructing a noise barrier as determined by the Town Engineer.

4.9 FLOOD HAZARDS

a) General Regulations

i. development shall be discouraged on land within the flood hazard area as determined by Alberta Environment.

ii. no grading, placing or removal of fill of any kind, whether originating on the lot or elsewhere, shall be permitted in the flood hazard area unless a Development Permit is approved by the Development Authority.

iii. the Development Authority may refer to Alberta Environment, for comment, any Development Permit application for development within the flood hazard area.

iv. storage of chemicals, explosives, flammable liquids, toxic or waste materials shall not be allowed within the flood hazard area.

b) Floodway Regulations

i. in an established floodway, only the uses listed below may be allowed:

a. existing uses, buildings, and structures,

b. existing parks,

c. natural areas,

d. parking areas,

e. existing outdoor recreational facilities,

f. essential utilities, and

g. roads and pathways.

ii. notwithstanding subsection b)i. fencing, roads, pathways, or other similar structures and hedging and other similar landscape elements shall not be permitted in the floodway unless the Development Authority in consultation with Alberta Environment or other provincial authorities is satisfied that such developments will not adversely affect the hydraulic efficiency or capacity of the floodway, or adversely affect the existing drainage course.

iii. notwithstanding subsection b)i. subdivision and development of new permanent structures shall not be permitted within the floodway.

iv. replacement of existing buildings and structures in the same locations, may be allowed provided that the flood hazard can be overcome by mitigative measures acceptable to the Development Authority in consultation with Alberta Environment or other provincial authorities.

v. structures intended for flood or erosion control may be developed in the floodway at the discretion of the Development Authority in consultation with Alberta Environment or other provincial authorities.

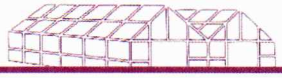
c) Flood Fringe Regulations

i. at the discretion of the Development Authority, development may be allowed on land within the flood fringe area if sufficient fill can be provided to raise the building or development site above the design flood level or other suitable flood proofing techniques can be employed. The Town may require professional certification to ensure this requirement.

ii. all development, including redevelopment, major alterations, and additions, shall be adequately floodproofed to the design flood level plus a minimum of 0.5 m freeboard.

iii. the main floor and all electrical and mechanical equipment in new buildings within the flood fringe shall be located to the design flood level plus a minimum of 0.5 m freeboard.

iv. basements are discouraged in new buildings, unless they are floodproofed to the satisfaction of the Development Authority.



v. buildings shall be designed so as to prevent structural damage by floodwaters.

vi. roads shall not increase the obstruction to flood waters or have a detrimental effect on the hydrologic and hydraulic systems.

4.10 EXPLOSIVE HAZARDS

a) The location of anhydrous ammonia or liquefied petroleum gas storage tanks, or Flammable liquid storage tanks and compressed gas cylinders shall be in accordance with the Safety Codes Act and any other applicable regulation.

b) Magazines for the storage of explosives shall, in addition to any other regulations, be subject to the Federal Government Explosives Act as amended.

Parcels

4.11 GRADING & DRAINAGE

a) Parcel drainage shall be directed to adjacent streets or lanes and not onto adjacent parcels, except where permitted by the Development Authority.

b) Where, during development, there are areas requiring leveling, filling, or grading, the topsoil shall be removed before work commences, stockpiled, and then replaced following completion of the work.

c) Site grading shall be in accordance with the Town's Standards.

d) Any property adjacent to a trapped low where the spill elevation will cause the pond to encroach onto private property must have a drainage restrictive covenant and caveat registered on the title of the affected property as per Town standards.

e) A site drainage/stormwater management plan prepared by a qualified professional, to the satisfaction of the Development Authority, may be required for all subdivision applications and Development Permit applications for commercial, industrial, Greenhouses and multi-family developments or other developments as required by the Development Authority.

f) Notwithstanding subsection e), a site drainage plan shall not be required if a site has an impervious surface less than 30% of the site, for an application for a Development Permit for a property located in the original Registered Plan No. 7911064.

4.12 RETAINING WALLS

a) The Development Authority may require special grading and/or the construction of a retaining wall as a condition of a Development Permit if, in their opinion, significant differences in grade exist or will exist between the parcel being developed and adjacent parcels.

b) Any retaining wall over 1.0 m in height must be designed and inspected after construction by a professional engineer, and requires a building permit.

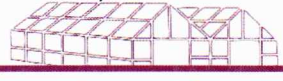
c) The landowner shall provide to the Town the design and inspection report, both bearing the seal and signature of a professional engineer, within thirty (30) days of construction of the retaining wall.

d) Creosote railway ties are not a permitted construction material for any retaining wall.

4.13 SCREENING

a) Year-round visual screening to a minimum height of 1.8 m shall be provided by a fence or a combination of fence and landscaping materials where a Non-Residential District abuts a Residential District.

b) All mechanical equipment or apparatus on the roof of any office, Dwelling (Apartment), or commercial, or industrial building shall be screened to the satisfaction of the Development Authority.



c) All exterior work areas, storage areas and waste handling areas shall be screened and/or enclosed from view to the satisfaction of the Development Authority.

d) In those cases where wrecked or damaged vehicles are permitted to be stored or located on a site they shall be screened or enclosed to the satisfaction of the Development Authority.

4.14 FENCING

a) Fence heights shall be in alignment with **Table 4 – Fence Height Maximums**, as illustrated in **Figure 5 – Fence Height Illustration.**

b) Notwithstanding a) in a Residential District where the principal dwelling has a front attached garage, the side yard shall be measured from the front façade of the principal dwelling as if there is no front attached garage.

c) In cases where a fence is constructed on a retaining wall, height is calculated as the average combined height measured from grade on both sides of the fence and retaining wall.

d) A gate to prevent or limit access to a private condominium roadway is prohibited in all Districts.

e) Electric fences are prohibited in all Districts.

f) Fences containing barbed wire are not permitted in any Residential, Mixed-Use or Special District unless approved by the Development Authority.

g) Barbed wire fences must be located only in the rear or side yard and located above a height of 1.8 m.

h) Fences shall be restricted to the maximum heights listed below.

Figure 5 – Fence Height Illustrations

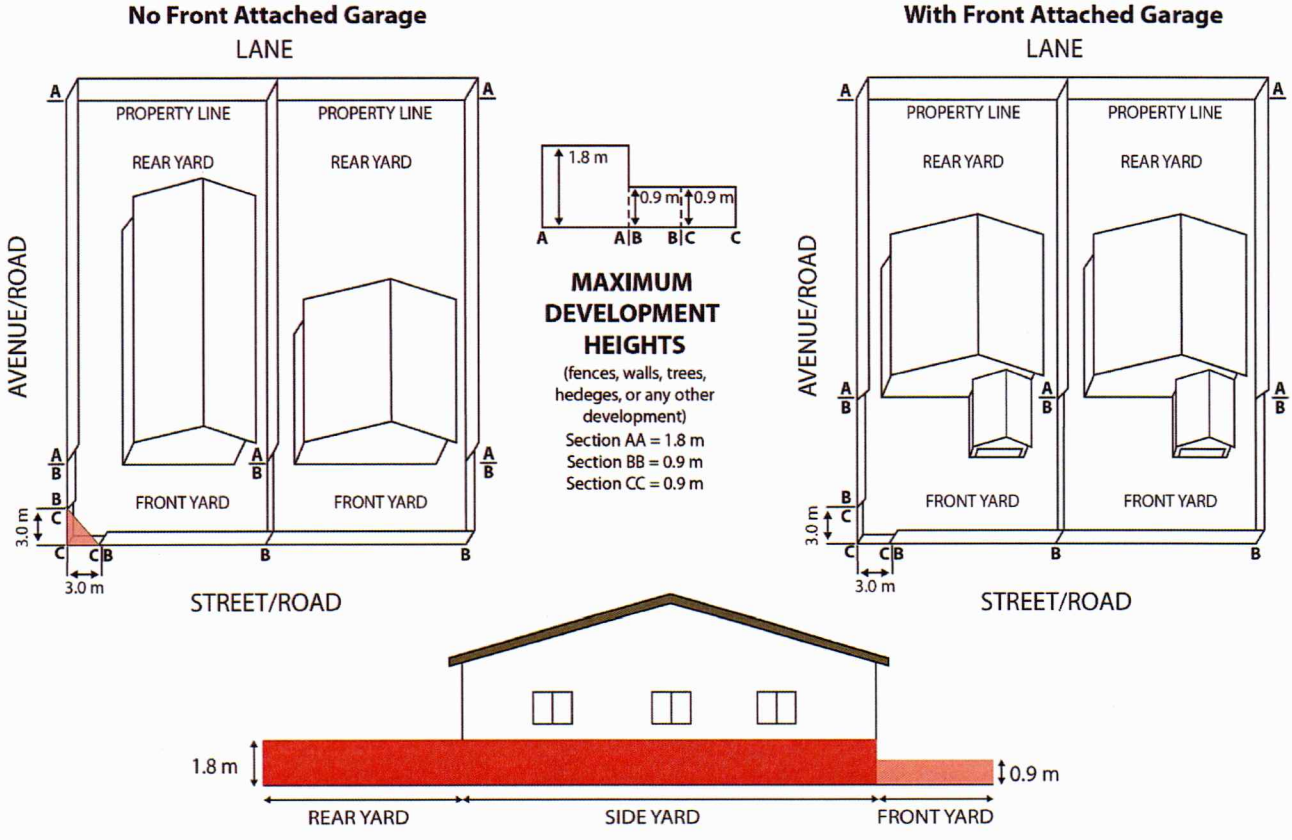


Table 4 – Fence Height Maximums

	Non-Industrial	Industrial
Front Yard	0.9 m	-
Front Yard not utilized for outdoor storage	-	1.2 m
Front Yard utilized for outdoor storage	-	1.8 m
Side Yard	1.8 m	2.4 m*
Rear Yard	1.8 m	2.4 m*
Within the Corner Visibility Triangle	0.9 m	0.9 m

*or as approved by the Development Authority

4.15 LIGHTING

a) Where artificial outdoor lighting is used to illuminate any site or building, the type, location, orientation and shielding of light shall not:

   i. illuminate adjacent developments,

   ii. adversely affect the use, enjoyment and privacy of any dwelling and its amenity spaces in the area,

   iii. interfere with traffic safety on public roadways.

b) Pedestrian scale lighting is encouraged. Lighting for signage, parking areas and pedestrian areas should be carefully placed and oriented to shine away from adjacent properties.

c) Where artificial outdoor lighting is used for the illumination of a sign related to a particular development, the design and location of such lighting shall be included in the Development Permit application for the sign.

d) All exterior lighting fixtures, whether attached to the building face or on freestanding light standards, shall be architecturally integrated with the building style, material and colours of the surrounding buildings.

e) Full Cut-Off Fixtures shall be installed for all exterior lighting.

f) No flickering and flashing lights are permitted.

g) As a condition of the Development Permit approval, the Development Authority may require a site lighting plan, prepared by a qualified professional.

4.16 AMENITY SPACE

a) All multi-unit and apartment dwelling developments shall provide a minimum of 6.0 m^2 of private amenity space per unit, exclusive of required front and side yards with no dimension less than 1.5 m.

b) Private Amenity Spaces may include:

   i. a deck or balcony;

   ii. a patio, or at-grade yard; or

   iii. a recessed balcony.

c) All multi-unit and apartment dwelling developments shall provide a minimum of 30.0 m^2 of common amenity space, which may be provided indoors, outdoors, or a combination thereof.

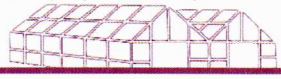
d) Common Amenity Spaces may include:

   i. a rooftop amenity area, or rooftop garden;

   ii. a balcony or terraced balcony;

   iii. an at grade amenity area, including a common garden area; or

   iv. an indoor amenity such as a swimming pool, fitness room, common room, or play area complete with equipment.



e) An Amenity Space at ground level must have screening at least 1.2 m in height, to the satisfaction of the Development Officer.

4.17 OUTDOOR STORAGE

a) Outdoor storage of raw materials, finished or partially finished products, fuel tanks, salvage material or waste material on a site shall be effectively screened from view by buildings, solid fences, privacy walls, trees, landscaped features, or combinations thereof as required by the Development Authority. Materials used shall provide year-round screening.

b) Outdoor storage shall not be permitted in the front yard of any parcel unless and until approved by the Development Authority.

c) If an outdoor display of vehicles, recreational vehicles, farm or construction machinery or equipment or other machinery, goods, merchandise or equipment is permitted as an accessory use the applicant shall:

   i. construct the area in such a manner as is consistent with other developments in the vicinity while permitting the machinery or equipment to be displayed, and

   ii. provide such additional access, parking, screening and lighting as may be necessary to accommodate the outdoor display.

d) For any outdoor storage areas that abut a Residential District with or without an intervening road or lane, screening to a minimum height of 1.8 m shall be provided by fences, privacy walls, landscaping, or combinations thereof. Materials used shall provide year-round screening.

4.18 OBJECTS AND VEHICLES PROHIBITED IN RESIDENTIAL DISTRICTS

a) No person shall keep in any part of a yard in any Residential District:

   i. any dismantled, dilapidated or wrecked vehicle for more than fourteen (14) successive days;

   ii. more than two (2) unlicensed vehicles and they shall not be located within the front yard;

   iii. a commercial vehicle or school bus with a gross vehicle weight (GVW) rating in excess of 4,500 kg for longer than is reasonably necessary to load or unload the vehicle;

   iv. an industrial or construction vehicle with a gross vehicle weight (GVW) rating in excess of 4,500 kg except when such a vehicle is required pursuant to a development or building permit for that site;

   v. any object or chattel that in the opinion of the Development Authority is unsightly or tends to affect adversely the amenities of the District;

   vi. any excavation, storage or piling up of material required during the construction stage, unless all necessary safety measures are undertaken and the situation does not prevail any longer than reasonably necessary.

4.19 MOTOR VEHICLES

a) Any motor vehicle kept in the front yard of a Residential parcel shall be kept on the driveway,

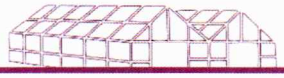
b) Any motor vehicle parked on a driveway shall be in a moveable condition.

4.20 RECREATIONAL VEHICLES

a) Up to three (3) recreational vehicles, not including a recreational vehicle stored in a garage, may be stored on a residential property at one time.

b) A recreational vehicle stored in a front yard must be located 1 m from the nearest edge of a public roadway or public sidewalk.

c) Off-street storage of a recreational vehicle must be in accordance with 'Corner Visibility' (s.4.3), regulations.



d) One (1) recreational vehicle stored on private property may be temporarily used as a dwelling unit for no longer than seven (7) consecutive days for the purpose of guest accommodation.

e) Notwithstanding d), planned use of a recreational vehicle as accommodation will require a Development Permit for a Temporary Residence (s.3.21).

4.21 GARBAGE ENCLOSURES

a) In all Districts, garbage areas shall be wholly provided on the same site as the buildings to be served, unless otherwise approved by the Development Authority.

b) Garbage shall be stored in weatherproof and animal-proof containers, screened from adjacent parcels and public thoroughfares, and placed in a location easily accessible for pickup.

c) Any garbage storage or collection area co-existing with any parking or loading area shall be:

i. clearly delineated as separate from the parking or loading stalls,

ii. located to optimize collection vehicles access, and

iii. screened by a fence or landscaping.

Landscaping

4.22 LANDSCAPING OF NEW DEVELOPMENT

a) Landscaping of a site shall be to the satisfaction of the Development Authority. The majority of the landscaping shall be concentrated in the front yard of a parcel and on the flankage of corner parcels.

b) All portions of a Parcel not covered by a Building, Structure, parking stall or driveway shall be landscaped and maintained to the satisfaction of the Development Authority.

c) Notwithstanding subsection b), no landscaping is required on sites containing a greenhouse.

d) The use of non-permeable hard landscaping, such as concrete or asphalt, shall not comprise more than 40% of a required landscaped area.

e) In addition to all other landscaping requirements, all town boulevards adjoining a site shall be developed at the applicant's expense to the satisfaction of the Development Authority and the *Town of Redcliff Policy 131,* as amended.

f) Plant materials should be chosen which grow well in the Town of Redcliff's climate and the given soil conditions without requiring excessive irrigation.

g) The use of xeriscaping and other landscaping techniques that require minimal watering are permitted.

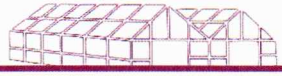
h) Landscaping shall be completed within twelve (12) months of occupancy, weather permitting unless otherwise specified on a Development Permit.

i) The quality and extent of the landscaping established on a site shall be the minimum standard to be maintained on the site for the life of the development. Any trees or shrubs which die, that were planted under the approved Development Permit, must be replaced the next planting season on a continuing basis.

j) All landscaped areas shall not obstruct access to utilities (e.g. fire hydrants, water valves, etc.). Trees and shrubs may not be placed within a utility right-of-way.

4.23 RETAINING EXISTING TREES

Wherever possible existing healthy mature trees and shrubs shall be retained and maintained.



4.24 LANDSCAPING PLANS

a) In Non-Residential Districts, Non-dwelling uses in Mixed-Use Districts and on parcels with Multi-Unit or Apartment Dwellings of more than ten (10) units, a Landscaping Plan shall be required to the satisfaction of the Development Authority.

b) The Landscaping Plan shall, to the satisfaction of the Development Authority, include the following:

i. name of the project and/or applicant,

ii. name and/or endorsement stamp of the landscape professional,

iii. north arrow, plan scale and legal and civic addresses,

iv. location of existing plant materials and indication as to whether they are to be removed or retained,

v. location of planting beds and identification of bedding material,

vi. location of trees shown as their typical mature size,

vii. total number and type of trees proposed to be provided,

viii. identification of proposed surfacing of parking and storage areas,

ix. a list of any proposed Variances,

x. all other physical features, existing or proposed, including berms, walls, fences, outdoor furniture and decorative paving, and

xi. if landscaping is being proposed within a utility right-of-way the plan must be endorsed by all utility companies that have access to the right-of-way, indicating their approval of the proposed landscaping.

4.25 LANDSCAPING SECURITIES & INSPECTIONS

a) 'Landscaping Plans' (s.4.25) shall be accompanied by a quote from a landscape professional indicating the cost to implement the Landscaping Plan.

b) An irrevocable letter of credit or cash deposit of 100% of the established costs to implement the Landscaping Plan will be provided to the Town within thirty (30) days of the Development Permit being issued and will be retained until all landscaping is completed.

c) The amount of the landscaping securities shall include the cost of the following, where applicable:

i. rough grading of landscaped area,

ii. minimum of 150mm of topsoil and sod or seed,

iii. trees in accordance with this Bylaw, and

iv. 150mm height concrete curb separating landscaped areas and parking areas.

d) Upon receipt of a written request from an applicant, an inspection of finished landscaping may be scheduled by the Development Authority.

e) Landscaping inspections shall be:

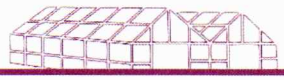
i. conducted only during the normal growing season, approximately May 15th through October 15th, and

ii. performed within thirty (30) days of receipt of the inspection request subject to i. above.

f) Fifty percent (50%) of the Landscaping Securities will be returned when satisfactory completion of the landscaping is confirmed with an inspection by the Development Authority.

g) The remaining Landscaping Securities, unless otherwise drawn upon, shall be fully released once it is confirmed with an inspection by the Development Authority that the landscaping has survived a minimum of two full growing seasons.

h) The Town is permitted to draw upon Landscaping Securities, in the event that the required works are not completed.



Buildings and Structures

4.26 ADDRESSING

The civic address assigned shall be clearly displayed on all houses and business premises.

4.27 BUILDING ORIENTATION

All Principal Buildings shall face the frontage street of a parcel, unless otherwise authorized by the Development Authority.

4.28 USES WITHIN A BUILDING

a) A Building may be occupied by a combination of one or more uses listed in a District, and

b) A Development Permit may include a number of uses and/or units within a Building.

4.29 INFILL DEVELOPMENT

Infill development shall be in keeping with the scale and character of the surrounding area, having regard to the provisions of the prescribed District.

4.30 CONTROLLED APPEARANCE

a) The entire site and all buildings at all times shall be maintained in a neat and tidy manner including the trimming and upkeep of landscaped areas and the prompt removal of debris and unsightly objects.

b) A Building's character and appearance may be considered in the review of proposed development, with respect to:

   i. consistency with the prescribed District,

   ii. compatibility with nearby Buildings, and

   iii. compliance to the provisions of any Statutory Plan, which sets out specific guidelines as to the design, character, appearance, or building materials used in a development.

c) Any portion of a site area not occupied by buildings, driveways, loading areas or parking areas shall be landscaped or maintained in its natural state.

d) The exterior finish on all buildings shall be of a permanent material satisfactory to the Development Authority.

e) All apparatus on the roof shall be screened to the satisfaction of the Development Authority.

4.31 BUILDING HEIGHT

a) The base from which to measure the height of a Building or Structure shall be from any point on the finished ground elevation which adjoins an exterior wall as illustrated in **Figure 6 – Determining Building Height**.

b) In determining the highest point of a building, the following structures are not considered part of the building: elevator or mechanical housing, roof stairway entrance, ventilation fans, a steeple, a smokestack, a parapet wall or a flagpole.

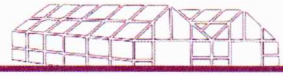
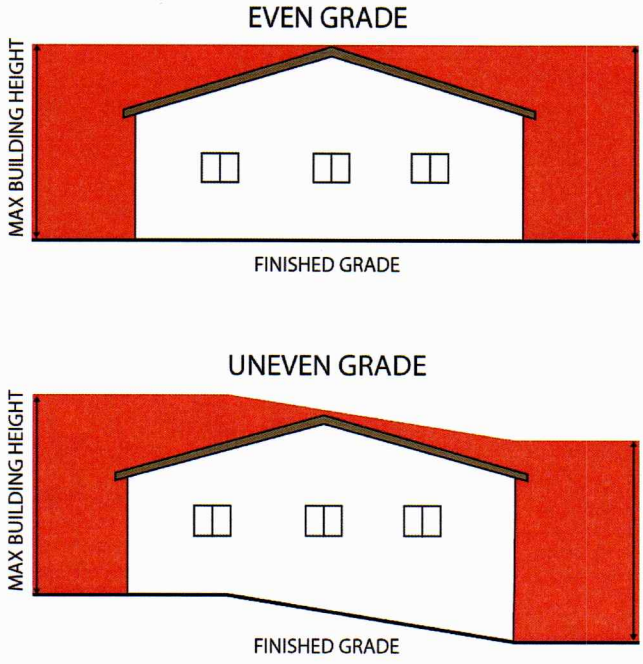


Figure 6 – Determining Building Height



4.32 MANUFACTURED HOMES

a) No Manufactured Home, or additions thereto, shall exceed 5.0 m in height.

b) Manufactured Homes shall have CSA certification.

c) Manufactured Homes must be placed on a foundation in accordance with provincial standards.

d) The crawl space between a Manufactured Home and the ground shall be suitably enclosed from view by skirting, or another means satisfactory to the Development Authority, within thirty (30) days of siting.

e) Axles, wheels and trailer hitches shall be removed once a Manufactured Home is sited.

4.33 MIXED-USE BUILDINGS

a) A Building may be occupied by a combination of uses and each use shall be considered as a separate use, and each use shall obtain Development Permit approval.

b) The minimum size of a Dwelling Unit in a Mixed-Use Building is 65.0 m^2.

c) Dwelling Units shall have at grade access that is separate from the access for commercial premises.

d) Direct access from a residential dwelling unit to a commercial premise shall not be permitted.

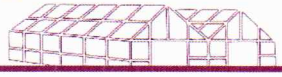
e) The minimum amenity area shall be 4.00 m^2 per Dwelling Unit.

4.34 RESIDENTIAL AND COMMERCIAL MIXED-USE PROVISIONS

a) Subject to the regulations established in the individual district, a dwelling unit may be included as part of a commercial building provided that it is not located below the second storey of a building.

b) Separate entrances shall be provided for the commercial and residential uses. Both entrances shall have direct or indirect (via a common hallway) access to a public street.

c) The dwelling unit shall not be located on the same floor as a non-residential use.



4.35 ACCESSORY BUILDINGS AND STRUCTURES

a) A structure which is attached to the principal building by a roof, a floor or a foundation is not an accessory building, and it is to be considered part of the principal building.

b) For the purposes of this Bylaw detached garages are considered accessory buildings.

c) Other than an approved Secondary Suite (External), an accessory building shall not be used as a dwelling or contain a dwelling unit.

d) No Accessory Building or Structure shall be located in the front yard.

e) Any Accessory Building or Structure, except a patio, deck or fence, shall be located at least 1.8 m from any principal building.

f) No Accessory Building shall exceed 4.5 m in height.

g) The maximum size of an accessory building(s) in a Residential or Mixed-Use District is 15 % of the site area coverage or 93 m^2, whichever is less.

h) No more than three (3) accessory buildings shall be permitted on a lot. Their total site area coverage may not exceed 15%.

4.36 PRIVATE POOLS

a) Every private pool shall be secured against unauthorized entry by a fenced yard.

b) The Development Authority, in considering an application for a private swimming pool, hot tub or other water feature located within 30.0 m of an escarpment may require the applicant submit a Slope Stability Geotechnical Study.

c) An outdoor swimming pool and hot tub shall:

   i. be located in a side or rear yard only,

   ii. be set back a minimum of 1.5 m from property lines, and

   iii. be secured against entry to meet the requirements of the *Alberta Building Code*.

d) All private swimming pools shall be connected to the Town's water and sanitary sewer system in accordance with provincial requirements. The applicant shall ensure that the adjacent properties are not subjected to any water problems resulting from the malfunctioning of the pool.

4.37 DWELLING UNITS ON A PARCEL

a) No person shall construct or locate, or cause to be constructed or located, more than one dwelling unit on a parcel except when permitted within a District and specified in a Development Permit.

b) The Development Authority may issue a Development Permit for the construction or location of more than one dwelling unit on a parcel of land if the proposed dwelling units will be:

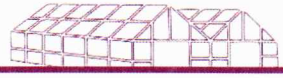
   i. contained in a building that, or in buildings each of which, is designed for or divided into two or more dwelling units,

   ii. located on a parcel of land that is divided into bareland condominium units, or

   iii. a single detached dwelling and a Secondary Suite (Internal) or (External).

4.38 CONDOMINIUM AND BARE LAND CONDOMINIUM PLANS

a) In the event of subdivision by condominium or bare land condominium plan, development shall be treated as a multi-unit complex where development setbacks for the front, rear, and side yards shall be the same as specified in the appropriate Land Use District. Spatial separation between buildings shall also comply with the *Alberta Building Code*.



b) The Town's road and utility servicing standards may be relaxed within the boundaries of a proposed development that will be registered by condominium or bare land condominium plan, provided that:

i. adequate fire access, legal road access, and municipal servicing are provided and maintained to the satisfaction of the Development Authority, and

ii. the applicant, heirs and assigns or the condominium corporation assumes all responsibility for the construction, maintenance, repair, and replacement of all such roads and utility services within the condominium plan or bare land condominium plan.

Parking and Loading

4.39 GENERAL PROVISIONS

a) All off-street parking spaces, loading spaces, manoeuvring aisles and driveways shall be surfaced within twelve (12) months from completion of the development and thereafter maintained to the satisfaction of the Development Authority. The Development Authority may require that parking areas or portions thereof be hard surfaced when an adjoining street is hard surfaced.

b) Adequate curbs, concrete bumpers or fences shall be provided to the satisfaction of the Development Authority.

c) At least 10% of the required number of parking spaces per site, to a maximum of ten (10) and a minimum of one (1), shall be Barrier-free parking spaces intended for use by mobility-reduced persons.

d) Barrier Free parking spaces shall be located closest to the entrance of the building for which they are intended.

e) Each small-car, Barrier Free and loading space shall be identified by a sign and, if the surface is paved, by pavement markings, to the satisfaction of the Development Authority.

f) Storage of trailers, boats, recreation vehicles and similar property shall not extend over public road right-of-way, including sidewalks.

g) The development of new parking lots, or the expansion of existing parking lots, requires a Development Permit unless included in a Development Permit for an associated development.

h) A Parking Space required by this Bylaw shall be located:

i. on the same parcel as the use or building for which it is required, or

ii. meet the requirements of Section 4.46 for shared parking.

4.40 NUMBER OF STALLS

a) The minimum number of parking spaces required for each Use is outlined below in **Table 5 – Parking Minimums.**

b) The number of spaces shall be calculated on the basis of gross floor area less any interior halls, mechanical rooms, stairways and elevators providing for the through movement of pedestrians.

c) Where the Use is not listed, the number of spaces shall be determined by the Development Authority, having regard for similar uses and the estimated parking demand of the proposed use.

d) Where a calculation does not yield a whole number, the required number of spaces shall be rounded up to the next whole number.

e) For multiple-use sites, parking requirements shall be based on the combined parking required for each individual use.

f) When a building is enlarged, altered, or a change in the use occurs, provision shall be made for the additional parking spaces required under the parking provisions of this Bylaw. Any parking spaces that may have been removed due to the enlargement or alteration shall be replaced.

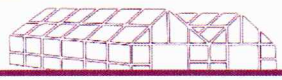


Table 5 – Parking Minimums

Use	Required Parking Stalls
Alcohol Production	1 space/100 m^2
Animal Services (Major) (Minor)	1 space/35 m^2
Art and Craft Studio	1 space/45 m^2
Auction House	1 space/65 m^2
Auction Livestock	1 space/35 m^2
Automotive (Sales)	1 space/100 m^2
Automotive (Service)	1 space/45 m^2
Bed and Breakfast	2 spaces/dwelling unit and 1 space/guest unit
Bulk Fuel Station	1 space/100 m^2
Campground	1 space/pad plus 1 space/10 pads for visitor parking
Cannabis Production and Distribution Facility	1 space/100 m^2
Cannabis Retail	1 space/30 m^2
Car Wash	3 spaces/bay for queuing
Care Facility (Child) (Clinic)	1 space/50 m^2
Care Facility (Large Group) (Small Group) (Medical)	1 space/75 m^2 plus employee parking determined by the Development Authority
Custodial Quarters	1 space
Drive-Through Business Automotive (Service) with drive-in bays Establishment (Eating) with drive-through window Financial Institution with drive-through ATM All other	 Use requirement plus 2 spaces for queuing Use requirement plus 5 spaces per order board for queuing Use requirement plus 5 spaces per atm for queuing As required by the Development Authority
Dwelling (Manufactured Home) (Duplex/Semi) (Single Detached)	2 spaces/unit
Dwelling (Apartment) (Multi-Unit)	1.5 spaces/unit plus visitor parking determined by the Development Authority
Establishment (Adult)	1 space/50m^2
Establishment (Drinking) (Eating)	5 spaces/100m^2
Establishment (Entertainment)	3 spaces/100m^2
Farmers'/Flea Market	As required by the Development Authority
Financial Institution	1 space/40 m^2
Funeral Facility	3 spaces/100m^2
Gas Station	1 space/30 m^2
Government Services	As required by the Development Authority
Greenhouse	As required by the Development Authority
Home-Based Business (HBB1)	N/A
Home-Based Business (HBB2)	1 additional space
Heavy Vehicle and Equipment Sales and Service	1 space/75 m^2
Hotel/Motel	1 space/unit plus 3 spaces for employee parking
Industrial (Light)	1 space/75 m^2
Industrial (Medium) (Heavy) (Logistics)	1 space/125 m^2
Office	1 space/50 m^2
Mixed-Use Development	As required by the Development Authority
Parks and Playgrounds	N/A
Railway and Railway Related Uses	As required by the Development Authority

Use	Required Parking Stalls
Recreation (Special Outdoor)	As required by the Development Authority
Recreation (Culture & Tourism) (Indoor)	1 space/25 m^2
Recreation (Outdoor)	As required by the Development Authority
Recycling Facility	1 space/40 m2
Religious Assembly	1 space/50m2
Residential Conversion	As required by the Development Authority
Retail (Small) (Liquor)	1 space/50 m^2
Retail (General) (Large)	1 space/75 m^2
Retail (Shopping Centre)	1 space/50 m^2
School	As required by the Development Authority in discussion with the applicable School Board
School (Commercial)	1 space/30 m^2
Secondary Suite (External) (Internal)	1 space/unit
Show Home	The same as the type of Dwelling
Storage Yard-Mini Storage	1 space/200 m^2
Taxi Service	1 space/6 m^2
Temporary Development	As required by the Development Authority
Temporary Residence	As required by the Development Authority
Truck Terminal and Storage	1 space/100 m^2

4.41 PARKING SPACE DIMENSIONS

a) Parking space dimensions for the purposes of this Bylaw are outlined below in **Table 6 – Parking Minimums**:

Table 6 – Parking Space Minimums

Type of Parking Space	Width (m)	Length (m)	Overhead Clearance (m)
STANDARD SIZE			
parallel parking spaces or spaces with direct access onto a lane	2.7	7.3	2.0
all other locations (parking lots)	2.7	6.1	2.0
SMALL-CAR SIZE			
parallel parking spaces or spaces with direct access onto a lane	2.4	6.4	2.0
all other locations (parking lots)	2.4	4.9	2.0
BARRIER FREE SIZE			
parallel parking spaces or spaces with direct access onto a lane	4.0	7.3	3.0
all other locations (parking lots)	4.0	7.0	3.0
ALL SPACES	For all spaces adjacent to a wall, column or door, the minimum width shall be a minimum of 3.0 m		

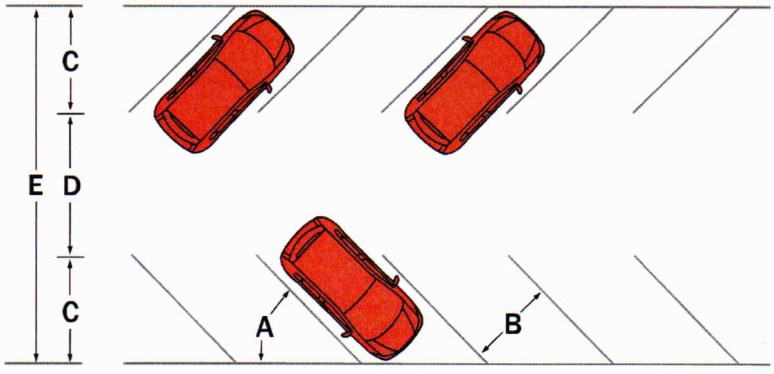
b) Angle parking stall dimensions are specified below in **Table 7 – Angle Parking Minimums** and illustrated in **Figure 7 – Angle Parking Dimensions**:

Table 7 – Angle Parking Minimums

A	B	C	D	E
Angle of Parking	Stall Width	Stall Depth*	Aisle Width	Overall Depth
30°	3.0 m	5.0 m	3.6 m	13.6 m
45°	3.0 m	6.5 m	3.6 m	16.6 m
60°	3.0 m	6.5 m	5.5 m	18.5 m
90°	3.0 m	6.0 m	7.0 m	19.0 m

*Perpendicular to Aisle

Figure 7 – Angle Parking Dimensions



4.42 DESIGN OF PARKING AREAS

a) A parking/loading space required by this Bylaw shall be designed so that it:
   i. is reasonably accessible to the vehicles for which it is intended,
   ii. provides safe and efficient vehicle circulation,
   iii. has an aesthetically pleasing appearance from public roads,
   iv. permits adequate drainage, snow removal, and maintenance, and
   v. is satisfactory to the Development Authority in size, shape, location and construction.

b) Small-car parking spaces may comprise 20% of the required number of parking spaces for all uses.

c) Unless approved by the Development Authority, parking spaces for Dwelling (Apartment and Multi-Unit) should not be located in the front yard.

d) The Development Authority may require that the parking spaces for any use, other than for a dwelling with four (4) or fewer dwelling units, be provided in a parking lot which has limited access to a street.

e) Parking spaces shall not be provided within a required yard or landscaped area.

f) Where an off-street parking lot includes forty (40) or more at grade parking spaces, the parking spaces shall be arranged within smaller cells and defined by landscaping.

g) Off-street parking areas shall have minimum 1.0 m buffer between the outside edge of the parking stall and a road.

h) Off-street parking areas shall be landscaped in a manner satisfactory to the Development Authority.

4.43 ENTRANCES AND EXITS FOR VEHICLES

a) Every lot shall have at least one access point from a public roadway.

b) Vehicle entrances and exits for Non-Residential Districts, Non-dwelling uses in Mixed-Use Districts and on parcels with Multi-Unit Dwellings of more than ten (10) units shall be located at least 9.0 m from an intersection of two (2) or more roads (including highways).

c) The design, number and location of entrances and exits for vehicles shall be approved by the Development Authority based upon the site layout, potential traffic generation and public road facilities.

d) The Development Authority may require that entrances and exits for vehicles be separate, one-directional, and/or adequately signed.

e) Where a curb exists, installation of a driveway may require the removal of the curb for the width of the driveway and shall be constructed as per the Town of Redcliff Construction Standards.

4.44 DEFICIENT PARKING OR LOADING SPACES

a) In deciding on a proposed development that is deficient in parking or loading spaces, the Development Authority may at their discretion:

   i. vary the number of parking stalls required, or

   ii. require the applicant to provide off-street parking on an alternate site, or

   iii. accept a cash payment in-lieu as established within the 'Fees, Rates, and Charges Bylaw', as amended.

b) When a building is enlarged, or its use is changed or intensified, resulting in deficient parking or loading spaces the increased parking shall be limited to the requirements for the intensification.

4.45 SHARED PARKING

a) When a request for a waiver of the required number of parking spaces is based upon the proposed sharing of parking spaces between two or more uses, the Development Authority may consider the following criteria:

   i. the uses which are proposed to share parking spaces are located in proximity to each other and no more than 100.0 m from the site of the parking spaces,

   ii. the hours of operation and parking demand the uses which are proposed to share parking spaces are sufficiently different so as to not require use of the parking spaces at the same time, and

   iii. the uses which are proposed to share parking spaces are expected to remain in place and the sharing of parking spaces is expected to continue.

b) A waiver of the required number of parking spaces which is granted by the Development Authority is not necessarily transferable to another use of the same parcel.

4.46 LOADING SPACE REQUIREMENTS

a) Loading spaces shall be provided and maintained by the Owner in accordance with the requirements of the Bylaw.

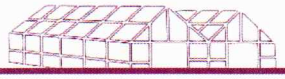
b) Loading spaces shall be provided entirely within the property of the development being served.

c) One (1) loading space per loading door shall be provided for all developments with a loading door unless otherwise required by the Development Authority.

d) Loading Spaces Shall:

   i. have minimum dimensions of 3.7 m in width and 9.0 m in length.

   ii. have an overhead clearance of 4.3 m.



iii. be hard surfaced if the access is from a street or lane which is hard surfaced.

iv. be designed and located such that no backing and turning movements of vehicles cause interference with convenient and safe pedestrian movement, traffic flow, or parking on the adjoining or abutting streets or lanes.

e) The Development Authority may require additional loading areas or doors if necessary.

4.47 BICYCLE PARKING

a) Onsite bike racks shall be provided by the applicant of any Multi-Unit Dwelling or Commercial development.

b) Bicycle racks shall be provided entirely on the same site as the development in proximity to main or side building entrances.

c) Bicycle racks shall be separated from vehicle parking by a physical barrier or a minimum 1.5 m of open space.

d) Bicycle racks capable of accommodating the number of bicycles that is equivalent to at least 5% of the minimum number of parking spaces (but in no case less than four bicycles) shall be provided and located to the satisfaction of the Development Authority.

e) Bicycle racks shall:

i. be constructed of industrial-grade metals with a smooth painted surface to prevent rusting and, as much as reasonably possible, scratching of bicycle frames,

ii. be securely affixed to the finished grade, and

iii. have two points of contact between the bicycle and the rack to allow a wheel and frame to be locked to the rack.

Signage

4.48 GENERAL PROVISIONS

a) Except where otherwise specified, no person shall construct, place, relocate, or alter a sign on any property without obtaining a Development Permit.

b) No sign shall be constructed, placed, relocated, or altered in any manner that, in the opinion of the Development Authority, the sign:

i. conflicts with the general character of the surrounding streetscape and the architecture of nearby buildings,

ii. causes confusion with or obstructs the vision of any information sign, or traffic control sign,

iii. interferes with traffic,

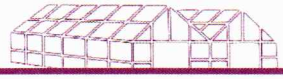
iv. is vulgar or would be offensive to the public, and/or

v. unduly blocks natural light or view from a building.

c) No sign shall employ any supplementary flashing or intermittent lighting either as part of the sign or on its supporting structure.

d) No permanent sign shall be located or constructed within, or encroach onto or over rights-of-way, easements, or other such agreement.

e) A sign shall not be attached to a municipal building, tree, light standard, utility pole, or other publicly owned structure or building or any other public space without prior written authorization from the Development Authority. Any sign placed or constructed in these locations without authorization may be removed by the Town without notice.



f) All signs shall be maintained in good repair and be structurally sound to the satisfaction of the Development Authority.

g) Trees and shrubs shall not be removed or damaged to construct a sign, to make a sign more visible, or to change copy on a sign.

h) No signs or any part of a sign, or equipment to install or maintain a sign, shall be within 3.0 m of overhead power and service lines.

i) Signs advertising business no longer in operation shall be removed.

j) No person shall place a motor vehicle or a trailer on a property, public road, or public space for the purpose of advertising or displaying a sign.

k) Signs shall not be placed so as to reduce the number of parking stalls or loading spaces or to obstruct the use of the parking or loading areas.

l) The Town may remove any sign which has been placed in contravention of this Bylaw. The costs associated with such removal and any storage fees shall be paid by the owner prior to the release of the sign to the owner as well as any permit fees which may be outstanding.

m) Where a sign may be classified as more than one type of sign, the Development Authority will determine which standards apply.

n) Third party advertising is permitted and shall only identify businesses or services licensed to operate in the Town of Redcliff, or events sponsored by the Town, charitable organizations, or service clubs.

o) Billboards, which are large signs which stand independently of a building for the purposes of third-party advertising a product or service, are not permitted in any Land Use District.

p) Portable Digital LED Signs are not permitted in any Land Use District.

4.49 DEVELOPMENT PERMIT FOR A SIGN

a) No sign may be erected or affixed unless a Development Permit has been issued, excluding 'Signs Not Requiring a Development Permit' (s.4.50).

b) Notwithstanding a), The Development Authority may issue a development permit for a sign as part of the development use of the building to which the sign pertains, provided the development permit application indicates that there is to be a sign and provided that all information requirements for a sign are met.

c) As part of an application for a Development Permit for a sign, the applicant shall provide a drawing of the proposed sign drawn of sufficient size and scale to facilitate an adequate review by the Development Authority, showing:

   i. the proposed dimensions of the sign including the height,

   ii. the proposed information to be displayed and the size of letters or numbers to be shown on the sign,

   iii. the proposed location of the sign in relation to the property lines, parking and buildings and the dimensions of the building and/or the property upon which it is to be situated,

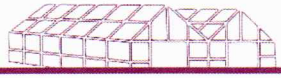
   iv. in the case of a sign that is to be attached to and project from a fence, wall, or window more than 0.4 m, the extent of the projection from the fence, wall, or window,

   v. in the case of an illuminated sign, the method and manner of illuminating the sign, including details of illumination in terms of flashing or intermittent lights,

   vi. the distance of the proposed sign from any traffic control device located within 25.0 m of the proposed sign; the distance from any street intersection located within 25.0 m of the proposed sign,

   vii. the type of construction and finish to be utilized,

   viii. the method of supporting or attaching the sign, including structural and footing details,



ix. in the case of a freestanding sign, an elevation plan showing the height of the sign in relationship to the height of the principal building taking into account the gradient of the site, and

x. the location(s) and sizes of existing utilities, both underground and overhead, and all easements and utility rights-of-way shown and labelled and other relevant encumbrances.

d) The applicant shall provide such other information as may be reasonably required by the Development Authority. This information may include a letter of authorization from the owner of the property or building or an authorized agent or an engineering report to be provided by a Professional Engineer for a large or complex sign as determined by the Development Authority.

4.50 SIGNS NOT REQUIRING A DEVELOPMENT PERMIT

The following signs shall not require a Development Permit if in the opinion of the Development Authority they comply with the regulations of this Bylaw and any other applicable policy or legislation:

a) A sign displayed inside a building that is intended to be viewed from the interior of the building.

b) A sign identifying a political campaign provided that:

i. the sign is removed within seven (7) days following the election to which it relates,

ii. the sign does not cause a distraction to traffic, and

iii. the sign is not attached to road signs or other municipal structures.

c) Any sign used for Municipal, Provincial, or Federal purposes whether on public or private property, and can include informational, directional or wayfinding signage.

d) Any temporary sign for an event on behalf of a Town department, board or committee provided the event has been approved by the Town.

e) A sign identifying a construction, demolition, new subdivision, or neighbourhood for which approval has been granted provided that:

i. the sign does not exceed 4 m in height and 5.5 m^2 in sign area,

ii. the sign is removed within 14 days of completion of the project, and

iii. the sign is removed or replaced if tattered, worn, or faded.

f) A real estate sign used to display the sale, lease, or rent of a building provided that:

i. the sign is not in place longer than 6 months,

ii. the sign does not exceed 1.0 m^2 in residential areas,

iii. the sign does not exceed 12 m^2 in non-residential areas,

iv. the sign is removed within thirty (30) days of the building or lot being sold, leased, or rented, and

v. the sign is removed or replaced if it becomes faded, or derelict.

g) A garage sale or open house that does not exceed 1.0 m^2 provided that:

i. such a sign be posted for a maximum period of two (days), and

ii. the sign shall not be affixed to any road signs or other municipal structures.

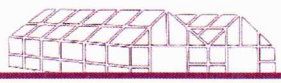
h) Maintenance or copy change of any approved sign.

i) A sign that identifies the name and address of a building and / or the occupants of a building provided that the sign area does not exceed 0.4 m^2.

j) An A-Board sign or sandwich board, is a self-supporting sign which is set upon the ground and has no external supporting structure, provided that:

i. the sign is made of weather resistant materials,

ii. the sign neat, clean and be maintained,



iii. the sign is not displayed for a period exceeding the operating hours of the business,

iv. the sign does not cause a distraction to traffic,

v. there are no more than two (2) signs per site,

vi. the sign contains messaging related to the business, event, or promotion,

vii. the sign is located on the lot, or within the adjacent public frontage,

viii. the sign is not larger than 1 m^2 in area, and

ix. the sign does not impede the movement of pedestrian, bicycle, or vehicular traffic, and shall not be considered a traffic hazard.

k) A Banner sign, is a sign generally constructed of fabric or plastic on which a message is displayed marketing an event, business, or promotion, provided that:

i. the sign is not permanently anchored,

ii. the sign is not displayed longer than 30 days,

iii. the sign does not exceed 2.5 m in height, and

iv. the sign is not faded, torn, or derelict.

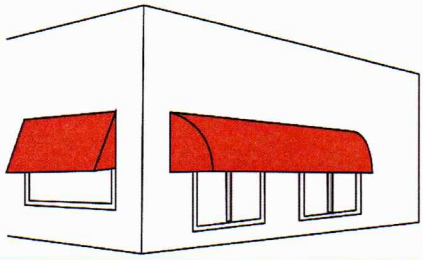
l) Inflatable signs, is a sign that is inflated, provided that:

i. the sign is not permanently anchored,

ii. the sign is not displayed longer than 30 days, **and**

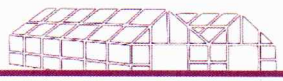
iii. the sign is not faded, torn or derelict.

4.51 AWNING SIGNS



Means a sign attached to a non-retractable structure **completely** enclosed overhead, which is intended to be used for **business** identification and protection against the weather and **which is** not supported independently of any other building st**ructure,** adhering to the following requirements:

District	Residential	Prohibited
	Mixed	Permitted (Discretionary in M-DWN)
	Commercial	Permitted
	Horticulture	Permitted
	Industrial	Permitted
	Special	Discretionary
Maximum Sign Dimensions		• Shall not exceed 40% of the awning or canopy structure.
Standards		• Shall be constructed of durable, waterproof, colourfast material. • Shall be attached to the building or structure to which it refers. • May be allowed to encroach over public property in the M-DWT District with an executed encroachment agreement at the discretion of the Development Authority. • Should not project more than 1.2 m over public property. • Should be no closer than 0.6 m to the curb. • Shall have a minimum clearance of 2.4 m from grade.



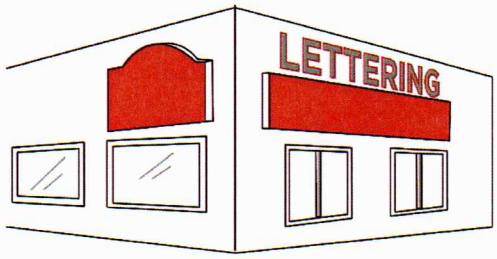
4.52 DIGITAL LED SIGNS

Means any sign or portion of a sign that has electronically controlled changeable copy, adhering to the following requirements:

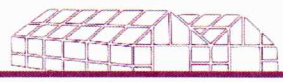
District	Residential	Prohibited
	Mixed	Prohibited
	Commercial	Discretionary
	Horticulture	Discretionary
	Industrial	Discretionary
	Special	Prohibited
Maximum Sign Dimensions	• $2.5m^2$ sign area	
Standards	• must be at least 30.0 m away from any sign facing the same oncoming traffic. • Shall be 50.0 m away from a Residential District, or 100.0 m when positioned in the direction of a Residential District. • Shall not adversely affect adjacent properties. • The display: i. must be a static display with no motion pictures, scrolling, flashing or emission of intermittent light, animation, or movement in or between displays and the change between displays must be immediate. ii. must be self dimming for nighttime conditions and the level of lighting at all times must be to the satisfaction of the Development Authority. • Fascia Digital LED Signs must be located on the elevation where the primary building access is located. • Free Standing Digital LED Signs, abutting an intersection must be setback at least 15.0 m from the edge of the road right-of-way perpendicular to oncoming traffic. • In the event of a malfunction, the billboard must be turned off.	

4.53 FASCIA SIGNS

Means a sign placed flat and parallel to the face of the building so that no part projects more than 0.3 m from the building, adhering to the following requirements:



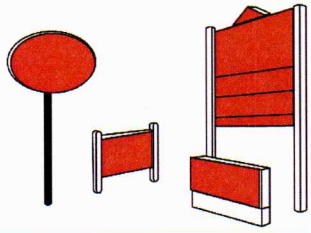
District	Residential	Prohibited
	Mixed	Permitted
	Commercial	Permitted
	Horticulture	Permitted
	Industrial	Permitted
	Special	Discretionary
Maximum Sign Dimensions	• Shall not exceed 20% of the area of the wall on which they are placed	



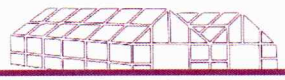
Standards	• Shall be painted on or safely and securely attached to the building. • Shall not project more than 0.3 m out from the vertical face of the wall to which they are attached. • Should be located on the business frontage, and at the discretion of the Development Authority, may be located on an exterior wall which is not a frontage. • Fascia signs shall not project above the top of the vertical face of the wall to which they are attached. • Whenever there is a band of several fascia or wall signs, they should be of a consistent size and located near the same level as other similar signage on the premises and adjacent buildings. • A mural shall follow the standards of a fascia sign.

4.54 FREESTANDING SIGNS

Means a sign on a standard or column permanently attached to the **ground** and which is not connected in any way to any building or other structure, adhering to the following requirements:

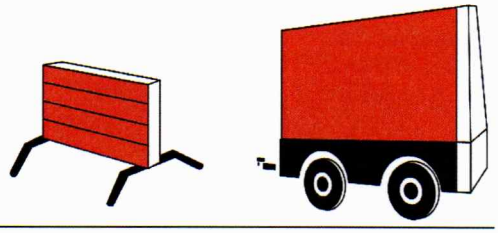


District	Residential	Discretionary
	Mixed	Discretionary
	Commercial	Permitted
	Horticulture	Permitted
	Industrial	Permitted
	Special	Discretionary
Maximum Sign Dimensions	• Residential, 1.0 m^2 sign area • Residential, 1.0 m sign height • M-RBD, Development Authority's Discretion • M-DWT, C-NHD, C-GEN, 2.0 m^2 sign area • M-DWT, C-NHD, C-GEN, 9.0 m sign height • C-HWY & Industrial, 6.0 m^2 sign area • C-HWY & Industrial, 15.0 m sign height • Special, Development Authority's Discretion	
Standards	• One (1) free-standing sign is allowed per site or per building on a site. If a parcel abuts more than one (1) public roadway other than a lane, the parcel may be allowed one (1) additional free-standing sign for each abutting roadway in excess of one (1), at the discretion of the Development Authority. • Where a second sign is approved, there shall be a 15.0 m separation from any other sign on the same site, unless otherwise approved by the Development Authority. • The sign shall be a minimum of 1.5 m from any property line. • any other sign along the same street unless otherwise approved by the Development Authority. • Freestanding signs are encouraged to provide an area on the sign for changeable copy.	



4.55 PORTABLE SIGNS

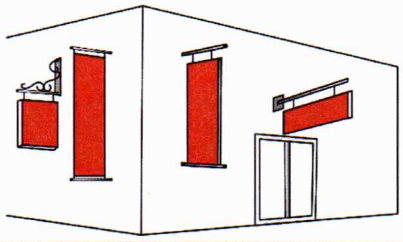
Means any sign or advertising device that can be carried or transported from one site to another, adhering to the following requirements:



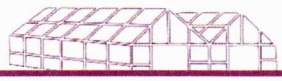
District	Residential	Prohibited
	Mixed	Prohibited
	Commercial	Discretionary
	Horticulture	Discretionary
	Industrial	Discretionary
	Special	Discretionary
Maximum Sign Dimensions		• 5.0 m^2 sign area • 2.5 m sign height
Standards		• Only one (1) portable sign will be permitted on a property at one time. • There shall be a minimum distance of 15.0 m between any two portable signs. • Portable signs shall not be permitted within 15.0 m of a site which contains residential development. • Are allowable for a maximum of 90 consecutive days.

4.56 PROJECTING SIGNS

Means a sign which projects at a 90° angle from a structure or a building face, adhering to the following requirements:

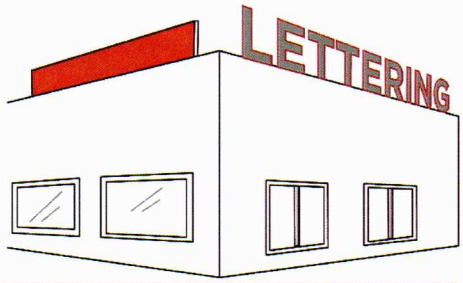


District	Residential	Prohibited
	Mixed	Discretionary
	Commercial	Permitted
	Horticulture	Permitted
	Industrial	Permitted
	Special	Discretionary
Maximum Sign Dimensions		• Commercial, 5.0 m^2 sign area • Industrial, 9.0 m^2 sign area
Standards		• Only one (1) sign shall be permitted per parcel, except where sites have 15.0 m or more of street frontage and signs are placed no closer than 15.0 m apart. • Shall not project more than 2.4 m from a building. • Shall have a minimum clearance of 2.4 m above grade. • Shall not project more than 1.0 m above the height of the principal building. • Shall have a maximum space between the supporting structure and the sign of 0.6 m. • Shall not project into lanes.



4.57 ROOF SIGNS

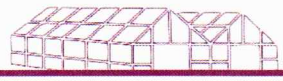
Means a sign, other than a billboard, that is attached to **a roof** or erected or placed on, over or above a roof, adhering **to** the following requirements:



District	Residential	Prohibited
	Mixed	Prohibited
	Commercial	Permitted
	Horticulture	Permitted
	Industrial	Permitted
	Special	Prohibited
Maximum Sign Dimensions	• 9.0 m^2 sign area • 5.0 m above the roof (not exceeding the height in the prescribed District)	
Standards	• Shall be erected so that the supporting structure is not visible. • Shall refer to the principal use of the building on which it is erected.	

Figure 8 – Example Signs at Street Level





SECTION FIVE

Land Use Districts

5

This section outlines specific regulation that applies to the Town's Land Use Districts.

5.1 LAND USE DISTRICT MAP

a) Districts are described in the short form on the Land Use District Map, within **Schedule B**:

   i. where a boundary follows a street, lane, stream or canal it shall follow the centreline thereof,

   ii. where a boundary generally follows a parcel line, it shall follow the parcel line,

   iii. where specific dimensions are noted on the Land Use District Map, those dimensions shall be followed, and

   iv. where there is doubt or dispute concerning the exact location of the boundary of a District, Council shall determine the location of the boundary according to the direction of this Bylaw.

b) Boundaries shall not be altered except by an amendment to this Bylaw.

c) Council shall maintain a list of amendments to the boundaries on the Land Use District Map and update the local GIS database to reflect amendments.

DC Direct Control Districts

5.2 GENERAL REGULATIONS

a) Direct Control Districts provide for development that, due to unique characteristics, innovative ideas or unusual site constraints, require specific regulations unavailable in other Districts.

b) Land uses and development regulations within a Direct Control district shall be at the discretion of Council.

c) Direct Control Districts must not be used:

   i. in substitution of any other land use district in this Bylaw that could be used to achieve the same result either with or without relaxations of this Bylaw, or

   ii. to regulate matters that are regulated by subdivision or Development Permit approval conditions.

d) Where a parcel is designated Direct Control, the guidelines approved by Council at the time of such designation shall continue to apply, notwithstanding any requirement of this Bylaw to the contrary.

e) The following uses must only be listed as a use on a parcel that has been designated Direct Control:

   i. Auction Livestock,

   ii. Recreation (Special Outdoor), and

   iii. Commercial Renewable Energy Development.

5.3 DIRECT CONTROL DISTRICT APPLICATIONS

a) Application requirements for the submission of a Direct Control District include:

   i. all information required for an 'Application to Amend the Bylaw' (s.1.23),

   ii. a written statement indicating why, in the applicant's opinion, a Direct Control District is necessary and why the same results cannot be achieved through the use of a land use district in this Bylaw,

   iii. a list of permitted and discretionary uses proposed for the site,

   iv. plans and elevations or other documentation, that would help to substantiate the need for the Direct Control District, and

   v. any other information as may be required by the Development Authority and Council.

R-EST Residential, Estate District

PURPOSE: To provide for single detached dwellings on large lots.

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure	Bed and Breakfast
Dwelling (Single Detached)	Care Facility (Child)
Parks and Playgrounds	Government Services
	Home Based Business (HBB2)
	Private Pool
	Secondary Suite (External) (Internal)
	Solar Collector (Freestanding)

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

MINIMUM PARCEL SIZE:

No Sewage Collection System	Water Distribution and Sewage	For the Westerly 76.2 m of Plan 372JK
1,800 m^2	800 m^2	1,537 m^2

MAXIMUM DENSITY: One (1) main dwelling unit per parcel and one (1) Secondary Suite (Internal) and one (1) Secondary Suite (External).

MAXIMUM BUILDING HEIGHT: 11.0 m (Principal Building)
7.0 m (Secondary Suite (External))
4.5 m (Accessory Building/Structure)

MINIMUM SETBACKS:

PRINCIPAL BUILDING		
Front Yard	**Side Yard**	**Rear Yard**
7.5 m	3.5 m 5.0 m on corner parcels	7.5 m
ACCESSORY BUILDING/STRUCTURE		
Front Yard	**Side Yard**	**Rear Yard**
No Accessory Buildings permitted in the front yard.	1.0 m 5.0 m on corner parcels (or on one side where no rear access is provided)	1.0 m No Lane 3.0 m with a Lane

MAXIMUM SITE COVERAGE: 45%

R-GEN Residential, General District

PURPOSE: To provide for low density, single family, detached dwellings.

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure	Bed and Breakfast
Dwelling (Single Detached)	Care Facility (Child) (Small Group)
Parks and Playgrounds	Community Garden
	Dwelling (Duplex/Semi)
	Government Services
	Home Based Business (HBB2)
	Private Pool
	Secondary Suite (External) (Internal)
	Show Home

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

MINIMUM PARCEL SIZE:

Dwelling Type	Parcel Size	Parcel Width
Single Detached	450 m^2	12.0 m (15.0 m on corners)
Duplex/Semi-Detached	450 m^2	15.0 m (18.8 m on corners)

MAXIMUM DENSITY: One (1) main dwelling unit per parcel and one (1) Secondary Suite (External or Internal).

MAXIMUM BUILDING HEIGHT: 11.0 m (Principal Building)
7.0 m (Secondary Suite (External))
4.5 m (Accessory Building/Structure)

MINIMUM SETBACKS:

PRINCIPAL BUILDING		
Front Yard	**Side Yard**	**Rear Yard**
3.5 m where no parking in front 6.0 m where parking in front	1.5 m 3.5 m on corner parcels	6.0 m
ACCESSORY BUILDING/STRUCTURE		
Front Yard	**Side Yard**	**Rear Yard**
No Accessory Buildings permitted in the front yard.	1.2 m 3.0 m on corner parcels (or on one side where no rear access is provided)	1.0 m No Lane 3.0 with a Lane

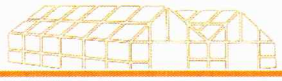
MAXIMUM SITE COVERAGE, MAIN AND ACCESSORY BUILDINGS: 45%

ADDITIONAL REQUIREMENTS:

a) No front attached garage or driveway is allowed where the front yard set back is less than six meters (<6 m).

EXCEPTIONS:

b) Minimum parcel widths may be relaxed for irregular shaped parcels at the discretion of the Development Authority.



R-ATT Residential, Attainable Housing District

PURPOSE: To provide for single detached, duplex and semi-detached dwellings on smaller parcels.

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure	Care Facility (Child) (Small Group)
Dwelling (Duplex/Semi) (Manufactured Home) (Single Detached)	Community Garden
Parks and Playgrounds	Dwelling (Multi-Unit)
	Government Services
	Home Based Business (HBB2)
	Private Pool
	Residential Conversion
	Secondary Suite (Internal)

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

MINIMUM PARCEL SIZE:

Dwelling Type	Parcel Size	Parcel Width
Single Detached	450 m^2	12.0 m (15.0 m on corners)
Duplex/Semi	450 m^2	15.0 m (18.8 m on corners)
Manufactured Home	300 m^2	10.0 m (12.0 m on corners)

MAXIMUM DENSITY: One (1) main dwelling unit per parcel and one (1) Secondary Suite (Internal).

MAXIMUM BUILDING HEIGHT: 11.0 m (Principal Building)
4.5 m (Accessory Building/Structure)

MINIMUM SETBACKS:

PRINCIPAL BUILDING		
Front Yard	**Side Yard**	**Rear Yard**
3.5 m where no parking in front 4.5 m where parking in front	1.5 m 3.5 m on corner parcels (or on one side where no rear access is provided)	4.5 m
ACCESSORY BUILDING/STRUCTURE		
Front Yard	**Side Yard**	**Rear Yard**
No Accessory Buildings permitted in the front yard.	1.0 m 3.0m on corner parcels (or on one side where no rear access is provided)	1.0 m No Lane 3.0 with a Lane

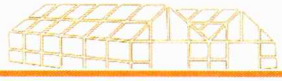
MAXIMUM SITE COVERAGE, MAIN AND ACCESSORY BUILDINGS: 45%

ADDITIONAL REQUIREMENTS:

a) No front attached garage or driveway is allowed where the front yard set back is less than six meters (<6 m).

EXCEPTIONS:

a) Minimum parcel widths may be relaxed for irregular shaped parcels at the discretion of the Development Authority.



R-MED Residential, Medium Dwelling District

PURPOSE: To provide for higher density residential development in the form of multi-unit dwellings.

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure	Care Facility (Child) (Large Group) (Medical) (Small Group)
Dwelling (Multi-Unit)	Dwelling (Duplex/Semi)
Parks and Playgrounds	Home Based Business (HBB2)
	Office
	Private Pool

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

MINIMUM PARCEL SIZE:

Dwelling Type	Parcel Size	Parcel Width
Duplex/Semi	450 m^2	15.0 m (18.8 m on corners)
Multi Unit	500 m^2	15.0 m (18.8 m on corners)
Apartment	1000 m^2	---

MAXIMUM DENSITY: 60 Dwelling Units per hectare.

MAXIMUM BUILDING HEIGHT: 11.0 m (Principal Building)
4.5 m (Accessory Building/Structure)

MINIMUM SETBACKS:

Front Yard	Side Yard	Rear Yard
6.0 m (7.5 m for Apartments)	1.5 m 3.5 m on corner parcels (or on one side where no rear access is provided)	6.0 m (7.5 m for Apartments)

MAXIMUM SITE COVERAGE, MAIN AND ACCESSORY BUILDINGS: 45%

EXCEPTIONS:

a) No side yard setbacks are required for attached housing straddling the property line.



M-RBD Mixed-Use, Residential/Business District

PURPOSE: The purpose and intent of this district is to provide for single-detached and multiple unit residential development as well as low intensity commercial and industrial uses.

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure	Automotive (Service) Establishment (Eating)
Animal Services (Minor)	Bed and Breakfast
Art and Craft Studio	Care Facility (Child) (Clinic) (Small Group)
Dwelling (Single Detached) (Duplex/Semi)	Dwelling (Apartment) (Multi-Unit)
Office	Establishment (Drinking) (Entertainment)
Retail (Small) (Liquor)	Government Services
	Home Based Business (HBB2)
	Industrial (Light)
	Private Pool
	Recreation (Indoor)
	Recycling Facility
	Religious Assembly
	School (Commercial)
	Secondary Suite (Internal) (External)

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

MINIMUM PARCEL SIZE:

Dwelling Type	Parcel Size	Parcel Width
Single Detached	450 m^2	12.0 m (15.0 m on corners)
Duplex/Semi	450 m^2	15.0 m (18.8 m on corners)
Multi Unit	500 m^2	7.5 m per unit (9.0 m on corners)
Apartment	1000 m^2	---

MAXIMUM DENSITY: One (1) main dwelling unit per parcel and one (1) Secondary Suite (Internal) or one (1) Dwelling (Duplex/Semi) per parcel.

MAXIMUM BUILDING HEIGHT: 11.0 m (Principal Building)
4.5 m (Accessory Building/Structure)

MINIMUM SETBACKS, MAIN AND ACCESSORY BUILDINGS:

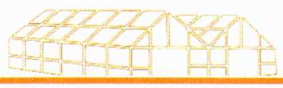
Front Yard	Side Yard	Rear Yard
6.0 m (7.5 m for Apartments)	1.5m 3.5 m on corner parcels (or on one side where no rear access is provided)	6.0 m (7.5 m for Apartments)

MAXIMUM SITE COVERAGE, MAIN AND ACCESSORY BUILDINGS: 65%

EXCEPTIONS:

a) Minimum parcel widths may be relaxed for irregular shaped parcels at the discretion of the Development Authority.

b) Parcels within the former RT District may accommodate low intensity commercial and industrial uses at the discretion of the Development Authority. Development shall follow the regulations for Commercial and Industrial uses and shall not generate high traffic volumes or truck traffic.



M-DWT Mixed-Use, Downtown District

PURPOSE: To provide for a broad mix of pedestrian-oriented retail, residential and public service uses in the Downtown to serve the Town and surrounding area, while recognizing the architectural integrity of the area.

PERMITTED USES:	DISCRETIONARY USES:
Animal Service (Minor)	Accessory Building/Structure
Art and Craft Studio	Cannabis Retail
Care Facility (Clinic)	Care Facility (Child)
Establishment (Eating) (Entertainment)	Dwelling (Apartment) (Multi-Unit)
Financial Institution	Dwelling Units (Second Floor Only)
Government Services	Drive-Through Business
Office	Establishment (Drinking)
Retail (Liquor) (Small)	Farmers'/Flea Market
	Funeral Facility
	Hotel/Motel
	Recreation (Culture and Tourism) (Indoor)
	Religious Assembly
	School (Commercial)
	Transportation Service

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

MINIMUM PARCEL SIZE:

Development Type	Parcel Size	Parcel Width
Non-Dwelling Development	At the Discretion of the Development Authority.	At the Discretion of the Development Authority.
Dwelling (Multi Unit)	500 m^2	7.5 m per unit (9.0 m on corners)
Dwelling (Apartment)	1000 m^2	---

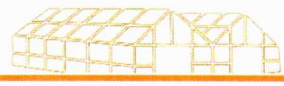
MAXIMUM BUILDING HEIGHT: 15.0 m (Principal Building)
4.5 m (Accessory Building/Structure)

MINIMUM SETBACKS:

PRINCIPAL AND ACCESSORY BUILDINGS		
Front Yard	**Side Yard**	**Rear Yard**
0.0 m	0.0 m with Firewall	0.0 m, except where space is needed at the rear for parking, loading or garbage storage.
	1.5 m where side-yard provided	
	3.0 m adjacent to Residential District	

ADDITIONAL REQUIREMENTS:

a) The orientation of buildings and site features shall have minimum adverse effects on surrounding residential properties.
b) Facades shall be designed to create architectural order and harmony in the townscape.
c) Outdoor storage and display shall not be permitted except for sidewalk sales.
d) Garbage storage shall be screened and confined to a designated area and shall not have an adverse affect on the use or circulation on the parcel or adjacent lands.
e) No shipping containers are allowed in this District.
f) No recreation vehicles are allowed in this District.



C-NHD Commercial, Neighbourhood District

PURPOSE: To provide for small-scale, local convenience and personal service uses in residential areas.

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure	Care Facility (Child) (Clinic)
Art and Craft Studio	Dwelling Units (Second Floor Only)
Government Services	Establishment (Drinking) (Eating) (Entertainment)
Retail (Small)	Financial Institution
	Gas Station
	Office
	Retail (Liquor)

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

MAXIMUM PARCEL SIZE: 0.3 hectares

MAXIMUM BUILDING HEIGHT: 11.0 m

MINIMUM SETBACKS:

PRINCIPAL AND ACCESSORY BUILDINGS		
Front Yard	**Side Yard**	**Rear Yard**
3.5 m	3.5 m	3.5 m

ADDITIONAL REQUIREMENTS:

a) Buildings and structures shall be located to minimize adverse affects on adjacent residential uses,
b) Outdoor storage and display shall not be permitted except for sidewalk sales, and
c) No shipping containers are allowed in this District.

EXCEPTIONS:

a) Dwelling units shall be an accessory use and shall be attached to and located in a separate space from the commercial use with separate access at ground level.



C-GEN Commercial, General District

PURPOSE: To provide for intensive commercial uses, offering a wide variety of goods and services within an attractive environment for pedestrians, while accessible to motor vehicles and generally located on major traffic routes.

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure <75m^2	Accessory Building/Structure >75m^2
Animal Service (Minor)	Automotive (Sales) (Service)
Art and Craft Studio	Bulk Fuel Station
Establishment (Drinking) (Eating) (Entertainment)	Cannabis Retail
Financial Institution	Car Wash
Government Services	Care Facility (Child) (Clinic)
Office	Drive-Through Business
Retail (Small) (General)	Farmers'/Flea Market
	Funeral Facility
	Gas Station
	Heavy Vehicle Equipment Sales and Service
	Hotel/Motel
	Industrial (Light)
	Recreation (Culture and Tourism)
	Recycling Facility
	Religious Assembly
	Retail (Large) (Liquor) (Shopping Centre)
	School (Commercial)
	Transportation Service

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

MINIMUM PARCEL SIZE: 0.3 hectares

MAXIMUM BUILDING HEIGHT: 15.0 m

MINIMUM SETBACKS:

PRINCIPAL AND ACCESSORY BUILDINGS		
Front Yard	**Side Yard**	**Rear Yard**
6.0 m	3.0 m 3.5 m on corner parcels	3.0 m
3.5 m for off-street parking	6.0 m adjacent to residential (or on one side where no rear lane is provided).	

ADDITIONAL REQUIREMENTS:

a) Outdoor storage and display shall not be permitted except for sidewalk sales,
b) Garbage storage shall be confined to a designated area and shall not have an adverse affect on the use or circulation on the parcel and adjacent lands, and
c) No shipping containers are allowed.



C-HWY Commercial, Highway Corridor District

PURPOSE: To provide for commercial uses adjacent to the Trans Canada Highway, including retailers and service providers which require large areas for parking and display of merchandise and cater to the traveling public, while recognizing the corridor as the primary gateway to the Town.

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure <75m2	Accessory Building/Structure >75m2
Animal Services (Minor)	Animal Services (Major)
Establishment (Eating)	Automotive (Sales) (Service)
Gas Station	Bulk Fuel Station
Government Services	Cannabis Retail
Hotel/Motel	Car Wash
Recreation (Culture and Tourism)	Care Facility (Clinic)
Retail (Small)	Communications Tower
	Drive-Through Business
	Funeral Facility
	Heavy Vehicle Equipment Sales and Service
	Industrial (Light)
	Tank and Pressure Vessel
	Recycling Facility
	Retail (General) (Liquor) (Shopping Centre)
	Transportation Service
	Shipping Container
	Storage Yard-Mini Storage

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

MINIMUM PARCEL SIZE: 0.3 hectares

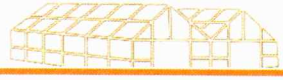
MAXIMUM BUILDING HEIGHT: 15.0 m

MINIMUM SETBACKS:

PRINCIPAL AND ACCESSORY BUILDINGS		
Front Yard	**Side Yard**	**Rear Yard**
6.0 m or as required by Alberta Transportation	3.0 m 3.5 m on corner parcels	3.0 m
	6.0 m adjacent to residential (or on one side where no rear lane is provided).	6.0 m if parking and loading facilities are located at the rear of the site.

ADDITIONAL REQUIREMENTS:

a) Outdoor storage shall be screened, and
b) Garbage storage shall not be permitted in the front setback area and shall not have an adverse affect on the use or circulation on the parcel and adjacent lands.



H-COM Horticulture/Commercial District

PURPOSE: To regulate horticultural and associated commercial and light industrial development where consent has been received to approve uses restricted under the MGA within the 300.0 m setback distance from a non-operating landfill.

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure <75m^2	Automotive (Sales) (Service)
Animal Services (Minor)	Car Wash
Art and Craft Studio	Gas Station
Greenhouse	Government Services
Industrial (Light)	Tank and Pressure Vessel
Office	Retail (Liquor)
Recreation (Indoor)	Shipping Container
Retail (Small)	Storage Yard/Mini-Storage
	Discretionary uses within the 300.0 m setback from a non-operating landfill shall be at the discretion of the MPC

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

MINIMUM PARCEL SIZE: 650 m^2

MAXIMUM BUILDING HEIGHT:

Greenhouse	Other Uses	Accessory Building
8.5 m	At the discretion of the Development Authority	4.5 m

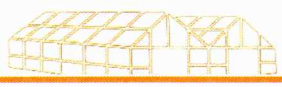
MINIMUM SETBACKS:

Front Yard	Side Yard	Rear Yard
6.0 m Greenhouse 3.5 m Other Uses	3.0 m 3.5 m on corner parcels 6.0 m where no rear access is provided	1.5 m Greenhouse 1.5 m Other Uses

MAXIMUM SITE COVERAGE: 60%

EXCEPTIONS:

a) In accordance with Section 13(5) of the Subdivision and Development Regulation, the development of schools, hospitals, food establishments and residences within the 300.0 m setback from a non-operating landfill are not permitted.



H-GEN Horticulture, General District

PURPOSE: To regulate horticultural and residential development within Town. Residential development is intended to be for owners/operators of greenhouse operations.

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure <75m^2	Dwelling (Manufactured) (Single Detached)
Greenhouse	Government Services
	Tank and Pressure Vessel
	Shipping Container

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

MINIMUM PARCEL SIZE: 450 m^2

MAXIMUM BUILDING HEIGHT:

Greenhouse	Dwelling	Accessory Building
8.5 m	11.0 m	4.5 m

MINIMUM SETBACKS:

Front Yard	Side Yard	Rear Yard
3.5 m Greenhouse 6.0 m Other Uses	1.5 m 3.5 m on corner parcels 3.5 m where no rear access is provided	1.5 m Greenhouse 6.0 m Other Uses

MAXIMUM SITE COVERAGE: 45%

EXCEPTIONS:

a) In accordance with Section 13(5) of the Subdivision and Development Regulation, parcels of land within this district have received consent from the Deputy Minister of Alberta Environment to permit the development of schools, hospitals, food establishments and residences within the 300.0 m setback from a non-operating landfill.



I-LHT Industrial, Light District

PURPOSE: To provide for a variety of light industrial activities, including services and storage, where nuisance factors are confined to the site.

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure <190m^2	Accessory Building/Structure >190m^2
Animal Services (Minor)	Alcohol Production
Automotive (Sales) (Service)	Animal Services (Major)
Farmers'/Flea Market	Auction House
Financial Institution	Bulk Fuel Station
Gas Station	Cannabis Production and Distribution Facility
Government Services	Cannabis Retail
Industrial (Light)	Car Wash
Office	Communications Tower
Retail (Small)	Custodial Quarters
	Drive-Through Business
	Establishment (Drinking) (Eating) (Adult)
	Heavy Vehicles and Equipment Sales and Service
	Industrial (Medium)
	Recycling Facility
	Shipping Container
	Solar Collector (Freestanding)
	Storage Yard-Mini Storage
	Tent and Air Supported Structures
	Transportation Service

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

MAXIMUM BUILDING HEIGHT: 15.0 m

MINIMUM SETBACKS:

PRINCIPAL AND ACCESSORY BUILDINGS		
Front Yard	**Side Yard**	**Rear Yard**
8.0 m	3.0 m 3.5 m on corner parcels	8.0 m
3.5 m for off-street parking	6.0 m on one side where no rear lane is provided	6.0 m if parking and loading facilities are located at the rear of the site.

MAXIMUM SITE COVERAGE: 75%

ADDITIONAL REQUIREMENTS:

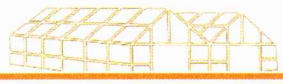
a) Storage shall be located to the rear and/or side of the Principal Building,

b) The Development Authority may require greater setbacks and landscaping requirements for an industrial development which may interfere with the amenity of adjacent sites, and

c) The Development Authority may require an Environmental Impact Assessment where there is uncertainty regarding the potential risk from the proposed development.

EXCEPTIONS:

a) Auction Markets shall exclude livestock sales.



I-HVY Industrial, Heavy District

PURPOSE: The purpose of this district is to provide for the development of industrial uses which may not be compatible with surrounding non-industrial land uses due to nuisance effects that may extend beyond the site.

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure <190m^2	Accessory Building/Structure >190m^2
Automotive (Service)	Alcohol Production
Gas Station	Auction House
Heavy Vehicle Equipment Sales and Service	Automotive (Sales)
Industrial (Light)	Bulk Fuel Station
Shipping Container	Cannabis Production and Distribution Facility
Storage Yard-Mini Storage	Cannabis Retail
Tent and Air Supported Structures	Car Wash
	Communications Tower
	Custodial Quarters
	Establishment (Adult)
	Industrial (Heavy) (Medium)
	Solar Collector (Freestanding)

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

MAXIMUM BUILDING HEIGHT: 15.0 m

MINIMUM SETBACKS:

PRINCIPAL AND ACCESSORY BUILDINGS		
Front Yard	**Side Yard**	**Rear Yard**
6.0 m	3.0 m 3.5 m on corner parcels	3.0 m
3.5 m for off-street parking	6.0 m on one side where no rear lane is provided.	6.0 m if parking and loading facilities are located at the rear of the site.

MAXIMUM SITE COVERAGE: 75%

ADDITIONAL REQUIREMENTS:

a) The Development Authority may require greater setbacks and landscaping requirements for an industrial development which may interfere with the amenity of adjacent sites,

b) The Development Authority may require an Environmental Impact Assessment where there is uncertainty regarding the potential risk from the proposed development, and

c) Display of new vehicles, new machinery, and new equipment may be allowed in front of a proposed building, provided such display does not encroach more than 3.0 m into the required front yard.

S-PRK Special, Parks and Recreation District

PURPOSE: To provide for the development of parks and public areas to meet passive and active recreational and leisure pursuits.

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure	Campground
Parks and Playgrounds	Establishment (Entertainment)
	Government Services
	Recreation (Culture and Tourism) (Indoor) (Outdoor)
	Shipping Container

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

PARCEL SIZE: At the discretion of the Development Authority.

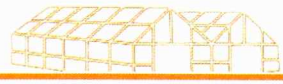
MAXIMUM BUILDING HEIGHT: At the discretion of the Development Authority.

MINIMUM SETBACKS: At the discretion of the Development Authority.

MAXIMUM SITE COVERAGE: At the discretion of the Development Authority.

EXCEPTIONS:

a) For parcels governed by provincial or federal legislation, any uses consistent with the provincial or federal regulations attached to those parcels will be considered Permitted Uses.



S-COM Special, Community Services District

PURPOSE: To provide for either public or private development of community services or amenities.

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure	Campground
Government Services	Care Facility (Child) (Clinic) (Large Group) (Medical) (Small Group)
Parks and Playgrounds	Dwelling (Multi-Unit)
	Farmers'/Flea Market
	Office
	Recreation (Culture and Tourism) (Indoor) (Outdoor)
	Recycling Facility
	Religious Assembly
	School

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

MAXIMUM PARCEL SIZE: At the discretion of the Development Authority.

MAXIMUM BUILDING HEIGHT: At the discretion of the Development Authority.

MINIMUM SETBACKS: At the discretion of the Development Authority.

MAXIMUM SITE COVERAGE: At the discretion of the Development Authority.

ADDITIONAL REQUIREMENTS:

a) All parcel and development regulations shall be at the discretion of the Development Authority and shall proceed in a manner to minimize impacts on adjacent residential areas.

S-URB Special, Urban Reserve District

PURPOSE: To protect lands for future orderly development and to provide for a limited range of temporary uses until such time as development occurs.

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure	Agricultural Building
Farm	Dwelling (Single Detached) (Manufactured Home)
	Any strictly temporary use, which in the opinion of the Development Authority, will not prejudice the orderly and economic development of the area in the future.

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

ADDITIONAL REQUIREMENTS:

a) All siting, Parcel coverage, densities setbacks and Building heights shall be at the discretion of the Development Authority, and

b) The Development Authority may specify the length of time a use is permitted, having regard to the future servicing and development of the subject land.

S-NOS Special, Natural Open Space District

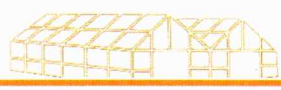
PURPOSE: To protect environmentally sensitive areas by restricting development to clearly compatible uses and to provide access to the public in a manner that preserves the area in accordance with the Act.

PERMITTED USES:	DISCRETIONARY USES:
Natural Area	Government Services

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

ADDITIONAL REQUIREMENTS:

a) All parcel and development regulations shall be at the discretion of the Development Authority and shall proceed in a manner to minimize impacts on the natural environment.



SECTION SIX

Glossary

6

This section provides definitions for terms used within the Land Use Bylaw.

Please note, definitions pertaining to specific uses are **HIGHLIGHTED** below:

ABUTTING – means immediately contiguous to or physically touching, and when used in respect of a lot, means that the two abutting lots share a property line.

ACCESSORY BUILDING/STRUCTURE – means any building or structure which is separate from the principal building on the parcel on which both are located, and the use of which is subordinate and incidental to that of the principal building. Typical accessory building/structures include, but are not limited to, sheds, carports, portable garages and shelters, tall flagpoles, satellite dishes, etc.

ACCESSORY USE – means a use of land or buildings which is incidental or subordinate to the principal use of the same parcel, building, site or dwelling unit.

ADDITION – means adding onto an existing building, provided that there are no structural changes to the existing building, no removal of the roof structure and no removal of the exterior walls other than that required to provide an opening for access from, and integration of, the existing building to the portion added thereto and there is a common structural connection from the existing building to the addition that includes a foundation, constructed to the minimum standards outlined in the Alberta Building Code, and a roof.

ADJACENT – means contiguous and abutting if not for an easement, right-of-way, street or natural feature.

AGRICULTURAL BUILDING – means a building normally associated with and generally essential to the operation of a farm. Such structures shall include, but are not limited to, machine sheds, storage sheds, granaries, grain bins for the storage of on-farm products, silos, repair shop, etc. Farm is a separate use. This use does not include Cannabis Production and Distribution Facility.

ALCOHOL PRODUCTION – means a use where beer, spirits and/or other alcoholic beverages are manufactured that may include the retail sale of products. Typical development includes breweries, distilleries and meaderies. This use may be combined with another use such as an Establishment (Eating & Drinking).

AMENITY SPACE – means an area within a parcel or building that is provided for the exclusive use of residents for recreational or social purposes. Private Amenity Spaces are provided for the use of the occupants of only one dwelling unit. Common Amenity Spaces are for the use of all residents.

ANIMAL SERVICES (MAJOR) – means a use for livestock outpatient care and treatment, boarding, training, or grooming of large animals and includes retail sales of associated products. This includes such uses as animal hospitals, boarding/breeding kennels for both livestock and domestic pets, impounding and quarantining facilities.

ANIMAL SERVICES (MINOR) – means a use for domestic pet outpatient care and treatment, pet training not exceeding ten animals on the premises at any one time, treatment or grooming of animals and includes retail sales of associated

products. Temporary boarding of small animals is permitted when associated with a veterinary clinic. Typical Uses include pet grooming salons, animal daycares and domestic pet veterinary clinics.

APPLICANT – means a person who is lawfully entitled to make, and makes, an application for any document, approval or other thing that may be issued, made or done under the authority of this Bylaw.

APPLICATION FORM – means a form provided to an Applicant pursuant to the Bylaw, such as Text Amendment Application Forms, Land Use Redesignation Application Forms and Development Permit Application Forms etc.

ART AND CRAFT STUDIO – means development used for the purpose of small scale, onsite, production, display and sale of goods produced by simple processes or hand manufacturing primarily involving the use of hand tools. Typical uses include pottery, ceramic, jewellery, toy manufacturing and sculpture and artist studios.

AUCTION HOUSE – means development for the auctioning of goods and equipment and the related temporary storage of goods and equipment to be auctioned, not including Auction Livestock.

AUCTION LIVESTOCK – means a development for the auctioning and related temporary storage of livestock.

AUTOMOTIVE (SALES) – means a development used for the sale of a motor vehicle, recreation vehicle, or recreation equipment and may include a service component. Typical development includes a car or motorcycle dealership, not including Automotive (Service), or Heavy Vehicle and Equipment Sales and Service.

AUTOMOTIVE (SERVICE) – means a development used for the service and repair of a motor vehicle, recreation vehicle, or recreation equipment or their components. Typical development includes paint and collision repair, and service shops, not including Automotive (Sales), or Heavy Vehicle and Equipment Sales and Service.

BED AND BREAKFAST – means an accessory use carried on within an owner-occupied dwelling unit where temporary accommodation is provided, and where meals for guests shall be prepared in a common kitchen in the principal residence.

BUILDING – means any structure used or intended for supporting or sheltering any use or occupancy.

BUILDING COVERAGE – means that portion of a parcel upon which a covered building is located, as measured from a point at grade directly below the outside surface of the exterior walls of the building at the first storey floor level, including any projections less than 2.4 meters above grade.

BUILDING HEIGHT – means the vertical distance between the average grade and the highest point of a building that is not: a roof stairway entrance; ventilating fan; a skylight; steeple; chimney; smokestack; fire wall; parapet wall; flagpole; or other similar device that is not structurally essential to the building.

BUILDING – COMMON TERMS

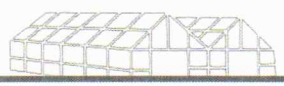
a) **ATTACHED GARAGE** – means a building or portion of a building that can be used for motor vehicle storage that is attached to the principal building by sharing a common wall which usually has an interconnecting door. For the purpose of calculating yard setbacks and site coverage requirements, an attached garage is deemed to be part of the principal building.

b) **DETACHED GARAGE** – means a detached accessory building designed and used for the parking or storage of vehicles.

c) **AWNING** – means a cloth like or lightweight shelter projecting from a building.

d) **BALCONY** – means a projecting elevated platform on a building, which is enclosed by a railing or parapet and is greater than 0.6 m above grade and width. Access is from the building only.

e) **BASEMENT** – means the space within a building which is below the first storey and is partially or completely below grade.



f) **BAY WINDOW** – means a window that projects outward from the facade of a building but does not include an opening that is intended to give access to a building.

g) **CANOPY** – means a non-retractable solid projection extending from the wall of the building intended to be used as a protection against weather, other than normal architectural features such as lintels, sills, moldings, architraves and pediments, but includes the structure known as the theatre marquee.

h) **CANTILEVER** – means a long projecting beam or girder fixed at only one end.

i) **CARPORT** – means a detached accessory structure or part of a principal building for the parking or storage of vehicle(s), with at least 50% of its total perimeter open and unobstructed, whether separate from or attached to another building.

j) **COVERED DECK** – means a flat-floored, generally unenclosed, roofed structure adjoining a principal building or built as a structural part of it with a height greater than 0.6 m. A Covered Deck shall be included in site coverage calculations.

k) **UNCOVERED DECK** – means an addition to a building with a height greater than 0.6 m that has a frame or supporting structure and is intended for use as an outdoor amenity area.

l) **DRIVEWAY** – means a vehicle access route on the parcel which provides access to the driving surface.

m) **FOUNDATION** – means the lower portion of a building, usually concrete or masonry, and includes the footings, which transfers the weight of and loads on a building to the ground.

n) **PATIO** – means an uncovered open platform or area situated directly on the ground.

o) **PROJECTION** – means a portion of a building which extends horizontally beyond the foundation of the building but is not constructed on the building's foundation. Projections may include eaves, canopies, awnings, cornices, balconies and uncovered decks.

BUILDING PERMIT – means a permit issued pursuant to the Safety Codes Act authorizing commencement of a use, occupancy, relocation, construction, or demolition of any building.

BULK FUEL STATION – means development for handling petroleum products in bulk quantities and includes supplementary tanker vehicle storage. Key-lock pumps and retail fuel sales may be incorporated as an accessory use.

BUSINESS – means:

a) a commercial, merchandising or industrial activity or undertaking, or

b) a profession, trade, occupation, calling or employment, or

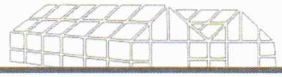
c) an activity providing goods and services, whether or not for profit and however organized or formed, including a co-operative or association of persons.

CAMPGROUND – means development for the purpose of seasonal occupancy by holiday trailers, recreational vehicles, tents and similar equipment and may include related facilities such as bathroom and recreational facilities, eating and cooking shelters. Convenience retail and laundry facilities and dwelling accommodation for the operator may be incorporated as accessory uses.

CANNABIS PRODUCTION AND DISTRIBUTION FACILITY – means development, as licensed by Health Canada, used primarily for one or more of the following uses:

a) The production, cultivation, and growth of medical and/or recreational Cannabis,

b) The making, testing, manufacturing, assembling, processing, or in any way altering the chemical or physical properties of semi-finished Cannabis goods and products,



c) the storage of Cannabis materials, goods and products, or

d) the transporting, shipping, and sale of materials, goods, and products to the Alberta Gaming, Liquor and Cannabis Commission or other agencies designated by provinces outside of the province of Alberta responsible for the distribution and sale of Cannabis in those provinces.

This use does not include Cannabis Retail.

CANNABIS RETAIL – means development for the retail sale of Cannabis and Cannabis Accessories, as authorized by the Alberta *Gaming, Liquor, and Cannabis Act*. This use does not include Cannabis Production and Distribution Facility.

CANNABIS PRODUCTION AND DISTRIBUTION FACILITY OVERLAY – means the overlay of the Land Use Zoning Map in the Land Use Bylaw showing where Cannabis Production and Distribution Facilities are permitted to be located.

CANNABIS RETAIL STORE OVERLAY – means the overlay of the Land Use Zoning Map in the Land Use Bylaw showing where Cannabis Retail Stores are permitted to be located.

CAO – means the person appointed to the position of Municipal Manager for the Town by the Council or appointed to the position of Chief Administrative Officer for the Town by the Council within the meaning of the Municipal Government Act *(MGA*), as the case may be;

CAR WASH – means development for the washing, cleaning or polishing of vehicles on a commercial basis.

CARE FACILITY (CHILD) – means a use where care, instruction, maintenance or supervision is provided for seven or more children under the age of 13 years, or to children under the age of 15 years who require care because of a special need, by persons other than one related by blood or marriage, for periods not exceeding 24 consecutive hours. Typical development includes day-care centres, early childhood services, nurseries, day homes, kindergarten, playschools and after-school or baby-sitting programs.

CARE FACILITY (CLINIC) – means a use where medical and health care services are provided on an outpatient basis only. Typical development includes medical and dental offices, health care clinics, pre-natal clinics, occupational health and safety offices, chiropractic and naturopathic services and counseling services.

CARE FACILITY (LARGE GROUP) – means a use that is recognized, authorized, licensed or certified by a public authority intended to provide room and board for more than six residents, exclusive of staff, and family members residing onsite where individuals who are in need of supervision reside on a temporary or long-term basis in a group setting where twenty-four (24) hour personal care or support may be provided. Typical development includes senior homes, large boarding homes, large group homes, large family homes and large long-term special needs care facilities.

CARE FACILITY (SMALL GROUP) – means a residential care facility which is recognized, authorized, licensed or certified by a public authority such as a social care facility intended to provide room and board for six residents or less, exclusive of staff or family members residing in the home, where residents are in need of supervision reside on a temporary or long-term basis in a group setting and 24-hour personal care or support may be provided. The residential character of the Dwelling shall be primary; with the occupants living together as a single housekeeping unit and using shared cooking facilities. Typical uses include small boarding homes, small group homes and small long-term special needs facilities.

CARE FACILITY (MEDICAL) – means a use that is authorized by the applicable Provincial authority where medical treatment for the sick, injured or infirm occurs, including out-patient services and accessory staff dwellings. Typical development includes hospitals, sanitariums, isolation facilities, nursing homes, hospices, psychiatric hospitals, auxiliary hospitals, and detoxification centres.

CERTIFICATE OF COMPLIANCE – means a document signed by the Development Authority, certifying that a development complies with this Bylaw with respect to yard requirements and insofar as represented on an Alberta Land Surveyors' Real Property Report.

CHANGE OF USE – means the conversion of land or building, or portion thereof from one land use activity to another in accordance with the permitted or discretionary uses as listed in each land use district.

CHATTEL – means any item of tangible, personal property other than land, buildings, and other things annexed to land.

COMMERCIAL RENEWABLE ENERGY DEVELOPMENT – means a system for producing electrical energy for commercial purposes, generated from solar, wind or geothermal energy which is the principal use on a parcel. Typical developments include a commercial solar or wind farm.

COMMUNICATIONS TOWER – means a building or structure for the transmission of wireless communication signals. Typical facilities include telecommunication towers, antennae, and the buildings that house their supporting equipment.

CORNER VISIBILITY TRIANGLE – means the triangular area formed on a corner parcel by the two (2) curb lines and a straight line, which intersects them 3.0 meters from where they meet in Residential districts and 6.0m from where they meet in all other districts.

COMMUNITY GARDEN – means a Site or part of a Site that does not contain a Dwelling, on which vegetables or fruits, but not cereal grains or animals of any kind, are cultivated for consumption or distribution on a not- for-profit basis.

COMPATIBLE – means the characteristics of different uses or activities or designs which allow them to be located near or Adjacent to each other in harmony. Compatibility does not mean "same as". Rather, compatibility refers to the sensitivity of development proposals in maintaining the character of existing developments.

CONSTRUCT – means to build, rebuild, or relocate and without limiting the generality of the word, also includes: any preliminary operation such as excavation, filling or draining; altering an existing building or structure by addition, enlargement, extension, or other structural change; and any work which requires a Building Permit.

COUNCIL – means the duly elected Council of the Town of Redcliff.

CURB CUT – means a place where vehicles cross a curb, even if there is no built curb.

CUSTODIAL QUARTERS – also know as a surveillance suite, means an area within an industrial building that is designed and utilized as living accommodation for a custodian as part of the operation, maintenance or security function of an industrial use. A custodial quarter shall provide sleeping and living accommodation for up to two (2) adults and only one (1) such living accommodation shall be allowed per property.

DEMOLITION – means the pulling down or destruction or removal of a structure.

DENSITY – means the number of dwelling units on a parcel expressed in units per net hectare or units per parcel.

DESIGNATED OFFICER(S) – means those persons designated by bylaw under the MGA and for purposes of the Bylaw are the Development Officer, Community Peace Officer, Bylaw Enforcement Officer, and Town's CAO or their Designate.

DEVELOPMENT AGREEMENT – means an agreement which is a contract between an applicant and the Town regarding the apportionment of costs arising from the construction or servicing of a development.

DEVELOPMENT OFFICER – means a person or persons appointed as the Development Officer(s) pursuant to this Bylaw.

DEVELOPMENT – means:

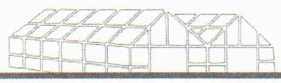
a) an excavation or stockpile and the creation of either of them,

b) 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,

c) 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

d) a change in the intensity 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 intensity of use of the land or building.

DEVELOPMENT, TEMPORARY – means development involving a use and/or a building maintained or operated for a time period specified within a Development Permit, issued under the provisions of this Bylaw.



DEVELOPMENT AUTHORITY – means the Development Officer, the Municipal Planning Commission or Town Council while carrying out municipal functions or duties under this Bylaw or the Act.

DEVELOPMENT COMMENCEMENT – means the moment construction is started on site (i.e., excavation) or the land use has begun for the purposes of the Development Permit application.

DEVELOPMENT COMPLETION – means the moment the required Building/Development Permit conditions and requirements have been met for the purposes of the Development Permit application, except for ongoing conditions.

DEVELOPMENT PERMIT – means a document which authorizes development pursuant to this Bylaw and includes the plans and conditions of approval.

DIRECT CONTROL DISTRICT – means a district in the Land Use Bylaw which details guidelines established by Council for control over the use and development of an area pursuant to the provisions of the MGA.

DISTRICT – means an area of land designated by this Bylaw in which permitted and/or discretionary uses and development regulations are prescribed.

DRIVE-THROUGH BUSINESS – means a restaurant or other business with facilities essentially designed to provide goods and services to the motoring public on the basis that consumption will mainly take place in the customer's own vehicle, on or off the site, and may also take place within a building provided for the purpose on the site.

DWELLING OR DWELLING UNIT – a building or portion of a building consisting of one or more rooms operated or intended to be operated as a permanent residence for a household, containing cooking, sleeping and sanitary-facilities only for that unit.

DWELLING UNITS (SECOND FLOOR ONLY) – means a dwelling unit located on the second floor of a non-residential building.

DWELLING (APARTMENT) – means a dwelling no more than three storeys, comprising of more than six (6) dwelling units with a common entrance. Secondary Suites are not permitted in Dwelling (Apartment).

DWELLING (MANUFACTURED HOME) – means a dwelling that is manufactured to be moved from one point to another that is located on a permanent foundation and which provides completely self-contained, year-round residential accommodation and meets the requirements for a residence under the Canadian Standards Association.

DWELLING (MULTI-UNIT) – means a dwelling with three (3) or more dwelling units with separate entrances for each unit. Typical multi-unit dwellings include Row Houses, Town Houses, Stacked-Townhouses, Tri or Four-plexes. Secondary Suites are not permitted in Dwelling (Multi-Unit).

DWELLING (DUPLEX/SEMI) – means a dwelling containing two (2) dwelling units having the dwelling area of one located above the dwelling area of the other each with a private entry or a dwelling containing not more than two (2) side-by-side dwelling units sharing a common wall, which may be subdivided along the common wall.

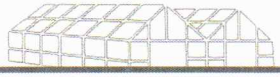
DWELLING (SINGLE DETACHED) – means a dwelling (constructed on site or modular construction) that is supported on a permanent foundation or basement but does not include Dwelling (Manufactured Home).

EASEMENT – means a right to use land generally for access to other property or as a right-of-way for a public utility.

ENVIRONMENTAL IMPACT ASSESSMENT – means a report prepared in accordance with the Alberta Environmental Protection legislation on the effect of development proposals and other major actions which significantly affect the environment.

ENVIRONMENTAL SITE ASSESSMENT – means a process with the attendant documentation which identifies the quality of soil and groundwater of a site and the mitigative measures necessary to reduce negative impacts arising from previous development or use.

ESCARPMENT BOTTOM – means the lowest breakline or topographic discontinuity between the valley wall and the valley bottom.



ESCARPMENT SETBACK – means the minimum distance measure from Top or Bottom of the Escarpment at which a lot line can be established.

ESCARPMENT TOP – means the uppermost valley break-line or the slope edge defining the most distinct break or topographic discontinuity in slope between the upper plateau and valley wall.

ESCARPMENT DEPTH – means the vertical distance between the elevation at the Top of the Escarpment and the elevation at the Bottom of the Escarpment.

ESCARPMENT SLOPE – means the slope of a line joining the Bottom of the Escarpment and the Top of the Escarpment.

ESTABLISHMENT (ADULT) – means a premise or parts thereof in which products or services are provided which are of a sexual intent and shows or displays nudity with an erotic or sexually explicit intent. Typical uses would include but are not limited to adult mini-theatres, strip clubs or shows, sex shops and adult video stores.

ESTABLISHMENT (DRINKING) – means an establishment, licensed by the Alberta Liquor Control Board, where the main purpose is to serve alcoholic beverages for consumption on the premises, and any preparation or serving of food is ancillary to such use. Typical uses include neighbourhood pubs, bars, taverns and licensed lounges that are ancillary to a restaurant, but do not include Entertainment Establishments, Eating Establishments, and Adult Entertainment Facilities.

ESTABLISHMENT (EATING) – means a development primarily used for the preparation and sale of food for consumption on the premises. Accessory uses may include the sale of alcoholic or non-alcoholic beverages incidental to the meal, take-out services and/or catering. A restaurant may hold a "Class A" liquor license and minors may, or may not, be prohibited. Drinking and Entertainment Establishments are separate uses.

ESTABLISHMENT (ENTERTAINMENT) – means a use where live performances or motion pictures are shown. Typical development includes auditoria, bingo halls, casinos, billiard parlours, cinemas and theatres but does not include Establishment (Adult).

EXCAVATION – means any breaking of ground except for gardening and ground care.

FARM – means development, the primary use of which is for the production of farm products such as dairy products, livestock or field crops, or undeveloped land. This use does not include Cannabis Production and Distribution Facilities, or related commercial or industrial sales, commercial feed lots or services, or storage uses which are non-essential to the operation of the on-site agricultural use. A Greenhouse is not a Farm.

FARMERS'/FLEA MARKET – means a development used for the sale of new or used goods and food products by multiple vendors renting tables and/or space. Vendors may vary from day to day, although the general layout of space to be rented remains the same. Such operations are usually of a seasonal nature.

FENCE – means a structure which may be used to prevent or restrict passage, to provide visual screening, sound attenuation, yard décor, protection from the elements or to mark a property line or other boundary.

FLOOD FRINGE – is the portion of the flood hazard area outside of the floodway.

FLOOD HAZARD AREA – is the area affected by the design flood. The flood hazard area is divided into floodway and flood fringe zones.

FLOODWAY – is the portion of the flood hazard area where flows are deepest, fastest and most destructive. The floodway typically includes the main channel of a stream and a portion of the adjacent overbank area. The floodway is required to convey the design flood. New development is discouraged in the floodway and may not be permitted.

FLOOR AREA – means the area of all floors in a building, measured within the exterior walls of a building, not including basements, decks, patios, driveways, sidewalks, porches, elevator shafts, stairwells, crawl spaces, mechanical or electrical rooms, garbage and recycling storage, and parking areas.

FINANCIAL INSTITUTION – means a development providing financial and banking services. Typical uses include banks, credit unions, trust companies or any other company providing loans or mortgages.

FRONT OF PROPERTY – means that portion of a parcel that lies between the front face of the principal building and the front property line. In the case of a corner lot, the front yard is on the same side as the other lots in the row on the block regardless of the orientation of the principal building.

FUNERAL FACILITY – means development for the preparation of the deceased for burial or cremation and/or for holding funeral services, and may incorporate a crematorium.

FULL CUT-OFF FIXTURES – means lighting fixtures that direct light directly down towards the ground (the luminous intensity at or above an angle of 90° above nadir is zero).

GAS STATION – means a development where gasoline and related fuels are sold, typically including a small retail component. This use does not include a Bulk Fuel Facility.

GOVERNMENT SERVICES – means a use where municipal, provincial or federal government services/programs are provided. Typical development includes cemeteries, police stations, fire stations, courthouses, post offices, municipal offices or social service offices.

GRADING – means the alteration of the grade of a site.

GRADE – (to determine building height) means the approved finished, landscape grade as approved on a grade plan by Engineer for the Town of Redcliff. For lots without an approved grade plan, grade means the grade established by a grade certificate completed by an Alberta Land Surveyor.

GRADE, FINISHED -- means the ground elevation established for the purpose of determining the number of stories and the height of a building or structure. Finished grade, or grade, shall be determined by averaging finished level of the ground adjacent to the foundation of the principal building.

GREENHOUSE – means development for the growing, storage and/or sale of garden, household and ornamental plants, flowers, trees or produce and may include the sale of products grown on-site. This use does not include Cannabis Production and Distribution Facility.

GREEN SPACE – means an area of grass, trees, or other vegetation set apart for aesthetic purposes in an otherwise urban environment.

HARD SURFACE – means an area paved with asphalt or concrete. Landscaping is a separate use.

HOME-BASED BUSINESS TYPE ONE (HBB1) – means a use where business is conducted in a principal building with no visits and employees that reside in the principal building only. Uses are secondary to the residential use of the parcel and do not change the residential appearance of the land and buildings, such as private consulting or other office functions only.

HOME-BASED BUSINESS TYPE TWO (HBB2) – means a use where business is conducted in a principal building with limited weekly visits and up to one non-resident employees that reside in the principal building. Uses are secondary to the residential use of the parcel and do not change the residential appearance of the land and buildings, such as accounting services, small engine repair, music lessons, hairdressers or light fabrication. Day Homes, which are limited to six (6) children are also an acceptable HBB2 use.

HEAVY VEHICLE AND EQUIPMENT SALES AND SERVICE – means a development used for the sale, service, and rental of heavy vehicles, machinery, or mechanical equipment and may include vehicles and equipment used for farming, construction, or oilfield operations. This use does not include Automotive (Sales) or Automotive (Service).

HOTEL/MOTEL – means a use where sleeping accommodation and ancillary services are provided in rooms or suites which may contain facilities for food preparation. This use may incorporate ancillary uses such as an Establishment (Drinking), Establishment (Eating) or Retail (Small).

INDUSTRIAL (LIGHT) – means a use where activities are primarily carried on within an enclosed building and no significant nuisance factor is created or apparent outside an enclosed building. Any development, even though fully enclosed, where, in the opinion of a Development Authority, there is significant risk of interfering with the amenity of adjacent

sites because of the nature of the site, materials or processes, shall not be considered Industrial (Light). Typical development includes laboratories, general contractors and landscaping services, equipment rentals and service, warehouses and warehouse sales of furniture, floor coverings etc.

INDUSTRIAL (MEDIUM) – means a use where all or a portion of the activities and uses are carried on outdoors, without any significant nuisance such as noise, appearance, or odour, extending beyond the boundaries of the site. Any development where the risk of interfering with the amenity of adjacent or nearby sites, because of the nature of the site, materials or processes, cannot be successfully mitigated shall be considered Industrial (Heavy). Typical development includes, grain storage, construction, maintenance, and manufacturing or processing facilities that do not pose a Nuisance.

INDUSTRIAL (HEAVY) – means a use that may have an effect on the safety, use, amenity, or enjoyment of adjacent or nearby sites due to appearance, noise, odour, emission of contaminants, fire or explosive hazards, or dangerous goods, but does not include Cannabis Production and Distribution Facility. Typical development includes abattoirs, concrete plants, wreckage and salvage yards, and manufacturing and processing facilities that create a Nuisance.

INDUSTRIAL (LOGISTICS) – means a use where storage and inter-modal (highway) distribution of goods occurs, resulting in larger traffic volume. Typical development includes shipping/receiving facilities, transshipment and distribution centres.

LANDSCAPING – means to change or modify the natural features of a site so as to make it more attractive by adding lawns, trees, shrubs, ornamental plantings, fencing, walks, drives, or other structures and materials.

LANE – means a public roadway which provides a secondary means of direct access to abutting lots.

LIVESTOCK – means all domesticated animals kept for use on a farm or raised for sale or profit and includes horses, cattle, swine, donkeys, mules, oxen, poultry, birds, sheep, goats or other animals as determined by the Town.

LOADING SPACE – means a space on a site designated to accommodate a vehicle while it is being loaded or unloaded.

MAINTENANCE – means the upkeep of a building or property that does not involve structural change, the change of use, or the change of intensity of use.

MINIMUM STANDARDS – means those minimum requirements relating to lot area, floor area, yards, landscaping design, character and appearance of buildings, etc. for the permitted uses of land or buildings or the discretionary uses of land or buildings, or both, listed in this Bylaw and, where these are not specified, as determined by the Municipal Planning Commission for a discretionary use.

MIXED-USE DEVELOPMENT – means a parcel of land or a building or structures developed for two or more different uses such as residential, office, manufacturing, retail, public, or entertainment.

MUNICIPAL GOVERNMENT ACT (MGA) – means the *Municipal Government Act* of Alberta, as amended.

MUNICIPAL PLANNING COMMISSION (MPC) – means the Town of Redcliff Municipal Planning Commission established by Council pursuant to the MGA and constituted and empowered by Council.

MURAL – means a picture, scene, graphic, or diagram displayed on the exterior wall of a building for the primary purpose of decoration or artistic expression and is not created to solely display messaging to market an event, business, or promotion.

NATURAL AREA – means an area for conservation, preservation or restoration of natural features, biodiversity and ecological processes. These areas may be suitable for passive recreation.

NOISE ATTENUATION STUDY – means a study prepared by a qualified engineer that analyses the actual or expected noise volumes generated by a development, highway, public roadway or facility, the expected impact on adjacent development and the mitigative measures to reduce the noise to accepted levels.

NON-CONFORMING BUILDING – means a building:

i. That is lawfully constructed or lawfully under construction on the date a Land Use Bylaw affecting the building or

land on which the building is situated, becomes effective, and

ii. That on the date the Land Use Bylaw becomes effective does not, or when constructed will not, comply with the Land Use Bylaw.

NON-CONFORMING USE –means a lawful specific use:

i. Being made of land or a building or intended to be made of a building lawfully under construction, at the date this Land Use Bylaw or any amendment thereof affecting the land or building becomes effective, and

ii. That on the date this Land Use Bylaw or any amendment thereof becomes effective does not, or in the case of a building under construction, will not, comply with this Land Use Bylaw.

NUISANCE – means anything that interferes with the use or enjoyment of property, endangers personal health or safety, or is offensive to the senses in the opinion of the Development Authority.

OFF-STREET PARKING – means parking constructed entirely off any road or lane.

OFFICE – means development to accommodate professional, managerial, clerical and consulting services, the administrative needs of businesses, trades, contractors and other organizations, and the sale of services of businesses such as travel agents and insurance brokers.

PARCEL – means the aggregate of the one or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a land titles office and includes a bare land unit created under a condominium plan, whereby the determination of Rear, Side, Width and Front Parcel Lines is the same as for Lot Lines.

PARCEL AREA – means the area contained within the boundaries of a lot as shown on a plan of subdivision or as described in a certificate of title.

PARCEL COVERAGE – means the percentage of lot area covered by buildings and structures 0.6 m above finished grade including any covered projections. Parcel coverage does not include uncovered swimming pools or Uncovered Decks, patios, driveways less than 0.6 m above finished grade.

PARCEL DEPTH – means the length of a line joining the mid-points of the front property line and the rear property line.

PARCEL FRONTAGE – means the length of a street boundary measured along the front line of a parcel.

PARCEL WIDTH – means the distance between the side property lines of a parcel measured at a right angle to the mid-point of the shortest side property line.

PARCEL, CORNER – means a site at the intersection or junction of two or more roads (excluding lanes).

PARCEL, DOUBLE FRONTING – means a parcel which abuts two (2) non-intersecting streets (excluding lanes).

PARCEL, INTERIOR – means a parcel which is bounded by only one (1) street.

PARCEL, LANELESS – means a parcel that is not bounded wholly or partially by a lane.

PARKING FACILITY – means development to accommodate vehicular parking, either outdoors or in a building.

PARKING SPACE – means an area for the parking of a single motor vehicle.

PARKS AND PLAYGROUNDS – means a use where active or passive public recreational activities occur, and includes supplementary uses such as picnic areas, open space, playgrounds, pedestrian and bicycle trails and paths, natural and manmade landscaped areas, and public washrooms. Typical uses include tot lots, band shells, and playgrounds.

PARTY WALL – means a wall or dividing partition between two abutting dwelling units erected at, or upon, a property line such that each dwelling unit is capable of being a separate, legal parcels subdivided under the MGA.

PERSON – means any individual, group of people, partnership, association, corporation, company, society or other legal entity recognized by law as the subject of rights and duties when otherwise used in this Bylaw.

PLAN OF SUBDIVISION – means a plan of subdivision registered or approved for registration at the Land Titles Office.

PRINCIPAL BUILDING – means a building which comprises the principal use of the site.

PRINCIPAL USE – means the principal purpose for which a building or site is used or intended to be used.

PRIVATE POOL – means any private swimming pool, decorative pond, or hot tub, whether above or below the ground, which is used exclusively for the private entertainment of the dwelling's inhabitants or guests.

PROVINCIAL OFFENCES PROCEDURE ACT (POPA) – means the *Provincial Offences Procedure Act* of Alberta, as amended.

REAL PROPERTY REPORT – means a legal document prepared by an Alberta Land Surveyor in accordance with the Alberta Land Surveyor Association's Act that illustrates in detail the location of all relevant, visible public and private improvements relative to property boundaries.

RECREATION (CULTURE & TOURISM) – means a use where public or private cultural or tourism recreation occurs. Typical development includes tourist information centres, libraries, museums, art galleries, or other cultural facilities, but does not include Recreation (Public) facilities nor Establishment (Entertainment).

RECREATION (OUTDOOR) – means a use where outdoor recreation occurs. Typical development includes outdoor skating rinks, lawn bowling greens, tennis courts, swimming and wading pools, water spray parks, rodeo grounds, go-cart tracks, miniature golf, and golf courses.

RECREATION (INDOOR) – means a use where sports or recreation, that is open to the public, occurs within an enclosed building. Typical uses include recreation centres, community halls, public swimming pools, private clubs or lodges, health or fitness clubs, bowling alleys, curling rinks and arenas, but does not include Government Services.

RECREATION (SPECIAL OUTDOOR) – means a Development or Site whose Principal Use is to be a venue for outdoor recreational activities that in the opinion of a Development Authority may cause an adverse impact to other lands. Typical uses include a place where vehicles are raced either directly or by remote control, a firearm shooting range, or outdoor paintball or amusement park.

RECREATIONAL VEHICLE (RV) – means vehicle or trailer that is designed for recreational or travel purposes and includes but is not limited to motor homes, travel trailers, fifth wheel travel trailers, tent trailers, toy haulers, boats, campers whether located on a truck or other vehicle or not, and a trailer used to transport any of the above, but does not include personal watercraft, snow mobiles, all-terrain vehicles, hunting buggies, and other small scale recreational vehicles.

RECYCLING FACILITY – means development for the purchasing, receiving, sorting and temporary storage of discarded articles for reuse and does not generate a detrimental impact or nuisance beyond the boundaries of the site. This term refers to uses such as bottle, can and paper recycling depots. Salvage, wrecking or disassembly operations are considered Industrial (Heavy).

REDESIGNATION – means the conversion of land from one land use district to another.

REGISTERED OWNER – means:

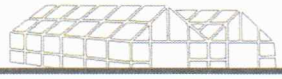
a) in the case of land owned by the Crown in right of Alberta or the Crown in right of Canada, the Minister of the Crown having the administration of the land, or

b) In the case of any other land,

   i. the purchaser of the fee simple estate in the land under an agreement for sale that is the subject of a caveat registered against the certificate of title in the land and any assignee of the purchaser's interest that is the subject of a caveat registered against the certificate of title, or

   ii. in the absence of a person described in paragraph (a), the person registered under the Land Titles Act as the owner of the fee simple estate in the land.

RESERVE, ENVIRONMENTAL (ER) – means the land designated as Environmental Reserve per the MGA.



RESERVE, SCHOOL (SR) – means the land designated as School Reserve per the MGA.

RESERVE, MUNICIPAL (MR) – means the land designated as Municipal Reserve per the MGA.

RELIGIOUS ASSEMBLY – means development for worship activities, religious instructions, and philanthropic and social activities, and staff residences. Typical uses include chapels, churches, convents, monasteries, mosques, parish halls, rectories, synagogues and temples.

RESIDENTIAL CONVERSION – means a development in a Residential district that involves the conversion, but does not substantially change the general residential appearance, of a Dwelling (Single-Detached) for Office or Retail (Small) use.

RETAIL (SMALL) – means a use where goods and/or services are sold in a building with a gross floor area less than 1,000.0 m^2. Typical development includes a convenience store or sandwich shop or personal services such as hairdressers/salons, massage clinics, laundromats, dry cleaners, tailors, or photography studios.

RETAIL (GENERAL) – means a use where goods and services are sold in a building with a gross floor area between 1,000.0 - 4,000.0 m^2. Typical development includes a clothing store, pharmacy or grocery store.

RETAIL (LARGE) – means a use where goods and services are sold in a building with a gross floor area larger than 4,000.0 m^2. Typical development includes 'big box' or building supplies retailers but does not include Retail (Groceries).

RETAIL (LIQUOR) – means development used for the provincially licensed retail sale of any and all types of alcoholic beverages to the public for consumption off the premises.

RETAIL (SHOPPING CENTRE) – means a use where commercial establishments are grouped on a site planned, developed, and managed as a single unit with on-site parking provided. Typical development includes a strip mall, power centre or shopping mall.

RETAINING WALL – means a wall for holding in place, a mass of earth or the like, as at the edge of a terrace or excavation.

ROAD, MUNICIPAL – means a public roadway subject to the direction, control and management of the Town but not including an internal subdivision road.

ROAD, ARTERIAL – means a road shown as an Arterial Road as determined by the Town of Redcliff.

ROAD, COLLECTOR – means a road shown as a Collector Road as determined by the Town of Redcliff.

SCHOOL – means a facility of instruction that is regulated under the Public or Separate School Board System.

SCHOOL (COMMERCIAL) – means development providing training and instruction in a specific trade, skill or service and may incorporate services and retail sales related to the instruction function as accessory uses. Typical uses may include, but are not limited to, secretarial, business, hairdressing, beauty culture, dancing or music schools.

SCREENING – means the use of landscaping, fences, walls or berms to visually separate areas or uses.

SECONDARY SUITE (INTERNAL) – means a secondary Dwelling Unit located within a Principal Building.

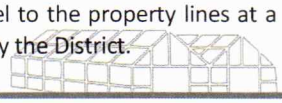
SECONDARY SUITE (EXTERNAL) – means a separate, detached secondary dwelling unit located on the same site and serviced by the same utilities as a single detached principal dwelling unit.

SERVICE AGREEMENT – includes an agreement of the kind described in section 655(1)(b) of the MGA.

SERVICED – means that approved development uses municipal water and sewer services, including treatment, where such services have been installed and are operating in accordance with municipal requirements.

SETBACK – means the shortest horizontal distance required between a property line of a lot and the nearest part of any building, structure, development, excavation or use on the lot. (Distance to the nearest foundation wall of the principal or any other relevant structure or building, not including permitted projections.)

SETBACK AREA – means the area of a parcel between the property lines and lines parallel to the property lines at a distance equivalent to the minimum depth from each respective property line as required by the District.



SETBACK-FRONT – means the distance between a Building or Development or other specified thing and the Front Property Line.

SETBACK-REAR – means the distance between a Building or Development or other specified thing and the Rear Property Line.

SETBACK-SIDE – means the distance between a Building or Development or other specified thing and the Side Property Line.

SETBACK, BUILDING – means the distance from a property line to the point on a parcel where a building is located measured at a right angle from the property line to which it relates.

STRUCTURAL – means relating to or forming part of the structure of a building or other item.

PROPERTY LINE – means the legally defined limit of any lot, shown on a legal plan of survey.

PROPERTY LINE, FLANKING SIDE – means in the case of a corner lot, the longest property line that abuts a public street.

PROPERTY LINE, FRONT – means the property line that abuts a public street or on a corner lot, the shortest property line that adjoins a public street or as assigned by the Development Authority.

PROPERTY LINE, REAR – means the property line opposite the front property line.

PROPERTY LINE, SIDE – means the property line that connects the front and rear property line.

SHOW HOME – means the use of an unoccupied dwelling as a sales office and/or to demonstrate housing product.

SHIPPING CONTAINER – also known as a Sea Can, means a standardized re-sealable moveable transportation box for freight handling and storage, typically constructed of aluminum or steel.

SIDEWALK – means a pathway or right-of-way for pedestrian traffic.

SIDEWALK, BACK OF – means the edge of a sidewalk that adjoins or overlaps a Property Line, on the opposite side of the sidewalk from the side that abuts the road.

SIGN – means an object, structure or device used for the purpose of identification or advertising or to call attention to any person, matter, thing or event or to give direction.

SIGN – COMMON TERMS

a) **BUILDING FACE** – means any exterior wall of a Building.

b) **CHANGEABLE COPY** – means a sign with copy that can be changed electronically or manually through the use of attachable letters, numerals, or pictorial panels.

c) **COPY** – means the letters, graphics or characters that make up the message on the sign face.

d) **SIGN AREA** – means:

   i. the area derived using the overall width and the overall height of the sign face excluding any structural support not used as part of the display to convey information,

   ii. in the case of a double-faced sign, only one side of the sign would be used to calculate the sign area, or

   iii. in the case of signs painted, marked, or inscribed on a fence, window, or exterior wall of a building, the area derived using the overall width and the overall height of the displayed information.

e) **THIRD PARTY ADVERTISING –** means advertising which directs attention to a business, commodity, service or event that is conducted, sold or offered elsewhere than on the premises on which the sign is located.

SITE – means the land contained in a single Certificate of Title and consisting of one or more lots or a parcel where none of the lots, parcels or any other portion of land may be issued a separate Certificate of Title unless a subdivision enabling that separation has been approved by a Subdivision Authority.



SOLAR COLLECTOR (FREESTANDING) – means a non-reflective accessory structure not attached to a building, used to collect sunlight that is part of a system used to convert radiant energy from the sun into thermal or electrical energy.

SOLAR COLLECTOR (ROOF/WALL) – means a non-reflective accessory structure attached to a building, used to collect sunlight that is part of a system used to convert radiant energy from the sun into thermal or electrical energy.

SPECIAL EVENT – means a periodic cultural, recreational, celebratory, or educational event including an exhibition, show, display, concert, festival, race, competition, public entertainment, parade, carnival or circus held for profit or otherwise, and includes any other organized public amusement, whether free or for a fee.

STATUTORY PLAN – means a Municipal Development Plan, an Area Structure Plan, an Area Redevelopment Plan or an Intermunicipal Development Plan as defined in the MGA, as amended.

STOCKPILE – means an accumulation materials or raw materials, including snow dumps, stored outdoors in a pile.

STORAGE YARD-MINI STORAGE – means a development designed for the storage of goods, materials and/or equipment, or development including a series of enclosed storage bays or lockers. Shipping Containers may be used for storage purposes.

STOREY – means the space within a building which is between the surface of any floor and the floor surface or the ceiling immediately above it, excluding a basement.

STREET – means:

a) any public road, including the boulevards, sidewalks and improvements, but excluding a lane, bridge or walkway, or

b) a private condominium roadway.

STRUCTURE – means anything constructed or erected, the use of which requires location on the ground or attachment to something located on the ground not including pavement, curbs, walks, open air surfaced areas and movable vehicles.

SUBDIVISION – means the division of a parcel of land into one or more smaller parcels by a plan of subdivision or other instrument.

SUBDIVISION AUTHORITY – means the Town of Redcliff Subdivision Authority established by Council pursuant to the MGA, as amended.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD (SDAB) – means the Town of Redcliff Subdivision and Development Appeal Board established pursuant to the MGA, as amended.

TANK AND PRESSURE VESSEL – means an accessory use that is a unified vessel that may be used for containing, storing, distributing, transferring, distilling, processing or otherwise handling any gas, vapour or liquid under pressure.

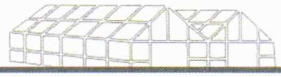
TEMPORARY – means a use which is limited in its permanence.

TENT AND AIR SUPPORTED STRUCTURES – means a large-scale industrial structure constructed with a frame and a pliable membrane that is designed to provide for the primary use of storage and protection.

TENTATIVE PLAN OF SUBDIVISION – means the plan designed by an Alberta Land Surveyor for the purpose of subdividing land. The Tentative Plan of Subdivision depicts road rights-of-way, reserve lots, public utility lots, and private lots that will be created should the plan receive approval by the municipality and be endorsed with Land Titles. Minor components of a Tentative Plan of Subdivision can be modified or adjusted prior to registration based on record drawings and documentation.

TOWN – means the Corporation of the Town of Redcliff or the land lying within the corporate limits of the Town.

TRANSPORTATION SERVICE – means development using vehicles to transport people, currency, documents and packages. This term refers to uses such as bus lines, transit services, limousine services, taxi services, and courier services. Automotive (Sales) and Automotive (Service) are separate uses.



UNITS PER HECTARE (UPH) – means the residential density of a Site, calculated as a ratio of the number of Dwellings divided by the Site Area in hectares.

URBAN RESERVE – means lands presently within the Town, which are intended for future development in order to accommodate the Town's long-term industrial or residential land requirements.

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

USE, DISCRETIONARY – means a use of land or building in a land use district for which a Development Permit may be issued, with or without conditions, at the discretion of the Development Authority.

USE, PERMITTED – means the use of land or buildings in a land use district for which a Development Permit must be issued by the Development Authority, with or without conditions, if the proposed development conforms to this Bylaw.

USE, INTENSITY OF – means the degree or scale of operation of use or activity in relation to the amount of land and buildings associated with the use, vehicular traffic generation resulting thereof, amount of parking facilities required for the particular land use activity, etc.

USE, SIMILAR – means a use of land or a building for a purpose which is not listed in a use table as a permitted or discretionary use as the case may be, but is found by the MPC to be an acceptable use.

UTILITIES – means a system or works used to provide services such as potable water, sewage disposal, waste management, storm systems, distribution of gas, or distribution of electric power, as well as the buildings that house the utility and any offices or equipment.

VEHICLE – means a vehicle as defined in the Traffic Safety Act.

VIOLATION TAG– means a notice of contravention of this Bylaw issued by the Town in such a form that may be prescribed from time to time by the CAO allowing a voluntary payment option of a penalty established this Bylaw directly to the Town in lieu of prosecution within the time frame specified on the Violation Tag.

Violation Ticket" means a summons by means of a violation ticket (Part 2) or an offence notice by means of a violation ticket (Part 3) in accordance with the provisions of the Provincial Offences Procedure Act (POPA).

WATER BODY – means the bed and shore of a lake, lagoon, swamp, marsh, or any other natural body of water, or a reservoir or other man-made surface feature, whether it contains water continuously or intermittently.

WATERCOURSE – means the bed and shore of a river, stream, creek or other natural body of water, or a canal ditch or other man-made surface feature whether it contains water continuously or intermittently.

WIND ENERGY SYSTEM – means a renewable electrical generation facility that produces power from wind primarily to provide all, or a portion of, the electrical power needs for a user or to feed into the transmission or local distribution lines.

XERISCAPING – means landscaping and gardening in ways that reduce or eliminate the need for watering and irrigation. Xeriscaping is also known as desert landscaping.

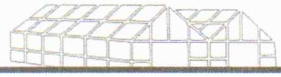
YARD – means that portion of a lot not occupied or obstructed by the principal and accessory building(s).

YARD, FRONT – means the area extending across the width of the lot and situated between the front lot line and the nearest portion of the building(s).

YARD, REAR – means the area extending across the width of a lot and situated between the rear lot line and the nearest portion of the building(s).

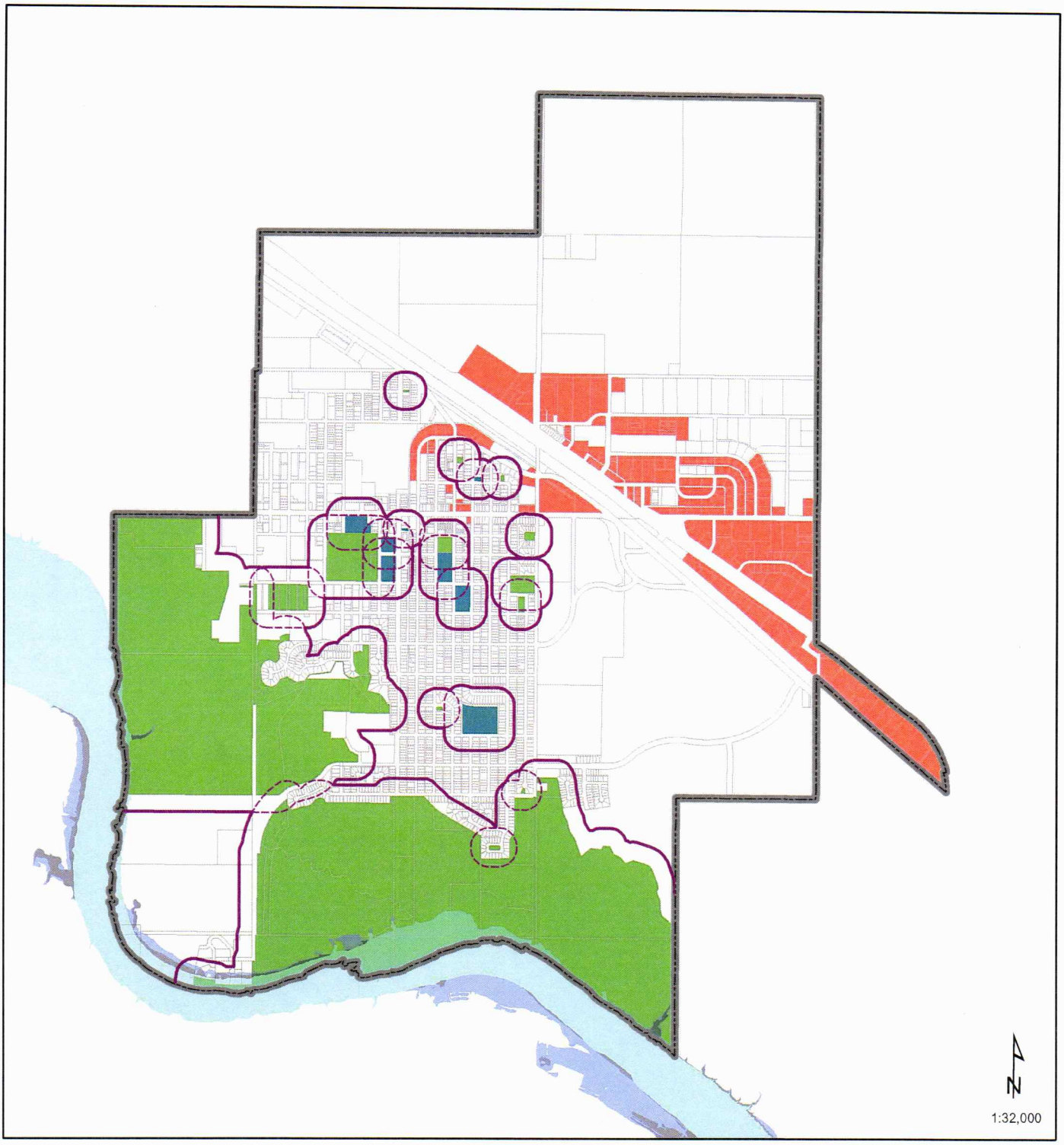
YARD, SIDE – means the area extending from the front yard to the rear yard and situated between the side lot lines and the nearest portion of the building(s).

All other words have the meanings assigned to them by the MGA, as amended, or common dictionary definitions.



SCHEDULE
Cannabis Overlays

A



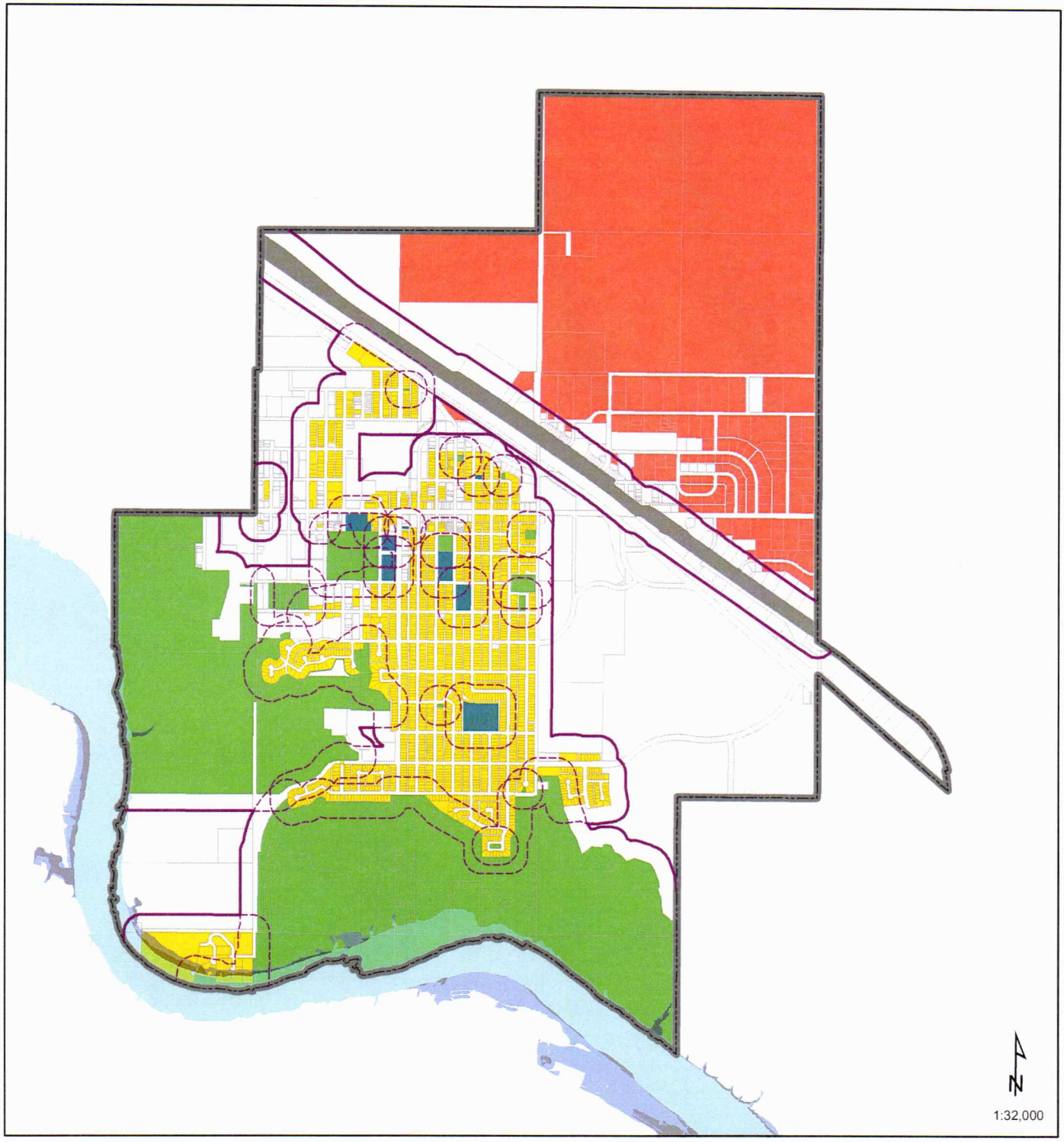
- Town of Redcliff
- Parcel
- Floodway
- Flood Fringe
- High Hazard Flood Fringe
- Cannabis Retail Store Overlay
- Parks
- Sensitive Uses
- Parks and Sensitive Uses 100 m Buffer (combined)
- Parks and Sensitive Uses 100 m Buffer (by feature)

ISL

Redcliff

TOWN OF REDCLIFF LAND USE BYLAW

SCHEDULE A: MAP A, CANNABIS RETAIL OVERLAY MAP



- Town of Redcliff
- Parcel
- Floodway
- Flood Fringe
- High Hazard Flood Fringe
- Highway 1
- Cannabis Production and Distribution Facility Overlay
- Residential Land Uses
- Parks
- Sensitive Uses
- Parks, Highway, Residential and Sensitive Uses 100 m Buffer (combined)
- Parks, Highway, Residential and Sensitive Uses 100 m Buffer (by feature)

ISL

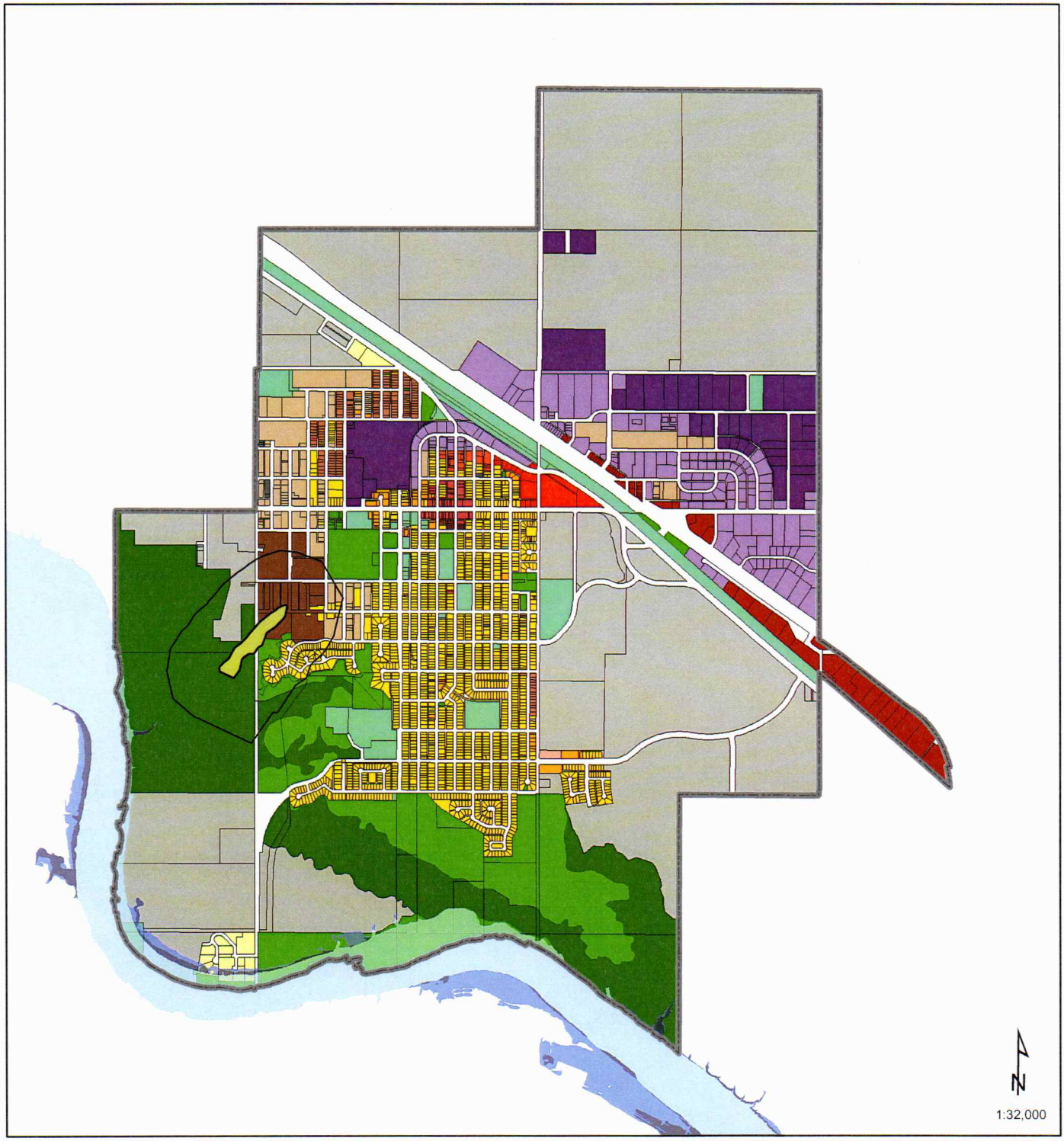
Redcliff

TOWN OF REDCLIFF LAND USE BYLAW

SCHEDULE A: MAP B, CANNABIS PRODUCTION AND DISTRIBUTION FACILITY OVERLAY MAP

SCHEDULE
Land Use Map

B



- Town of Redcliff
- Parcel
- Floodway
- Flood Fringe
- High Hazard Flood Fringe
- Decommissioned Landfill
- Decommisioned Landfill 300m Setback

LUB District*

- Residential, General Disrict (R-GEN)
- Residential, Medium Density District (R-MED)
- Residential, Estate District (R-EST)
- Residential, Attainable Housing District (R-ATT)
- Commercial, General District (C-GEN)
- Commercial, Highway District (C-HWY)
- Commercial, Neighbourhood (C-NHD)
- Mixed-Use, Downtown District (M-DWT)
- Mixed-Use, Residential/Business District (M-RBD)
- Horticultural, General District (H-GEN)
- Horticultural/Commercial District (H-COM)
- Industrial, Light District (I-LHT)
- Industrial, Heavy District (I-HVY)
- Special, Community Services District (S-COM)
- Special, Parks and Recreation District (S-PRK)
- Special, Natural Open Space District (S-NOS)
- Special, Urban Reserve District (S-URB)
- Direct Control District (DC)

* Current as of June 2023

ISL

Redcliff

TOWN OF REDCLIFF LAND USE BYLAW

LAND USE MAP