

— OUR —
**Land Use
Bylaw**

Bylaw No. 2024/03/D

As part of preparing the Drayton Valley Land Use Bylaw, we acknowledge that we live, work, and gather on Treaty 6 lands, a part of the traditional territories of the many First Nations, Metis, and Inuit in Alberta. The Town of Drayton Valley is grateful for the Knowledge Keepers and Elders and the stories and teachings they share of these lands and its people as they help to shape the future planning for Drayton Valley.

Land Use Bylaw Structure

The following is intended for information only and does not form part of the Town of Drayton Valley Land Use Bylaw No. 2024/03/D.

The Land Use Bylaw is a municipal planning tool used by the Town to regulate all land uses and buildings within the municipality. It is one of the Town's tools to implement the goals, objectives and policies of other Town documents, such as the Municipal Development Plan, which sets the long-term framework for growth and development. The Land Use Bylaw works by dividing the municipality into Districts to direct where residential, commercial, industrial and public uses may be located as well as the standards associated with their development.

Ultimately, the Land Use Bylaw is the "rule book" for managing the potential impacts created by land uses and development, providing certainty to those who live, work and enjoy the Town of Drayton Valley of the types and forms of developments that are to occur in the future.

This Bylaw is organized into seven (7) parts:

PART I: INTRODUCTION

This section introduces readers to the Land Use Bylaw, establishes bylaw jurisdiction and introduces the people and groups with the authority to exercise development and subdivision powers in the Town of Drayton Valley.

PART II: LAND USE DISTRICTS

This section outlines the establishment of land use districts and their purpose in land use planning and development. By delineating specific Districts for various purposes, these Districts shape the spatial organization of communities, influencing everything from residential patterns to commercial activities and environmental preservation efforts.

PART III: DEVELOPMENT REGULATIONS

This section provides regulations that apply across the various standard Districts for all types of uses and developments. These rules complement the provisions outlined in Part II and are often cross-referenced. It also includes rules for landscaping, signage, parking, and loading.

PART IV: DEVELOPMENT AND SUBDIVISION PROCESS

This section details the requirements for obtaining a Development Permit and submitting a Subdivision Application. It also covers the processes for decision-making and appeals.

PART V: ADMINISTRATION

This section outlines enforcement and penalties under the Land Use Bylaw, and the process for making amendments to the Land Use Bylaw including applications for amending districting.

PART VI: GLOSSARY

This section contains definitions for words, terms, and phrases used throughout the Land Use Bylaw, as well as definitions for all of the uses.

PART VII: SCHEDULES

This section contains regulations for Direct Control Districts and the Land Use Districting Map.

Format of the Land Use Bylaw

The following is intended for information only and does not form part of the Town of Drayton Valley Land Use Bylaw No. 2024/03/D:

The format of this Land Use Bylaw follows a simple layout intended to facilitate its use.

1. Section # Section Name

1.1 Section 1 Subsection

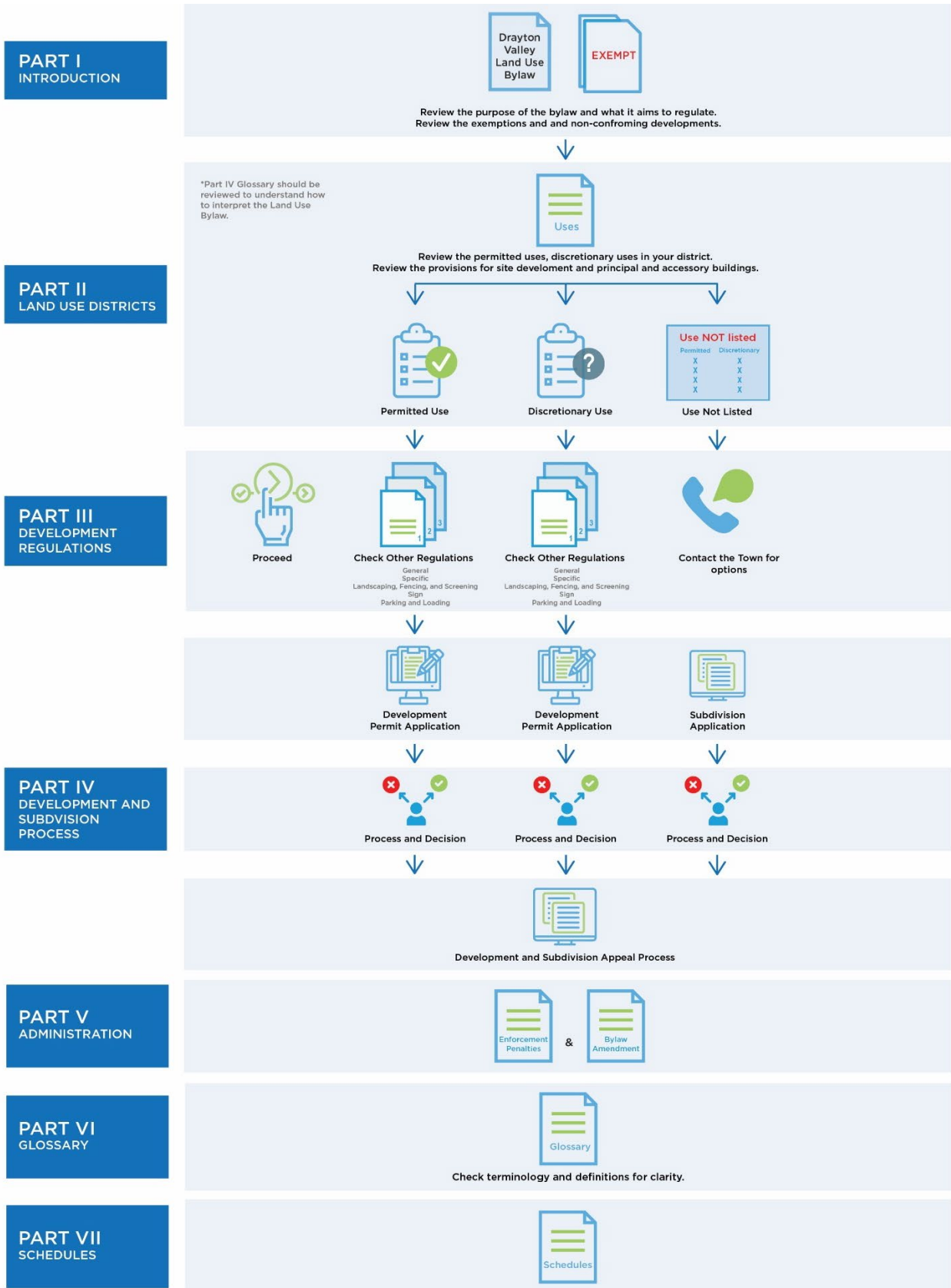
1.1.1. Subsubsection

a. Paragraph

i. Subparagraph

References in the Land Use Bylaw

The reference number starts with the Section number and is followed by levels of Subsections and beyond. For example, 'subsection 7.1.1.a' refers to paragraph 'a' in subsection 7.1.1, which is part of subsection 7.1 in Section 7.



NOTE: This page is intended only to assist users and does not form part of this Bylaw.

Summary of Amendments

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PART I

INTRODUCTION

The background of the lower half of the page features several overlapping, abstract geometric shapes in various shades of blue. These shapes, which include triangles and polygons with rounded corners, are arranged in a way that creates a sense of depth and movement, pointing generally towards the bottom right corner.

1. Enactment

1.1 Title

- 1.1.1. This Bylaw is entitled 'Town of Drayton Valley Land Use Bylaw No. 2024/03/D', hereinafter referred to as the "Bylaw".

1.2 Purpose

- 1.2.1. The purpose of this Bylaw is to provide direction for the orderly, economical, and beneficial development, use of land and patterns of human settlement for the residents of Drayton Valley. This Bylaw regulates and controls development or, where necessary, prohibits development, without infringing on the rights of individuals for any public interest except to the extent that is necessary for the overall greater public interest.
- 1.2.2. This Bylaw:
- a. Implements policies of the Town's Municipal Development Plan and other Statutory Plans;
 - b. Organizes the Town into land use districts;
 - c. Outlines Permitted and Discretionary Uses for each land use district;
 - d. Prescribes the subdivision and development regulations for each land use district, generally and specifically;
 - e. Outlines the number of dwelling units permitted on a lot;
 - f. Establishes criteria for the Development Authority to make decisions on applications for Development Permits, including the issuing of Development Permits;
 - g. Establishes criteria for the Subdivision Authority to make decisions on applications for subdivision, including the issuing of Subdivision Application approval;
 - h. Sets out the method to appeal a decision made by the Development Authority and Subdivision Authority regarding this Bylaw;
 - i. Identifies the manner that the notice of the issuance of a Development Permit is given and to whom; and
 - j. Describes the procedure for making amendments to this Bylaw.

- 1.2.3. This Bylaw does not have the authority to regulate residential tenancy in a way that discriminates between individuals.
- 1.2.4. This Bylaw shall be applied in a manner that is consistent with the Town's adopted Statutory Plans, such as the Town's Municipal Development Plan, the provincial *Matters Related to Subdivision and Development Regulation*, and provincial land use policies. If there are inconsistencies between Statutory Plans, the higher-order Plan shall prevail.

1.3 Application and Severability of this Bylaw

- 1.3.1. Except as permitted in this Bylaw, no person shall commence a development unless a Development Permit for that development has been issued and the appeal period has expired.
- 1.3.2. Each provision of this Bylaw is independent of all other provisions, and if any provision of this Bylaw is held to be invalid by a decision of a court of competent jurisdiction, that decision will not affect the validity of the remaining provisions and portions of this Bylaw.

1.4 Previous Bylaws

- 1.4.1. The Town of Drayton Vally Land Use Bylaw 2020/12/D and amendments thereto are hereby repealed.

1.5 Effective Date

- 1.5.1. This Bylaw comes into effect upon the date of the third reading and is signed pursuant to the MGA.

1.6 Applications in Progress

- 1.6.1. A Development Permit application or Subdivision Application received and deemed complete prior to the effective date of this Bylaw shall be processed in accordance with Bylaw 2020/12/D.
- 1.6.2. No application to amend Bylaw 2020/12/D shall be accepted after this Bylaw comes into effect.

1.7 Compliance with Other Legislation

- 1.7.1. A person applying for, or in possession of, a Development Permit or Subdivision Application approval is not relieved from the responsibility of determining and complying with, or carrying out development in accordance with:
- a. Statutory Plans;
 - b. Other Municipal Bylaws;
 - c. *Municipal Government Act, RSA 2000 c. M-26*;
 - d. *Alberta Safety Codes Act, RSA 2000, and related regulations*;
 - e. *Environmental Protection and Enhancement Act, R.S.A. 2000, c. E-12*;
 - f. *Natural Resources and Conservation Board Act, RSA 2000, c. N-3*;
 - g. *Gaming, Liquor and Cannabis Act, RSA 2000, c G-1*;
 - h. The Town's Minimum Design Standards for Development and Infrastructure Master Plans as they pertain to transportation, water, sanitary, and stormwater management;
 - i. Any other applicable federal, provincial, or other municipal legislation; and
 - j. The conditions of any caveat, restrictive covenant, easement, or other instrument affecting a building or land.
- 1.7.2. Nothing in this Bylaw affects the duty or obligation of a person:
- a. To obtain any other permit, license, or other authorization required by any act or regulation, or under any other Bylaw; or
 - b. To comply with the conditions of any easement, covenant, or agreement affecting the building or land.
- 1.7.3. In accordance with the *MGA*, when the Development Authority or Subdivision Authority receives an application for a Land Use Bylaw amendment, Subdivision Application approval, or Development Permit approval and the application is consistent with a license, permit, approval, or other authorization granted by the Natural Resources Conservation Board (NRCB), Energy Resources Conservation Board (ERCB), Alberta Energy Regulator (AER), Alberta Energy Utilities Board (AEUB), or the Alberta Utilities Commission (AUC), the Authority shall approve the application to the extent that it complies with the license, permit, approval, or other authorization granted.
- 1.7.4. Further to subsection 1.7.3, the Development Authority shall approve the Land Use Bylaw amendment within ninety (90) days of the application being received, or a longer time period if agreed to by the applicant and the Development Authority.

1.8 Interpretation of this Bylaw

- 1.8.1. Words used in the singular include the plural and words used in the present tense include the other tenses and derivative forms.
- 1.8.2. Compliance with the regulations and provisions in this Bylaw shall be interpreted and applied as follows:
 - a. “shall” means mandatory compliance except where a Variance has been granted pursuant to the *MGA* or the Bylaw;
 - b. “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;
 - c. “may” means discretionary compliance or a choice in applying a regulation or provision at the discretion of the Development Authority.
- 1.8.3. Where a regulation involves two (2) or more conditions or provisions connected by a conjunction:
 - a. “and” means all the connected items shall apply in combination;
 - b. “or” indicates that the connected items may apply singly;
 - c. “and/or” indicates the items shall apply singly or in combination, at the discretion of the Development Authority.
- 1.8.4. Words, phrases, and terms not defined in Part VI Glossary may be given their definition in the *MGA*, the *Alberta Safety Codes Act*, or the *Interpretation Act*. Other words shall be defined by their usual and customary meaning, or as outlined in Part VI Glossary.
- 1.8.5. Measurements listed shall adhere to and comply with the stated metric measurements. Any measurement greater than the exact regulation prescribed in this Bylaw shall be considered more than the requirement and shall not be rounded down.
- 1.8.6. The following notations may be used in place of whole words within this Bylaw:
 - a. “mm” shall mean millimetre(s);
 - b. “cm” shall mean centimetre(s);
 - c. “m” shall mean metre(s);
 - d. “m²” shall mean square metre(s);
 - e. “km” shall mean kilometre(s);

- f. “mi” shall mean mile(s);
 - g. “ha” shall mean hectare(s); and
 - h. “kg” shall mean kilogram(s).
- 1.8.7. Drawings and graphic illustrations used in this Bylaw are for context and to aid in interpreting and understanding the intent of regulations and provisions. If there is conflict or inconsistency between a drawing or graphic illustration and the text of this Bylaw, the text shall prevail.
- 1.8.8. Fundamental Use Criteria within land use districts are requisite qualifiers for specific or all Permitted and Discretionary Uses within the District. The purpose and intent of Fundamental Use Criteria are to:
- a. Limit or restrict the nature or scope of the Use;
 - b. Ensure that Uses achieve a particular planning objective that is inherent of the land use district; and
 - c. Not be regulatory but to modify the scope of the use as it applies to that particular land use district.

1.9 Boundaries

- 1.9.1. The boundaries of the Land Use District Maps, shall be interpreted as follows:
- a. When the boundary of a District follows a public right-of-way it follows the centre line unless otherwise indicated;
 - b. When the boundary of a District abuts a provincial or federal property, railway right-of-way, pipeline, or utility right-of-way it follows the boundary line;
 - c. When the boundary of a District is shown as approximately following the Town boundary, it follows the Town boundary;
 - d. When the boundary of a District is shown as approximately following the edge of any waterbody, including rivers, lakes, creeks, streams, etc., it follows the edge or shoreline;
 - e. When a boundary of a District is shown as approximately following a lot line, it follows the lot line; and
 - f. Where a land use district boundary is not located in conformity to the preceding provisions and in effect divides or splits a registered lot, the disposition of such boundary shall be determined by dimensions indicated on the Land Use District Map or by measurements directly from that Map.

- 1.9.2. If the application of the above interpretations does not result in the exact location of a District boundary, the Development Authority shall determine the exact location of the boundary in doubt or in dispute in a manner consistent with the regulations and provisions of this Bylaw, to the degree of detail that the circumstance requires.
- 1.9.3. After the Development Authority has determined the exact location of a District boundary, that portion of the location of the boundary shall not be altered, except through an amendment to this Bylaw.
- 1.9.4. The Development Authority shall maintain a record of all District boundary decisions.

2. Approving Authorities

2.1 Development Authority

- 2.1.1. The Development Authority is hereby established in accordance with the *MGA*.
- 2.1.2. The Development Authority for the Town of Drayton Valley is the Chief Administrative Officer, or their Designate Officer(s) as defined in Part VI Glossary of this Bylaw, or Council where the context of this Bylaw permits, and shall exercise the powers, duties, and functions of the Development Authority as specified in this Bylaw.
- 2.1.3. Council for the Town of Drayton Valley shall act as the Development Authority on Discretionary Use Development Permit applications referred to it by the Development Authority.
- 2.1.4. Council shall be responsible for decisions on Development Permit applications for Direct Control (DC) Districts. Council may by resolution of Council, delegate Development Permit approving authority for Direct Control (DC) Districts to the Development Authority.

2.2 Subdivision Authority

- 2.2.1. The Subdivision Authority is hereby established in accordance with the *MGA*.
- 2.2.2. The Subdivision Authority for the Town of Drayton Valley is the Chief Administrative Officer, or their Designate Officer(s) as defined in Part VI Glossary of this Bylaw and shall exercise the powers, duties, and functions of the Subdivision Authority as specified in this Bylaw.

2.3 Duties of the Development Authority and Subdivision Authority

- 2.3.1. The Development Authority shall:
 - a. Assist and advise Council and the public with respect to the requirements of this Bylaw and other pertinent legislation to the best of their ability;
 - b. Receive and process Development Permit applications;
 - c. Keep and maintain for the inspection of the public during office hours and on the Town's website a copy of this Bylaw and any adopted statutory plans, and all subsequent amendments, and ensure that copies of the same are available to the public at a reasonable charge set by Council, amended from time to time;

- d. Keep on file in their office and make available for inspection by the public during office hours a register of all Development Permit applications, including the decisions made on those applications, according to the records retention requirements as established by Council and amended from time to time;
- e. Issue decisions on all Development Permit applications and state terms and conditions, as authorized by the Bylaw or the *MGA*;
- f. Refer Development Permit applications in a Direct Control (DC) District to Council, except where Council has passed a resolution to permit the Development Authority to act on its behalf;
- g. Accept applications for amendment to this Bylaw and present to Council for consideration with adequate supporting material and a staff recommendation within sixty (60) days of receipt of the application;
- h. Consider a Variance to a Development Permit application, provided it complies with the requirements of the *Alberta Building Code*, and the 'Requirements of Other Authorities', in accordance with the following:
 - i. The proposed development, with the Variance, would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment, or value of neighbouring properties; and
 - ii. The Variance is a result of an error that is minor in nature in the siting of a building or structure for which a Development Permit has been approved, and the rectifying of the error would create unnecessary hardship to the registered owner; or
 - iii. The Variance is deemed by the Development Authority to be preferable to complying with the Bylaw.
 - iv. Notwithstanding subsections 2.3.1.h.i-iii, the Development Authority may refer any Development Permit application requesting a Variance, with recommendations to Council for their consideration and decision.
- i. Before considering an application to amend this Bylaw or approve a Development Permit, determine its alignment with any applicable Area Structure Plan or Area Redevelopment Plan, the Municipal Development Plan, and any other relevant Statutory Plan, municipal policy or standard;
- j. Consider and decide upon all Development Permit applications considered pursuant to the *MGA* and approve such applications with or without conditions, except as provided otherwise in this Bylaw or in the *MGA*; and
- k. Perform any other powers and duties as are specified in this Bylaw, the *MGA* or by resolution of Council.

2.3.2. The Development Authority may:

- a. Refer a Development Permit application, in whole or in part, to any outside agency or local authority they deem necessary for comment;

- b. Provide a written letter agreeing to or requesting a time extension, in alignment with this Bylaw;
- c. Consult with Council prior to imposing conditions on a Development Permit;
- d. Refer a decision on a Development Permit application to Council to act as the 'Development Authority';
- e. Refuse a Development Permit application and provide the applicant with notice stating the decision of refusal and the reasoning for it;
- f. Issue letters certifying whether a current or proposed use of a building or property complies with this Bylaw;
- g. Approve a Development Permit application where a proposed use of land or building is not provided for in the District which the land is Districted for in this Bylaw if, in their opinion, determines the use is similar in character, intent, purpose to a Permitted or Discretionary Use prescribed for that District; and
- h. Allow a Variance, provided it complies with the requirements of this Bylaw.

2.3.3. The Subdivision Authority shall:

- a. Assist and advise Council and the public with respect to the requirements of this Bylaw and other pertinent legislation to the best of their ability related to the subdivision process and requirements;
- b. Keep and maintain for the inspection of the public during office hours and on the Town's website a copy of this Bylaw and any registered subdivision plans and ensure that copies of the same are available to the public at a reasonable charge set by Council, amended from time to time;
- c. Keep on file in their office and make available for inspection by the public during office hours a register of all Subdivision Applications including the decisions on these applications, according to the records retention requirements as established by Council and amended from time to time; and
- d. Consider and decide upon all Subdivision Applications and approve such applications with or without conditions, except as provided otherwise in this Bylaw or in the *MGA*.

2.3.4. The Subdivision Authority may:

- a. Refer for comments any application which meets the requirements of this Bylaw to any agency or person when deemed appropriate or as required under the *Matters Related to Subdivision and Development Regulation*; and
- b. Consult with Council prior to imposing conditions on a subdivision approval; and
- c. Provide a written letter agreeing or requesting a time extension, in alignment with this Bylaw.

2.4 Subdivision and Development Appeal Board

- 2.4.1. The Subdivision and Development Appeal Board (SDAB) is established pursuant to the 'SDAB Bylaw No. 2018/03/D and SDAB Amending Bylaw No. 2019/05/D', as amended or replaced from time to time.
- 2.4.2. The SDAB shall perform such duties as specified in this Bylaw and the 'SDAB Bylaw No. 2018/03/D and SDAB Amending Bylaw No. 2019/05/D', as amended or replaced from time to time.

1

3. Exemptions and Non-Conforming Development

3.1 Control of Development

- 3.1.1. No development, other than those outlined in subsection 3.1.2, shall be undertaken in the Town unless a Development Permit application has been approved by the Development Authority and the Development Permit has been issued.
- 3.1.2. The following developments identified in Table 1 shall not require a Development Permit provided that the proposed development complies with the applicable regulations of this Bylaw and in accordance with all other applicable legislation, regulations and bylaws.

TABLE 1. DEVELOPMENTS THAT DON'T REQUIRE A DEVELOPMENT PERMIT.

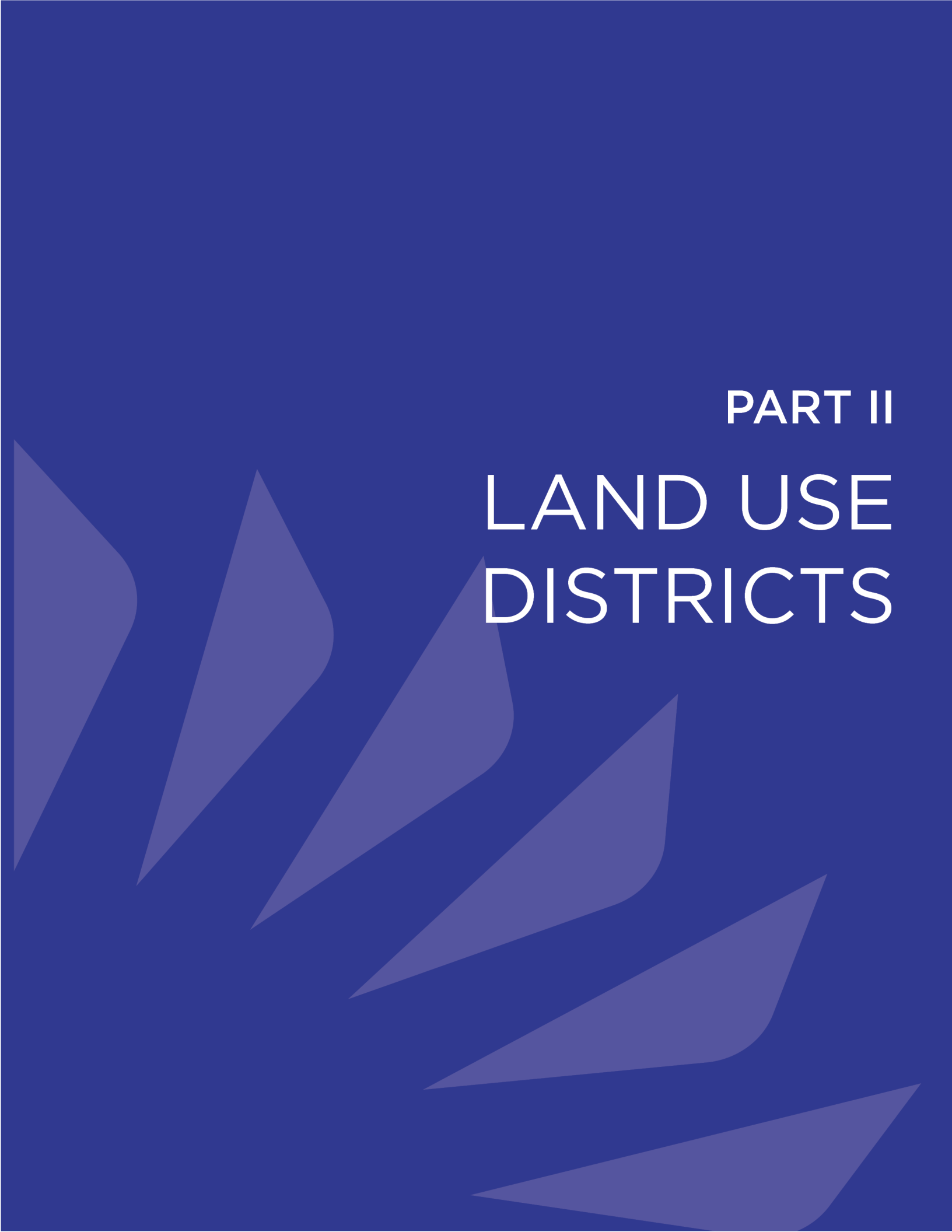
DEVELOPMENT	PERMIT NOT REQUIRED
Accessory Building or Structure	Accessory building or structure with a footprint of 10.3 m ² or less, and a height of 3.1 m or less.
Decorations	Seasonal or holiday decorations.
Driveways	A driveway that does not impact existing grades, does not cause drainage to flow onto adjacent lots, and does not exceed the width of a garage or carport when connecting to a public right-of-way.
Exempt Developments	Those uses and development exempted by the <i>MGA</i> .
Fences and Gates	Fences and gates that are 2.0 m or less in height in a rear or side yard, and 1.0 m or less in height in a front yard in every District except for the Industrial Districts. Fences and gates that are 2.0 m or less in height in all yards in Industrial Districts.
Flagpoles and Lightning Rods	Freestanding flagpoles and lighting rods 6.0 m or less in height.
Government Services	Installation, maintenance, replacement, or repair of public works, roads, highways, facilities, and/or utilities carried out by or on behalf of federal, provincial, or local authorities.
Home-Based Office	Home-Based Office that does not extend outdoors and does not have non-resident employees working onsite.

DEVELOPMENT	PERMIT NOT REQUIRED
Hot Tubs and Swimming Pools	Hot tubs and above ground swimming pools that do not encroach into the allowable setbacks, is secured against unauthorized entry by a fence or wall at least 1.8 m above ground level, and is designed to prevent children from gaining access.
Landscaping	Landscaping where the proposed grades do not adversely affect the subject or adjacent lots.
Maintenance	Routine maintenance to any building or structure, provided that: ▪ it complies with the requirements of the <i>Alberta Building Code</i>; ▪ it does not constitute structural alterations; and ▪ it does not change the use, intensity of the use, or size of the building or structure.
Occupancy within a Shopping Centre	Occupancy of a Permitted Use within a vacant space in an existing and approved Retail, Shopping Centre.
Oil/Gas Development	Installation of a well or battery within the meaning of the Oil and Gas Conservation Act, a pipeline, or a structure incidental to the operation of a pipeline, pursuant to the <i>MGA</i> .
Outdoor Fire Pit	Construction or installation of a fire pit.
Recreational Vehicles	A maximum number of recreational vehicles stored on a lot, and conform to the setbacks of the District, that do not require a Development Permit, are indicated below: ▪ Residential Districts – maximum of one (1) recreational vehicle. ▪ Commercial Districts – maximum of three (3) recreational vehicles. ▪ Industrial Districts – maximum of four (4) recreational vehicles. ▪ Public Districts – maximum of two (2) recreational vehicles. ▪ Residential, Acreage and Urban Reserve Districts – maximum of three (3) recreational vehicles. These requirements exclude Districts where recreational vehicle parking areas are required or permitted.
Retaining Walls	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 is included in the total height of the fence.)
Satellite Dishes	Satellite dishes less than 1.0 m in diameter, directly attached to a roof, side wall, or balcony.

DEVELOPMENT	PERMIT NOT REQUIRED
Signs	Signs as specified in subsection 9.2 'Exemptions from Sign Development Permits'.
Solar Energy, Personal Use	Ground, building, or roof-mounted solar panels installed in compliance with the <i>Alberta Building Code</i> and this Bylaw used solely for personal use provided they shall be required to meet the setbacks specified in the District in which it is located and the provisions in subsection 7.23 'Solar Energy, Personal Use'.
Special Events	Special events, such as weddings, birthday parties, family reunions, religious celebrations, and funerals that occur irregularly, and special events on lands owned and controlled by the Town or local school board.
Temporary Accommodation	Refer to the Town of Drayton Valley's Community Standards Bylaw.
Temporary Building, Structure, and Use	Temporary building, structure, or use incidental to the erection or alteration of a building for which a Development Permit has been issued under this Bylaw.
Uncovered Deck	Uncovered deck with a height of 0.6 m or less.

3.2 Non-Conforming Buildings and Uses

- 3.2.1. Non-conforming Buildings and Non-Conforming Uses shall be treated in accordance with the *MGA*.
- 3.2.2. The Development Authority may issue a Variance permitting a non-conforming building to be enlarged, added-to or rebuilt where:
- The proposed development is consistent with the purpose and intent of the applicable Land Use District;
 - The proposed development will not result in any additional non-compliance with the requirements of this Bylaw;
 - There is, in the opinion of the Development Authority, no significant change to the land use or an increase in the intensity of use; and
- 3.2.3. The Development Authority may consider a Variance in any District if the non-conforming use complies with the uses authorized in the applicable District and it complies with the Variance criteria for a Permitted and Discretionary Use as set out in this Bylaw.

The background of the entire page is a solid dark blue. Overlaid on this background are several abstract, overlapping geometric shapes in a lighter shade of blue. These shapes are primarily triangles and quadrilaterals of various sizes and orientations, creating a layered, architectural effect. Some shapes point towards the top left, while others point towards the bottom right, creating a sense of movement and depth.

PART II

LAND USE DISTRICTS

4. Establishment of Districts

4.1 General Requirements

- 4.1.1. Land use districts and the associated District provisions are established for the Town within the Schedules of this Bylaw.
- 4.1.2. All Direct Control Districts shall be included in Schedule "A" of this Bylaw.
- 4.1.3. Schedule "B": Land Use District Maps organizes the Town into Districts and specifies the District provisions applicable to particular lands.
- 4.1.4. The regulations listed in Part III Development Regulations comprise all general and specific development regulations, landscaping, parking and loading, and signage, and shall govern any Permitted and Discretionary Uses listed within a District.

TABLE 2. LAND USE DISTRICTS AND THEIR PURPOSE.

LAND USE DISTRICT	DISTRICT PURPOSE AND INTENT
RESIDENTIAL DISTRICTS	
Residential, Acreage (R-ACG)	To provide for low-density development on an acreage lot.
Residential, Low - Density (R-LOW)	To provide for low-density residential development and allow for variation in housing types while still preserving the overall low-density feel of the area.
Residential, Manufactured Home (R-MAN)	To allow and regulate Manufactured Homes and Home Parks.
Residential, Medium-Density (R-MED)	To provide for medium-density residential development with a moderate footprint and height by allowing a mix of housing types such as rowhouses/townhouses, duplexes, triplexes, and fourplexes.
Residential, High-Density (R-HID)	To provide for high-density residential development by allowing high-rise apartment buildings, or mixed-use developments with taller structures and greater housing density per hectare, generally in a rental or condominiums form of ownership.

LAND USE DISTRICT	DISTRICT PURPOSE AND INTENT
COMMERCIAL DISTRICTS	
Commercial, Downtown (C-DWT)	To provide for commercial uses offering a wide variety of goods and services mixed with institutional and higher density residential uses to encourage redevelopment of the downtown core as a central focal point in the community.
Commercial, Business (C-BUS)	To provide for a mix of commercial and light industrial uses, offering a wide variety of goods and services with very limited offsite nuisance effects, such as noise, dust, and odour.
Commercial, Neighbourhood (C-NHD)	To provide for local commercial uses and services that cater to and align with surrounding residential areas.
INDUSTRIAL DISTRICTS	
Industrial, Medium (I-MED)	To provide for medium industrial uses, support services and inside/or outdoor storage. Potential nuisance effects, such as noise, dust or odours, are confined within the lot boundaries. This could include activities like manufacturing, warehousing, distribution, and some types of processing that may generate site-specific and moderate noise, dust or odours.
Industrial, Heavy (I-HVY)	To provide for heavy industrial developments, including support services and inside/or outdoor storage, that may generate noise, dust, and odour nuisance impacts beyond the site. Heavy industrial activities typically involve large-scale manufacturing, processing, or assembly that may substantially impact the surrounding area, and managing potential nuisances within regulatory limits.
PUBLIC DISTRICTS	
Public, Service (P-S)	To provide for a wide range of public and private institutional, governmental, and community uses and facilities.
Public, Recreation (P-R)	To provide for a wide range of parks and public and private recreation activities for passive and active outdoor recreational pursuits, including buildings for community recreation.
Public, Recreation Major (P-RM)	To provide for a wide range of recreational uses on public property supporting large-scale multi-use community facilities that serve the municipality and region.
Public, Utilities (P-U)	To provide for public and private utilities that are on a large scale or may impact lands beyond the lot boundaries and are significantly important to serve the needs of Drayton Valley and the surrounding area.

LAND USE DISTRICT	DISTRICT PURPOSE AND INTENT
Public, Conservation and Natural Open Space (P-C)	To preserve environmentally significant lands and lands dedicated as Environmental Reserve under the MGA which have significant natural capability for conservation, passive recreation and environmental awareness and education.
OTHER DISTRICTS	
Urban Reserve (UR)	To protect lands for future orderly and economically viable development, provide for a limited range of temporary uses, and allow existing agricultural operations to continue on lands annexed to the Town until urban development occurs.
Direct Control (DC)	To enable Council to exercise particular control over the use and development of land and buildings in any such manner as Council may consider necessary, in an area designated as a Direct Control District on the Land Use District Maps forming part of this Bylaw.

4.2 Summary Table

- 4.2.1. The land use summary table provides an overview of the Permitted and Discretionary Uses in each District. If there are discrepancies between this table and those uses outlined in the Districts, the uses outlined in the Districts shall prevail.

P = PERMITTED USE D = DISCRETIONARY USE																
LAND USE DISTRICTS (NOTE: District acronyms are identified in subsection 4.1.4)																
	R-ACG	R-LOW	R-MAN	R-MED	R-HID	C-DWT	C-BUS	C-NHD	I-MED	I-HVY	P-S	P-R	P-RM	P-U	P-C	UR
RESIDENTIAL USE CLASS																
Day Home	P	P	D	D	D											
Dwelling, Accessory	P	P	P	P	P											P
Dwelling, Duplex/Semi-Detached		P		P	P											P
Dwelling, Live-Work Unit						P	P	P								
Dwelling, Manufactured Home, Double-Wide	D	P	P													P
Dwelling, Manufactured Home, Single-Wide	D	P	P													P
Dwelling, Modular Home	P	P	P	D												P
Dwelling, Multiple Unit				P	P	P										
Dwelling, Rowhouse/Townhouse				P	P	P										
Dwelling, Single Detached	P	P	P	P	D	D						D				P

P = PERMITTED USE D = DISCRETIONARY USE																
LAND USE DISTRICTS (NOTE: District acronyms are identified in subsection 4.1.4)																
	R-ACG	R-LOW	R-MAN	R-MED	R-HID	C-DWT	C-BUS	C-NHD	I-MED	I-HVY	P-S	P-R	P-RM	P-U	P-C	UR
Dwelling, Stacked Townhouse				P	P	P										
Dwelling, Triplex		P		P	P	P										
Home Park			P													
Residential Care Facility	P	P	P	P	P	D										
Show Home	P	P	P	P	P											P
Surveillance Suite			P				P		P	P			D	D		
COMMERCIAL USE CLASS																
Animal Services, Major							D		P							
Animal Services, Minor						P	P	P	P							
Artisan Shop	D					P	P	P	P		P	D	P			
Automotive, Equipment and Vehicle Sales						D	P		P							
Automotive, Equipment and Vehicle Service, Major							D		P	P						
Automotive, Equipment and Vehicle Service, Minor							P		P	P						
Breweries, Wineries and Distilleries						P	P	D	P							
Business and Professional Office					D	P	P	P	P		P					
Business Support Services						P	P		P							
Car Wash						D	P	D	P							
Convention Services						P	P				P		P			
Crematorium							D		D	P						
Daycare Services						P	P	P			P	P	P			
Drive-Through						P	P	P	P							
Establishment, Adult							D		D							
Establishment, Eating & Drinking						P	P	P	P		P	D	P			
Establishment, Entertainment						P	P				P		P			
Farmers Market						P	P				P	P	P			
Financial Institution						P	P	P	P							
Funeral Services						D	P		P		P					
Garden Centre							P		P							

P = PERMITTED USE D = DISCRETIONARY USE																
LAND USE DISTRICTS (NOTE: District acronyms are identified in subsection 4.1.4)																
	R-ACG	R-LOW	R-MAN	R-MED	R-HID	C-DWT	C-BUS	C-NHD	I-MED	I-HVY	P-S	P-R	P-RM	P-U	P-C	UR
Gas Station						P	P	D	P							
General Contracting						D	P		P							
Hotel/Motel						P	P									
Parking Facility						P	P		P		P		P			
Personal Services					D	P	P	P	P							
Retail, Cannabis						P	P	P	P							
Retail, Convenience Store			D		D	P	P	P	P							
Retail, Horticulture/ Greenhouse							P		P							
Retail, Liquor						P	P	P	P							
Retail, Shopping Centre						P	P									
Retail, Store						P	P	P	P		P		P			
Solar Energy, Commercial									D	D				D		D
INDUSTRIAL USE CLASS																
Auction Market							D		P	P						
Bulk Fuel Station							P		P	P						
Cannabis Production and Distribution Facility, Major									D	P						
Cannabis Production and Distribution Facility, Minor							D		P							
Concrete/Asphalt Plant										P						D
General Industrial Manufacturing/ Processing							D		P	P						
Industrial, Heavy										P						
Industrial, Light							P		P							
Industrial, Medium									P	P						
Industrial Storage and Warehousing							D		P	P						
Industrial Support Services							P		P	P						
Recreation Equipment Storage							P		P							
Salvage And Demolition Facility										P						
Sea-Can Container							D		P	P	P		P			D
Self Storage							P		P							

P = PERMITTED USE D = DISCRETIONARY USE																
LAND USE DISTRICTS (NOTE: District acronyms are identified in subsection 4.1.4)																
	R-ACG	R-LOW	R-MAN	R-MED	R-HID	C-DWT	C-BUS	C-NHD	I-MED	I-HVY	P-S	P-R	P-RM	P-U	P-C	UR
Waste Management Facility														P		
Work Camp																D
ACCESSORY USE CLASS																
Accessory Building/Structure and Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Bed and Breakfast	D	D		D												
Boarding or Lodging Home																D
Home-Based Business, Level 1	P	P	P	P	P											P
Home-Based Business, Level 2	D	D	D	D	D											D
Home-Based Business, Level 3	D															D
INSTITUTIONAL USE CLASS																
Campground											P		P			
Campsite											P		P			
Care Facility, Major	D			D	D	D					P					
Care Facility, Minor	P	P		P	D	P					P					
Cemetery											P	D				D
Communal Facilities			P									D	P			
Community Garden	P	P	P	P	P	P		D			P	P	P			P
Cultural Facilities			P								P	P	P	D	D	
Detention And Correction Services											D					
Government Services						P	P	P	P	P	P	P	P			
Group Care Facility	D	D		D		D					P					
Health and Medical Services						P	P	P	P		P		P			
Hospital and Treatment Services											P					
Recreation, Indoor Facility		P	P	P	P	P	P		P		P	P	P			D
Recreation, Outdoor		P		P	P	P	P		P		P	P	P			D
Recreation, Outdoor Facility		P		P	P	P	P		p		P	P	P	P	P	D
Recreation, Park	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P
Recycling Depot, Major																D
Recycling Depot, Minor						P	P		P		P		P			

P = PERMITTED USE D = DISCRETIONARY USE																
LAND USE DISTRICTS (NOTE: District acronyms are identified in subsection 4.1.4)																
	R-ACG	R-LOW	R-MAN	R-MED	R-HID	C-DWT	C-BUS	C-NHD	I-MED	I-HVY	P-S	P-R	P-RM	P-U	P-C	UR
Religious Assembly						P	P		D		P					
School, Commercial						P	P		P		P		P			
School, Post-Secondary						D	P		P		P					
School, Primary and Secondary						P					P		P			
Utilities, Major											D		D	P		
Utilities, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
AGRICULTURAL USE CLASS																
Agriculture	D															P
Agricultural Support Services							P		P							
Cottage Industry																D
Farm Vacation Home																D
Horticultural Use																P
Kennel	D															D
Natural Resource Extraction/ Processing, General																D
Natural Resource Extraction/ Processing, Minor																D
Outdoor Shooting Range																D
Riding Arena																D

5. Land Use Districts

5.1 Residential, Acreage (R-ACG)

- 5.1.1. The purpose of the Residential, Acreage District is “to provide for low-density development on an acreage lot.”
- 5.1.2. The following uses shall be Permitted or Discretionary, issued with or without conditions, provided the application complies with the regulations in this District and this Bylaw:

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure and Use	Agriculture
Care Facility, Minor	Artisan Shop
Community Garden	Bed and Breakfast
Day Home	Care Facility, Major
Dwelling, Accessory	Dwelling, Manufactured Home (Double-Wide)
Dwelling, Modular Home	Dwelling, Manufactured Home (Single-Wide)
Dwelling, Single Detached	Group Care Facility
Home-Based Business, Level 1	Home-Based Business, Level 2
Residential Care Facility	Home-Based Business, Level 3
Show Home	Kennel
Recreation, Park	
Utilities, Minor	

- 5.1.3. Development in the Residential, Acreage District (R-ACG) District must comply with the following regulations:

REGULATION	PROVISION
SITE DEVELOPMENT	
Minimum Density	One (1) dwelling unit per lot
Maximum Density	One (1) principal dwelling unit and two (2) Dwelling, Accessory units per lot

REGULATION	PROVISION
Maximum Lot Size	16,000.0 m ² (1.6 ha)
Minimum Lot Size	1,800.0 m ² serviced with municipal piped water system and wastewater collection system 8,094.0 m ² serviced with onsite water and onsite wastewater
Minimum Lot Width	30.0 m 15.0 m public right-of-way frontage for irregular lot
Minimum Lot Depth	50.0 m
PRINCIPAL AND ACCESSORY BUILDING	
Maximum Building Height	12.0 m
Minimum Front Yard Setback	8.0 m
Minimum Side Yard Setback	6.0 m
Minimum Rear Yard Setback	10.0 m

- 5.1.4. All new lots in the Residential, Acreage District shall be connected to the municipal piped water system and wastewater collection systems.
- 5.1.5. Despite subsection 5.1.4, where there is no municipal pipe water and/or wastewater collection systems in the adjacent public right-of-way or plans for connection are not imminent or part of an agreement to provide the services, the Town may, at its discretion, consider allowing for onsite water and wastewater servicing and register an agreement on the title to the land, requiring the onsite systems be connected to the municipal piped water and wastewater systems when available in the adjacent public right-of-way.
- 5.1.6. In addition to the regulations listed in the Residential, Acreage District, Permitted and Discretionary Uses are subject to the applicable regulations, provisions, and requirements contained within the other sections of this Bylaw.

5.2 Residential, Low-Density (R-LOW)

- 5.2.1. The purpose of the Residential, Low-Density District is “to provide for low-density residential development and allow for variation in housing types while still preserving the overall low-density feel of the area.”
- 5.2.2. The Fundamental Use Criteria for allowing **Dwelling, Manufactured Homes, Single-Wide** and **Dwelling, Manufactured Homes, Double-Wide** in the Residential, Low-Density District is that new Development Permit applications for **Manufactured Homes**, whether **Single-Wide** or **Double-Wide**, shall only be approved if they replace an existing **Manufactured Home, Single-Wide** or **Double-Wide** on that same lot.
- 5.2.3. The following uses shall be Permitted or Discretionary, issued with or without conditions, provided the application complies with the regulations in this District and this Bylaw:

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure and Use	Bed and Breakfast
Care Facility, Minor	Group Care Facility
Community Garden	Home-Based Business, Level 2
Day Home	
Dwelling, Accessory	
Dwelling, Duplex/Semi-Detached	
Dwelling, Manufactured Home, Double-Wide	
Dwelling, Manufactured Home, Single-Wide	
Dwelling, Modular Home	
Dwelling, Single Detached	
Dwelling, Triplex	
Home-Based Business, Level 1	
Recreation, Indoor Facility	
Recreation, Outdoor	
Recreation, Outdoor Facility	
Recreation, Park	
Residential Care Facility	
Show Home	
Utilities, Minor	

5.2.4. Development in the Residential, Low-Density District (R-LOW) District must comply with the following regulations:

REGULATION	PROVISION				
SITE DEVELOPMENT	Dwelling, Single Detached, Modular, Manufactured Home	Dwelling, Duplex/ Semi (Attached principal dwellings)	Narrow lot, zero lot line	Bareland Condominium, Planned Unit Development under a single title	All other uses
Maximum Density	Two (2) dwelling units per lot	Four (4) dwelling units per lot	Two (2) dwelling units per lot	Twenty-five (25) dwelling units per hectare	At the discretion of the Development Authority
Minimum Lot Width	10.0 m (with front attached garage, serviced by a roadway)	16.0 m (with front attached garage, serviced by a roadway)	10.0 m (with front attached garage, serviced by a roadway)	10.0 m	9.0 m
	9.0 m (primarily serviced by a lane)	15.0 m (primarily serviced by a lane)	9.0 m (primarily serviced by a lane)		
	11.0 m for corner lots	16.7 m for corner lots	11.0 m for corner lots	16.7 m for corner lots	11.0 m
	On irregularly shaped lots the minimum lot width is measured 3.0 m back from the front lot line.				
Minimum Lot Depth	35.0 m for lots serviced by a roadway				
Minimum Lot Area	300.0 m ² with a lane	480.0 m ² with a lane	300.0 m ² with a lane	325.0 m ²	300.0 m ² (internal lot)
	350.0 m ² without a lane	550.0 m ² without a lane	350.0 m ² without a lane		
	570.0 m ² for corner lots	570.0 m ² for corner lots	570.0 m ² for corner lots		360.0 m ² (corner lot)

REGULATION	PROVISION				
Maximum Lot Coverage	60%	65%	65%	65%	60%
PRINCIPAL BUILDING					
Maximum Building Height	12.0 m				
Minimum Front Yard Setback	5.5 m for lots serviced by a public roadway or internal roadway				
Minimum Side Yard Setback	1.5 m				
	3.0 m flanking side yard abutting a public or internal roadway				
	3.0 m on one side if there is no rear access and no front garage				
	3.0 m for one side of a zero-lot line				
Minimum Rear Yard Setback	5.5 m with lane				
	7.5 m without lane				
ACCESSORY BUILDING					
Minimum Front Yard Setback	No Accessory Buildings are allowed to be placed in the principal building front yard				
Minimum Side Yard Setback	1.0 m				
Minimum Rear Yard Setback	1.0 m				

- 5.2.5. Where oversized lots are being re-subdivided, the required widths may be relaxed to accommodate existing buildings in the Residential, Low-Density District.
- 5.2.6. In addition to the regulations listed in the Residential, Low-Density District, Permitted and Discretionary Uses are subject to the applicable regulations, provisions, and requirements contained within the other sections of this Bylaw.

5.3 Residential, Manufactured Home (R-MAN)

- 5.3.1. The purpose of the Residential, Manufactured Home (R-MAN) District is “to allow and regulate Manufactured Homes and Home Parks.”
- 5.3.2. The following uses shall be Permitted or Discretionary, issued with or without conditions, provided the application complies with the regulations in this District and this Bylaw:

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure and Use	Day Home
Communal Facilities	Home-Based Business, Level 2
Community Garden	Retail, Convenience Store
Cultural Facilities	
Dwelling, Accessory	
Dwelling, Manufactured Home, Double-wide	
Dwelling, Manufactured Home, Single - wide	
Dwelling, Modular Home	
Dwelling, Single Detached	
Home Park	
Home-Based Business, Level 1	
Recreation, Indoor Facility	
Recreation, Park	
Residential Care Facility	
Show Home	
Surveillance Suite	
Utilities, Minor	

- 5.3.3. Development in the Residential, Manufactured Home District (R-MAN) District must comply with the following regulations:

REGULATION	PROVISION
SITE DEVELOPMENT	
Maximum Density	Twenty (20) dwelling units per hectare
Minimum Lot Size	20,000.0 m ² (2.0 ha)
Minimum Area for Each Dwelling Site	375.0 m ²
Minimum Lot Width	50.0 m
Minimum Lot Depth	50.0 m
Lot Coverage	60%
PRINCIPAL BUILDING	
Maximum Building Height	5.0 m
Minimum Front Yard Setback	3.0 m from an internal roadway
	4.5 m from a public right-of-way
Minimum Side Yard Setback	1.5 m
	3.0 m flanking side yard from a public or internal roadway
	4.5 m between dwelling units
Minimum Rear Yard Setback	3.0 m
ACCESSORY BUILDING	
Minimum Front and Flanking Yard Setback	Accessory Building are not allowed in the principal building front yard setback
Minimum Side Yard Setback	1.0 m
Minimum Rear Yard Setback	1.0 m

- 5.3.4. In addition to the regulations listed in the Residential, Manufactured Home District, Permitted and Discretionary Uses are subject to the applicable regulations, provisions, and requirements contained within subsection 7.16 'Home Parks' and the other sections of this Bylaw.

5.4 Residential, Medium-Density (R-MED)

- 5.4.1. The purpose of the Residential, Medium-Density (R-MED) District is “to provide for medium-density residential development with a moderate footprint and height by allowing a mix of housing types such as rowhouses/townhouses, duplexes, triplexes, and fourplexes.”
- 5.4.2. The following uses shall be Permitted or Discretionary, issued with or without conditions, provided the application complies with the regulations in this District and this Bylaw:

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure and Use	Bed and Breakfast
Care Facility, Minor	Care Facility, Major
Community Garden	Day Home
Dwelling, Accessory	Dwelling, Modular Home
Dwelling, Duplex/Semi-Detached	Group Care Facility
Dwelling, Multiple Unit	Home-Based Business, Level 2
Dwelling, Rowhouse/Townhouse	
Dwelling, Single Detached	
Dwelling, Stacked Townhouse	
Dwelling, Triplex	
Home-Based Business, Level 1	
Recreation, Indoor Facility	
Recreation, Outdoor	
Recreation, Outdoor Facility	
Recreation, Park	
Residential Care Facility	
Show Home	
Utilities, Minor	

- 5.4.3. Development in the Residential, Medium Density (R-MED) District must comply with the following regulations:

REGULATION	PROVISION
SITE DEVELOPMENT	
Maximum Density	Forty-five (45) dwelling units per hectare
Minimum Lot Width	10.0 m
	13.0 m corner lot
	7.5 m road frontage for irregular lot
Maximum Lot Depth	33.5 m with lane
	35.0 m without lane
Maximum Lot Coverage	65%
PRINCIPAL BUILDING	
Maximum Building Height	14.0 m
Minimum Front and Flanking Yard Setback	5.5 m
Minimum Side Yard Setback	1.5 m for the first storey and increasing 1.0 m for each additional storey or partial storey, whichever is greater, up to a maximum of 4.5 m
Minimum Rear Yard Setback	7.5 m
ACCESSORY BUILDING	
Minimum Front and Flanking Yard Setback	No Accessory Buildings are permitted in the principal building front yard and flanking yard.
Minimum Side Yard Setback	1.0 m
Minimum Rear Yard Setback	1.0 m

- 5.4.4. In addition to the regulations listed in the Residential, Medium-Density District, Permitted and Discretionary Uses are subject to the applicable regulations, provisions, and requirements contained within the other sections of this Bylaw.

5.5 Residential, High-Density (R-HID)

- 5.5.1. The purpose of the Residential, High-Density (R-HID) District is “to provide for high-density residential development by allowing high-rise apartment buildings or mixed-use developments with taller structures and greater housing density per hectare, generally in a rental or condominium form of ownership.”
- 5.5.2. The following uses shall be Permitted or Discretionary, issued with or without conditions, provided the application complies with the regulations in this District and this Bylaw:

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure and Use	Business and Professional Office
Community Garden	Care Facility, Major
Dwelling, Accessory	Care Facility, Minor
Dwelling, Duplex /Semi-Detached	Day Home
Dwelling, Multiple Unit	Dwelling, Single Detached
Dwelling, Rowhouse/Townhouse	Home-Based Business, Level 2
Dwelling, Stacked Townhouse	Personal Services
Dwelling, Triplex	Retail, Convenience Store
Home-Based Business, Level 1	
Recreation, Indoor Facility	
Recreation, Outdoor	
Recreation, Outdoor Facility	
Recreation, Park	
Residential Care Facility	
Show Home	
Utilities, Minor	

- 5.5.3. Development in the Residential, High-Density (R-HID) District must comply with the following regulations:

REGULATION	PROVISION
SITE DEVELOPMENT	
Maximum Density	100 dwelling units per hectare
Maximum Lot Size	1,000.0 m ²
Maximum Lot Coverage	65%
PRINCIPAL BUILDING	
Maximum Building Height	32.0 m
Minimum Front and Flanking Yard Setback	6.0 m from the front lot line
Minimum Side Yard Setback	1.5 m for the first storey and increasing 1.0 m for each additional storey or partial storey, whichever is greater, up to a maximum of 4.5 m
Minimum Rear Yard Setback	9.0 m
ACCESSORY BUILDING	
Minimum Front and Flanking Yard Setback	No Accessory Buildings are permitted in the principal building front or flanking yards
Minimum Side Yard Setback	1.0 m
Minimum Rear Yard Setback	1.0 m

- 5.5.4. In addition to the regulations listed in the Residential, High-Density District, Permitted and Discretionary Uses are subject to the applicable regulations, provisions, and requirements contained within the other sections of this Bylaw.

5.6 Commercial, Downtown (C-DWT)

- 5.6.1. The purpose of the Commercial, Downtown (C-DWT) District is “to provide for commercial uses offering a wide variety of goods and services mixed with institutional and higher density residential uses to encourage redevelopment of the downtown core as a central focal point in the community.”
- 5.6.2. The following uses shall be Permitted or Discretionary, issued with or without conditions, provided the application complies with the regulations in this District and this Bylaw:

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure and Use	Automotive, Equipment and Vehicle Sales
Animal Services, Minor	Car Wash
Artisan Shop	Care Facility, Major
Breweries, Wineries and Distilleries	Dwelling, Single Detached
Business and Professional Office	Funeral Services
Business Support Services	General Contracting
Care Facility, Minor	Group Care Facility
Community Garden	Residential Care Facility
Convention Services	School, Post-Secondary
Daycare Services	
Drive-Through	
Dwelling, Live-Work Unit	
Dwelling, Multiple Unit	
Dwelling, Rowhouse/Townhouse	
Dwelling, Stacked Townhouse	
Dwelling, Triplex	
Establishment, Eating & Drinking	
Establishment, Entertainment	
Farmers Market	
Financial Institution	
Gas Station	
Government Services	

PERMITTED USES:	DISCRETIONARY USES:
Health and Medical Services	
Hotel/Motel	
Parking Facility	
Personal Services	
Recreation, Indoor Facility	
Recreation, Outdoor	
Recreation, Outdoor Facility	
Recreation, Park	
Recycling Depot, Minor	
Religious Assembly	
Retail, Cannabis	
Retail, Convenience Store	
Retail, Liquor	
Retail, Shopping Centre	
Retail, Store	
School, Commercial	
School, Primary and Secondary	
Utilities, Minor	

- 5.6.3. Development in the Commercial, Downtown (C-DWT) District must comply with the following regulations:

REGULATION	PROVISION
SITE DEVELOPMENT	
Minimum Lot Width	6.0 m
Minimum Lot Depth	30.0 m
PRINCIPAL AND ACCESSORY BUILDING	
Maximum Building Height	30.0 m
Minimum Front and Flanking Setback	0.0 m
Minimum Side Setback	0.0 m
Minimum Rear Setback	3.0 m

- 5.6.4. Outdoor storage shall not be allowed except for sidewalk sales associated with an approved Development Permit for a Commercial or Light Industrial Use in the Commercial, Downtown District.
- 5.6.5. Garbage storage shall be confined to a designated area and shall not have an adverse effect on the use or circulation on the lot or adjacent lands in the Commercial, Downtown District.
- 5.6.6. No Sea-Can Containers are allowed in the Commercial, Downtown District.
- 5.6.7. Notwithstanding the parking requirements set out in Section 10 'Parking and Loading Regulations', off-street parking is required for commercial development on lots greater than 600.0 m².
- 5.6.8. Dwelling units that are contained in the same building as a commercial use shall have separate direct ground level access to the dwelling units and shall have separate designated off-street parking in the Commercial, Downtown District.
- 5.6.9. For standalone Dwelling, Rowhouse/Townhouse, Dwelling, Stacked Townhouse, and Dwelling, Triplex developments the regulation and provisions in subsection 5.4 'Residential, Medium-Density' shall apply.
- 5.6.10. For standalone Dwelling, Multiple Unit developments, the regulations and provisions in subsection 5.5 'Residential, High-Density' shall apply.
- 5.6.11. For multiple unit developments exceeding twenty (20) dwelling units, the development shall provide amenity space pursuant to subsection 6.3 'Amenity Space' in this Bylaw.
- 5.6.12. In addition to the regulations listed in the Commercial, Downtown District, Permitted and Discretionary Uses are subject to the applicable regulations, provisions, and requirements contained within the other sections of this Bylaw.

5.7 Commercial, Business (C-BUS)

- 5.7.1. The purpose of the Commercial, Business District (C-BUS) District is “to provide for a mix of commercial and light industrial uses, offering a wide variety of goods and services with very limited offsite nuisance effects, such as noise, dust, and odour.”
- 5.7.2. The following uses shall be Permitted or Discretionary, issued with or without conditions, provided the application complies with the regulations in this District and this Bylaw:

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure and Use	Animal Services, Major
Agricultural Support Services	Auction Market
Animal Services, Minor	Automotive, Equipment and Vehicle Service, Major
Artisan Shop	Cannabis Production and Distribution Facility, Minor
Automotive, Equipment and Vehicle Sales	Crematorium
Automotive, Equipment and Vehicle Service, Minor	Establishment, Adult
Breweries, Wineries and Distilleries	General Industrial Manufacturing / Processing
Bulk Fuel Station	Industrial Storage and Warehousing
Business and Professional Office	Sea-Can Container
Business Support Services	
Car Wash	
Convention Services	
Daycare Services	
Drive-Through	
Dwelling, Live-Work Unit	
Establishment, Eating & Drinking	
Establishment, Entertainment	
Farmers Market	
Financial Institution	
Funeral Services	

PERMITTED USES:	DISCRETIONARY USES:
Garden Centre	
Gas Station	
General Contracting	
Government Services	
Health and Medical Services	
Hotel/Motel	
Industrial, Light	
Industrial Support Services	
Parking Facility	
Personal Services	
Recreation Equipment Storage	
Recreation, Indoor Facility	
Recreation, Outdoor	
Recreation, Outdoor Facility	
Recreation, Park	
Recycling Depot, Minor	
Religious Assembly	
Retail, Cannabis	
Retail, Convenience Store	
Retail, Horticulture/Greenhouse	
Retail, Liquor	
Retail, Shopping Centre	
Retail, Store	
School, Commercial	
School, Post-Secondary	
Self Storage	
Surveillance Suite	
Utilities, Minor	

- 5.7.3. As a Fundamental Use Criteria, **Auction Markets** in the Commercial, Business District shall not include livestock sales.
- 5.7.4. Development in the Commercial, Business (C-BUS) District must comply with the following regulations:

REGULATION	PROVISION
SITE DEVELOPMENT	
Minimum Lot Width	6.0 m
Minimum Lot Depth	30.0 m
Minimum Lot Coverage	60%
PRINCIPAL AND ACCESSORY BUILDING	
Maximum Building Height	20.0 m
Minimum Front Yard Setback	8.0 m
Minimum Flanking Yard Setback	6.0 m
Minimum Side Yard Setback	3.0 m
Minimum Rear Yard Setback	5.0 m

- 5.7.5. Outdoor storage in the Commercial, Business District shall be screened from public rights-of-way except where it is displayed for sale to the public or for sidewalk sales associated with an approved Development Permit for a Commercial or Light Industrial Use.
- 5.7.6. Garbage storage shall be confined to a designated area and shall not have an adverse effect on the use or circulation on the lot or adjacent lands in the Commercial, Business District.
- 5.7.7. Where chemical or petroleum tanks are proposed to be stored on-site in the Commercial, Business District, the operator, prior to commencing operation, must obtain approval from both the Drayton Valley-Brazeau County Fire Department and provincial authorities, and provide it to the Development Authority as a condition of the Development Permit.
- 5.7.8. In addition to the regulations listed in the Commercial, Business District, Permitted and Discretionary Uses are subject to the applicable regulations, provisions, and requirements contained within the other sections of this Bylaw.

5.8 Commercial, Neighbourhood (C-NHD)

- 5.8.1. The purpose of the Commercial, Neighbourhood (C-NHD) District is “to provide for local commercial uses and services that cater to and align with surrounding residential areas.”
- 5.8.2. The following uses shall be Permitted or Discretionary, issued with or without conditions, provided the application complies with the regulations in this District and this Bylaw:

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure and Use	Breweries, Wineries and Distilleries
Animal Services, Minor	Car Wash
Artisan Shop	Community Garden
Business and Professional Office	Gas Station
Daycare Services	
Drive-Through	
Dwelling, Live-Work Unit	
Establishment, Eating & Drinking	
Financial Institution	
Government Services	
Health and Medical Services	
Personal Services	
Recreation, Park	
Retail, Cannabis	
Retail, Convenience Store	
Retail, Liquor	
Retail, Store	
Utilities, Minor	

- 5.8.3. As a Fundamental Use Criteria, **Gas Stations**, **Car Washes** and the **Drive-Through** portion of businesses in the Commercial, Neighbourhood District are to be located on sites adjacent to major public roadways.

- 5.8.4. Development in the Commercial, Neighbourhood (C-NHD) District must comply with the following regulations:

REGULATION	PROVISION
SITE DEVELOPMENT	
Maximum Lot Size	5,000.0 m ²
Minimum Lot Width	40.0 m
Minimum Lot Depth	30.0 m
PRINCIPAL AND ACCESSORY BUILDING	
Maximum Building Height	10.5 m
Minimum Front and Flanking Yard Setback	5.5 m
Minimum Side Yard Setback	3.0 m
Minimum Rear Yard Setback	5.5 m

- 5.8.5. Outdoor storage shall not be permitted except for sidewalk sales associated with an approved Development Permit for a Commercial Use in the Commercial, Neighbourhood District.
- 5.8.6. In addition to the regulations listed in the Commercial, Neighbourhood District, Permitted and Discretionary Uses are subject to the applicable regulations, provisions, and requirements contained within the other sections of this Bylaw.

5.9 Industrial, Medium (I-MED)

- 5.9.1. The purpose of the Industrial, Medium (I-MED) District is “to provide for medium industrial uses, support services, and inside or outdoor storage. Potential nuisance effects, such as noise, dust, or odours, are confined within the boundaries of the lot. This could include activities like manufacturing, warehousing, distribution, and some types of processing that may generate site-specific and moderate noise, dust, or odours.”
- 5.9.2. The following uses shall be Permitted or Discretionary, issued with or without conditions, provided the application complies with the regulations in this District and this Bylaw:

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure and Use	Cannabis Production and Distribution Facility, Major
Agricultural Support Services	Crematorium
Animal Services, Major	Establishment, Adult
Animal Services, Minor	Religious Assembly
Artisan Shop	Solar Energy, Commercial
Auction Market	
Automotive, Equipment and Vehicle Sales	
Automotive, Equipment and Vehicle Service, Major	
Automotive, Equipment and Vehicle Service, Minor	
Breweries, Wineries and Distilleries	
Bulk Fuel Station	
Business and Professional Office	
Business Support Services	
Cannabis Production and Distribution Facility, Minor	
Car Wash	
Drive-Through	
Establishment, Eating & Drinking	
Financial Institution	
Funeral Services	
Garden Centre	

PERMITTED USES:	DISCRETIONARY USES:
Gas Station	
General Contracting	
General Industrial Manufacturing/Processing	
Government Services	
Health and Medical Services	
Industrial, Light	
Industrial, Medium	
Industrial Support Services	
Industrial Storage and Warehousing	
Parking Facility	
Personal Services	
Recreation Equipment Storage	
Recreation, Indoor Facility	
Recreation, Outdoor	
Recreation, Outdoor Facility	
Recreation, Park	
Recycling Depot, Minor	
Retail, Cannabis	
Retail, Convenience Store	
Retail, Horticulture/Greenhouse	
Retail, Liquor	
Retail, Store	
School, Commercial	
School, Post-Secondary (associated with industrial operations and activities)	
Sea-Can Container	
Self Storage	
Surveillance Suite	
Utilities, Minor	

- 5.9.3. As a Fundamental Use Criteria, **Auction Markets** in the Industrial, Light District shall not include livestock sales.
- 5.9.4. Development in the Industrial, Medium (I-MED) District must comply with the following regulations:

REGULATION	PROVISION
SITE DEVELOPMENT	
Maximum Lot Coverage	60%
Minimum Lot Size	930.0 m ²
Minimum Lot Width	15.0 m
Minimum Lot Depth	30.0 m
PRINCIPAL AND ACCESSORY BUILDING	
Maximum Building Height	20.0 m
Minimum Front and Flanking Yard Setback	6.0 m
Minimum Side Yard Setback	3.0 m
Minimum Rear Yard Setback	6.0 m

- 5.9.5. Safety, risk, and environmental assessment are integral components of the industrial development review process. Where there are potential effects or risks associated with a proposed development, or the storage of materials on-site that pose a risk associated with fire, explosion, or toxic release, the Development Authority shall require an applicant to retain a qualified professional to provide an environmental impact assessment or a quantitative risk assessment report or both for the proposed development.
- 5.9.6. Where chemical or petroleum tanks are proposed to be stored on-site in the Industrial, Medium District, the operator, prior to commencing operation, must obtain approval from both the Drayton Valley-Brazeau County Fire Department and provincial authorities, and provide it to the Development Authority as a condition of the Development Permit.
- 5.9.7. Outdoor storage in the Industrial, Medium District shall be screened from public rights-of-way except where it is displayed for sale to the public.
- 5.9.8. In addition to the regulations listed in the Industrial, Medium District, Permitted and Discretionary Uses are subject to the applicable regulations, provisions, and requirements contained within the other sections of this Bylaw.

5.10 Industrial, Heavy (I-HVY)

- 5.10.1. The purpose of the Industrial, Heavy (I-HVY) District is “to provide for heavy industrial developments, including support services and inside or outdoor storage, that may generate noise, dust, and odour nuisance impacts beyond the site. Heavy industrial activities typically involve large-scale manufacturing, processing, or assembly that may have a more substantial impact on the surrounding area, and managing potential nuisances within regulatory limits.”
- 5.10.2. The following uses shall be Permitted or Discretionary, issued with or without conditions, provided the application complies with the regulations in this District and this Bylaw:

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure and Use	Solar Energy, Commercial
Auction Market	
Automotive, Equipment and Vehicle Service, Major	
Automotive, Equipment and Vehicle Service, Minor	
Bulk Fuel Station	
Cannabis Production and Distribution Facility, Major	
Concrete/Asphalt Plant	
Crematorium	
General Industrial Manufacturing/Processing	
Government Services	
Industrial, Heavy	
Industrial, Medium	
Industrial Storage and Warehousing	
Industrial Support Services	
Salvage and Demolition Facility	
Sea-Can Container	
Surveillance Suite	
Utilities, Minor	

- 5.10.3. As a Fundamental Use Criteria, **Auction Markets** in the Industrial, Heavy District shall not include livestock sales.

- 5.10.4. Development in the Industrial, Heavy (I-HVY) District must comply with the following regulations:

REGULATION	PROVISION
SITE DEVELOPMENT	
Maximum Lot Coverage	60%
Minimum Lot Size	10,000.0 m ² (1.0 ha)
Minimum Lot Width	At the discretion of the Development Authority
Minimum Lot Depth	At the discretion of the Development Authority
PRINCIPAL AND ACCESSORY BUILDING	
Maximum Building Height	30.0 m
Minimum Front and Flanking Yard Setback	8.0 m
Minimum Side Yard Setback	8.0 m
Minimum Rear Yard Setback	9.0 m

- 5.10.5. Safety, risk, and environmental assessment are integral components of the industrial development review process. Where there are potential effects or risks associated with a proposed development, or the storage of materials on-site that pose a risk associated with fire, explosion, or toxic release, the Development Authority shall require an applicant to retain a qualified professional to provide an environmental impact assessment or a quantitative risk assessment report or both for the proposed development.
- 5.10.6. Where chemical or petroleum tanks are proposed to be stored on-site in the Industrial, Heavy District, the operator, prior to commencing operation, must obtain approval from both the Drayton Valley-Brazeau County Fire Department and provincial authorities, and provide it to the Development Authority as a condition of the Development Permit.
- 5.10.7. In addition to the regulations listed in the Industrial, Heavy District, Permitted and Discretionary Uses are subject to the applicable regulations, provisions, and requirements contained within the other sections of this Bylaw.



5.11 Public, Service (P-S)

- 5.11.1. The purpose of the Public, Service (P-S) District is “provide for a wide range of public and private institutional, governmental, and community uses and facilities.”
- 5.11.2. The following uses shall be Permitted or Discretionary, issued with or without conditions, provided the application complies with the regulations in this District and this Bylaw:

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure and Use	Detention and Correction Services
Artisan Shop	Utility, Major
Business and Professional Office	
Campground	
Campsite	
Care Facility, Major	
Care Facility, Minor	
Cemetery	
Community Garden	
Convention Services	
Cultural Facilities	
Daycare Services	
Establishment, Eating & Drinking	
Establishment, Entertainment	
Farmers Market	
Funeral Services	
Government Services	
Group Care Facility	
Health and Medical Services	
Hospital and Treatment Services	
Parking Facility	
Recreation, Indoor Facility	
Recreation, Outdoor	

PERMITTED USES:	DISCRETIONARY USES:
Recreation, Outdoor Facility	
Recreation, Park	
Recycling Depot, Minor	
Religious Assembly	
Retail, Store	
School, Commercial	
School, Post-Secondary	
School, Primary and Secondary	
Sea-Can Container	
Utilities, Minor	

- 5.11.3. Development in the Public, Service (P-S) District must comply with the following regulations:

REGULATION	PROVISION
SITE DEVELOPMENT	
Maximum Lot Coverage	60%
Minimum Lot Size	9,300.0 m ²
Minimum Lot Width	At the discretion of the Development Authority
Minimum Lot Depth	At the discretion of the Development Authority
PRINCIPAL AND ACCESSORY BUILDING	
Maximum Building Height	20.0 m
Minimum Front and Flanking Yard Setback	6.0 m
Minimum Side Yard Setback	At the discretion of the Development Authority
Minimum Rear Yard Setback	At the discretion of the Development Authority

- 5.11.4. In addition to the regulations listed in the Public, Service District, Permitted and Discretionary Uses are subject to the applicable regulations, provisions, and requirements contained within the other sections of this Bylaw.

5.12 Public, Recreation (P-R)

- 5.12.1. The purpose of the Public, Recreation (P-R) District is “to provide for a wide range of parks and public and private recreation activities for passive and active outdoor recreational pursuits, including buildings for community recreation purposes.”
- 5.12.2. The following uses shall be Permitted or Discretionary, issued with or without conditions, provided the application complies with the regulations in this District and this Bylaw:

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure and Use	Artisan Shop
Community Garden	Cemetery
Cultural Facilities	Communal Facilities
Daycare Services	Dwelling, Single Detached
Farmers Market	Establishment, Eating & Drinking
Government Services	
Recreation, Indoor Facility	
Recreation, Outdoor	
Recreation, Outdoor Facility	
Recreation, Park	
Utilities, Minor	

- 5.12.3. Development in the Public, Recreation (P-R) District must comply with the following regulations:

REGULATION	PROVISION
SITE DEVELOPMENT	
Maximum Lot Coverage	20%
Minimum Lot Size	930.0 m ²
Minimum Lot Width	At the discretion of the Development Authority
Minimum Lot Depth	At the discretion of the Development Authority

REGULATION	PROVISION
PRINCIPAL AND ACCESSORY BUILDING	
Maximum Building Height	At the discretion of the Development Authority
Minimum Front and Flanking Yard Setback	6.0 m
Minimum Side Yard Setback	At the discretion of the Development Authority
Minimum Rear Yard Setback	At the discretion of the Development Authority

- 5.12.4. In addition to the regulations listed in the Public, Recreation District, Permitted and Discretionary Uses are subject to the applicable regulations, provisions, and requirements contained within the other sections of this Bylaw.

5.13 Public, Recreation Major (P-RM)

- 5.13.1. The purpose of the Public, Recreation Major (P-RM) District is “to provide for a wide range of recreational uses on public property which support large-scale multi-use community facilities that serve the municipality and region.”
- 5.13.2. The following uses shall be Permitted or Discretionary, issued with or without conditions, provided the application complies with the regulations in this District and this Bylaw:

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure and Use	Surveillance Suite
Artisan Shop	Utilities, Major
Campground	
Campsite	
Communal Facilities	
Community Garden	
Convention Services	
Cultural Facilities	
Daycare Services	
Establishment, Eating & Drinking	
Establishment, Entertainment	
Farmers Market	
Government Services	
Health and Medical Services	
Parking Facility	
Recreation, Indoor Facility	
Recreation, Outdoor	
Recreation, Outdoor Facility	
Recreation, Park	
Recycling Depot, Minor	
Retail, Store	
Sea-Can Container	
School, Commercial	
School, Primary and Secondary	
Utilities, Minor	

- 5.13.3. Development in the Public, Recreation Major (P-RM) District must comply with the following regulations:

REGULATION	PROVISION
SITE DEVELOPMENT	
Maximum Lot Coverage	At the discretion of the Development Authority
Minimum Lot Size	At the discretion of the Development Authority
Minimum Lot Width	At the discretion of the Development Authority
Minimum Lot Depth	At the discretion of the Development Authority
PRINCIPAL AND ACCESSORY BUILDING	
Maximum Building Height	At the discretion of the Development Authority
Minimum Front and Flanking Yard Setback	At the discretion of the Development Authority
Minimum Side Yard Setback	At the discretion of the Development Authority
Minimum Rear Yard Setback	At the discretion of the Development Authority

- 5.13.4. In addition to the regulations listed in the Public, Recreation Major District, Permitted and Discretionary Uses are subject to the applicable regulations, provisions, and requirements contained within the other sections of this Bylaw.

5.14 Public, Utilities (P-U)

- 5.14.1. The purpose of the Public, Utilities (P-U) District is “to provide for public and private utilities that are on a large scale or may impact lands beyond the lot boundaries and are significantly important to serve the needs of Drayton Valley and the surrounding area.”
- 5.14.2. The following uses shall be Permitted or Discretionary, issued with or without conditions, provided the application complies with the regulations in this District and this Bylaw:

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure and Use	Cultural Facilities
Recreation, Outdoor Facility	Solar Energy, Commercial
Recreation, Park	Surveillance Suite
Utilities, Minor	
Utilities, Major	
Waste Management Facility	

- 5.14.3. Development in the Public, Utilities (P-U) District must comply with the following regulations:

REGULATION	PROVISION
SITE DEVELOPMENT	
Maximum Lot Coverage	At the discretion of the Development Authority
Minimum Lot Size	At the discretion of the Development Authority
Minimum Lot Width	At the discretion of the Development Authority
Minimum Lot Depth	At the discretion of the Development Authority
PRINCIPAL AND ACCESSORY BUILDING	
Maximum Building Height	At the discretion of the Development Authority
Minimum Front and Flanking Yard Setback	At the discretion of the Development Authority

REGULATION	PROVISION
Minimum Side Yard Setback	At the discretion of the Development Authority
Minimum Rear Yard Setback	At the discretion of the Development Authority

- 5.14.4. In addition to the regulations listed in the Public, Utilities District, Permitted and Discretionary Uses are subject to the applicable regulations, provisions, and requirements contained within the other sections of this Bylaw.
- 5.14.5. When the Development Authority is making decisions on the development regulations, they shall consider and, when required, implement provincial and federal regulations.

5.15 Public, Conservation and Natural Open Space (P-C)

- 5.15.1. The purpose of the Public, Conservation and Natural Open Space (P-C) District is “to provide for the preservation of environmentally significant lands and lands dedicated as Environmental Reserve under the *MGA* which have significant natural capability for conservation, passive recreation, and environmental awareness and education.”
- 5.15.2. The following uses shall be Permitted or Discretionary, issued with or without conditions, provided the application complies with the regulations in this District and this Bylaw:

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure and Use	Cultural Facilities
Recreation, Outdoor Facility	
Recreation, Park	
Utilities, Minor	

- 5.15.3. All Development Permits within the Public, Conservation and Natural Open Spaces (P-C) District shall be required to demonstrate, to the satisfaction of the Development Authority, that the proposed development is minimizing its impacts on the natural environment.
- 5.15.4. Development in the Public, Conservation and Natural Open Space (P-C) District must comply with the following regulations:

REGULATION	PROVISION
SITE DEVELOPMENT	
Maximum Lot Coverage	At the discretion of the Development Authority
Minimum Lot Size	At the discretion of the Development Authority
Minimum Lot Width	At the discretion of the Development Authority
Minimum Lot Depth	At the discretion of the Development Authority
PRINCIPAL AND ACCESSORY BUILDING	
Maximum Building Height	At the discretion of the Development Authority
Minimum Front and Flanking Yard Setback	At the discretion of the Development Authority
Minimum Side Yard Setback	At the discretion of the Development Authority

REGULATION	PROVISION
Minimum Rear Yard Setback	At the discretion of the Development Authority

- 5.15.5. In addition to the regulations listed in the Public, Conservation and Natural Open Space District, Permitted and Discretionary Uses are subject to the applicable regulations, provisions, and requirements contained within the other sections of this Bylaw.
- 5.15.6. When the Development Authority is making decisions on the development regulations, they shall consider and, when required, implement provincial and federal regulations.

5.16 Urban Reserve (UR)

- 5.16.1. The purpose of the Urban Reserve (UR) District is “to protect lands for future orderly and economically viable development, provide for a limited range of temporary uses, and allow existing agricultural operations to continue on lots annexed to the Town until urban development occurs.”
- 5.16.2. The following uses shall be Permitted or Discretionary, issued with or without conditions, provided the application complies with the regulations in this District and this Bylaw:

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure and Use	Boarding and Lodging Home
Agriculture	Cemetery
Community Garden	Concrete/Asphalt Plant
Dwelling, Accessory	Cottage Industry
Dwelling, Duplex/Semi-Detached	Farm Vacation Home
Dwelling, Manufactured Home, Double-Wide	Home-Based Business, Level 2
Dwelling, Manufactured Home, Single-Wide	Home-Based Business, Level 3
Dwelling, Modular Home	Kennel
Dwelling, Single Detached	Solar Energy, Commercial
Horticultural Use	Natural Resource Extraction/Processing, General
Home-Based Business, Level 1	Natural Resource Extraction/Processing, Minor
Recreation, Park	Outdoor Shooting Range
Show Home	Recreation, Indoor Facility
Utilities, Minor	Recreation, Outdoor
	Recreation, Outdoor Facility
	Riding Arena
	Recycling Depot, Major
	Sea-Can Container
	Work Camp

- 5.16.3. The Fundamental Use Criteria for the Urban Reserve District is to prohibit residential dwellings and associated accessory structures or buildings in the Northeast Quarter of Section 5, Township 49, Range 7, West of the 5th Meridian, and thereby provide greater operational and investment certainty to industry, and reduce the potential for incompatible land uses on the said lands.
- 5.16.4. All siting, lot coverage, densities, setbacks and heights of buildings shall be at the discretion of the Development Authority.
- 5.16.5. The Development Authority may specify the length of time a use is allowed with regard to the future servicing and development of the subject land.
- 5.16.6. No land shall be reclassified from Urban Reserve District into other land use districts unless:
 - a. The development of the same land constitutes an orderly and economic development, identified through the adoption of an Area Structure Plan having regard for the provisions of schools, parks, roads, utilities and other urban uses and services; and
 - b. Such development, in the opinion of the Council, shall not detract or disrupt any other orderly and economic development already initiated in the Town.
- 5.16.7. In addition to the regulations listed in the Urban Reserve District, Permitted and Discretionary Uses are subject to the applicable regulations, provisions, and requirements contained within the other sections of this Bylaw.

5.17 Direct Control (DC)

- 5.17.1. The purpose of this District is “to provide Council with direct control over a specific site where unique characteristics of the proposed development or land make it inappropriate to apply a standard District.”
- 5.17.2. The District shall only be applied to a site to regulate a specific development where Council has determined a proposed development is appropriate for the site, having regard for the goals, objectives, and policies of the Municipal Development Plan and other applicable statutory or non-statutory plans and policies, and if:
 - a. The proposed development would not meet the requirements of any existing District;
 - b. The proposed development requires specific/comprehensive regulations to minimize land use conflicts with neighbouring properties;
 - c. The site or the proposed development has unique characteristics that require specific development regulations; or
 - d. The ongoing operation of the proposed development requires specific development regulations.
- 5.17.3. The applicant shall provide a proposed Direct Control District that must contain the following:
 - a. The legal description of the site to which the proposed District shall apply;
 - b. Uses; and
 - c. Site specific development regulations.
- 5.17.4. The applicant shall submit a site plan that shall be appended to the Bylaw that adopts the Direct Control District, and all development in the District shall be in accordance with the site plan. Building elevations may also be required. The site plan is required to illustrate:
 - a. The location on the site of specific uses, including any accessory uses and activities;
 - b. Details or elements necessary to better achieve land use compatibility, such as urban design and architectural treatment of structures, increased separation spaces, landscaping, and the like; and
 - c. Any staging of the development.

- 5.17.5. Applicants must follow the Town of Drayton Valley Direct Control Districts Guidelines for structure and format when drafting the Direct Control District.
- 5.17.6. All applicable regulations in the Land Use Bylaw shall apply to development in the Direct Control District unless such regulations are specifically excluded or modified in a Direct Control District.
- 5.17.7. In addition to the requirements of subsection 11.2 'Development Permit Application Contents', the applicant shall:
 - a. Submit the proposed Direct Control District;
 - b. Submit a narrative explaining why the Direct Control District is warranted, having regard for the criteria specified in the Town of Drayton Valley Direct Control Districts Guidelines;
 - c. Contact the affected parties, being each assessed owner of land wholly or partly located within 60.0 m of the Site of the proposed development at least twenty-one (21) days prior to submission of a land use amendment application;
 - d. Outline to the affected parties, the details of the application and solicit their comments on the application;
 - e. Document any opinions or concerns, expressed by the affected parties, and what modifications were made to address their concerns; and
 - f. Submit the documentation as part of the land use amendment application.

PART III

DEVELOPMENT REGULATIONS

6. General Regulations

6.1 Access Requirements

- 6.1.1. Access to Highway 22 shall be limited to arterial, collector, and service roads. Where service roads are not provided, access shall be restricted to points approved by the provincial department responsible for transportation, with approval required prior to submission of a Development Permit application.
- 6.1.2. The Development Authority shall not approve a Development Permit unless access provisions are included with the application and clearly indicated on a site plan.
- 6.1.3. All access points shall be subject to the approval of the Development Authority with respect to location, design, and construction standards, including access for emergency response vehicles and personnel, in alignment with Town standards.
- 6.1.4. Where a lot abuts two roadways, either existing or proposed, access to the lot shall be directed to the roadway with lesser traffic volume, unless otherwise approved by the Development Authority.
- 6.1.5. The Development Authority may impose a condition on the Development Permit requiring the applicant to enter into an agreement with the Town to construct or pay for the construction or upgrading of a roadway or walkway necessary to serve the development.

6.2 Accessory Use, Buildings and Structures

- 6.2.1. Any use, building or structure may be considered accessory to a listed use in the District if it complies with the definition of accessory in this Bylaw.
- 6.2.2. Specific regulations for accessory buildings, structures, and uses may be provided within the applicable land use district. If a District does not contain specific regulations for accessory buildings, structures, and uses, the regulations for principal buildings shall apply.
- 6.2.3. Notwithstanding subsection 6.2.1, signs shall not be approved as an accessory use.
- 6.2.4. When a building or structure on a site is connected to a principal building either by a roof, floor, or foundation exceeding 1.0 m above grade, it shall be considered part of the principal building and not classified as an accessory building.
- 6.2.5. An accessory building or structure shall not be located on an easement, utility right-of-way, or undeveloped road allowance.

- 6.2.6. In all Districts, no accessory building shall be built on a lot before a principal building or use is developed on the lot, except where:
- a. An approved principal building or use is developed on the lot within one (1) year of the date of issuance of the Development Permit for the accessory building;
 - b. The principal building exists on an adjacent lot where the landowner holds titles for both lots. If there is a title change for either lot, the landowner of the lot with the accessory building shall remove the accessory building or develop a principal building on the lot within one (1) year from the date of title change of either lot. The Development Authority may grant an extension to the Development Permit to ensure compliance; or
 - c. The Development Authority may require security in the form of an irrevocable Letter of Credit, bank draft or certified cheque from a recognized Canadian Financial Institution to ensure compliance with the one (1) year requirements stated in subsection 11.9 'Securities for Development Applications'.
- 6.2.7. In all Residential Districts, outdoor private swimming pools shall be subject to the setback regulations of the District in which they are located, the *Alberta Safety Codes Act*, and any other applicable safety standards. Permanent swimming pools shall require the issuance of a Development Permit.
- 6.2.8. Tarp/canvas-covered buildings in all Districts are considered temporary accessory buildings and may be subject to conditions imposed by the Development Authority, as indicated in the Development Permit issued by the Development Authority and in alignment with the *Alberta Safety Codes Act* and any other applicable safety standards.

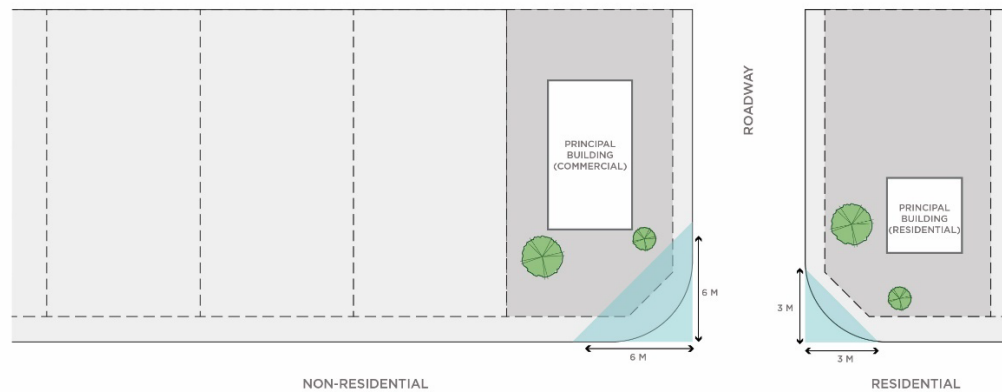
6.3 Amenity Space

- 6.3.1. Amenity space required in the District regulations shall be provided by a minimum of 3.5 m² of amenity space per dwelling unit for Dwelling, Rowhouse/Townhouse, Dwelling, Stacked Townhouse, and Dwelling, Multiple Unit developments.
- 6.3.2. Amenity space may consist of both common and private spaces, at the discretion of the Development Authority.
- 6.3.3. Amenity space may be provided as community recreational space, play areas, patios, and balconies.

6.4 Corner and Double Fronting Lots

- 6.4.1. Where a lot abuts two (2) or more public rights-of-way, the front yard and the correlating setback shall be established in accordance with subsection 6.14.1.

FIGURE 1. CORNER VISIBILITY TRIANGLE.



- 6.4.2. On corner lots in all Residential Districts, excluding the Residential Acreage (R-ACG) District, no fence, wall, tree, bush, structure, or other obstruction shall be erected, placed, or maintained within the triangular area formed by the intersecting boundary lines of the lots adjacent to the road right-of-way and a straight line joining points on those boundary lines 3.0 m from their intersection (Figure 1).
- 6.4.3. On corner lots in all non-Residential Districts, including in the Residential Acreage (R-ACG) District, no fence, wall, tree, bush, structure, or other obstruction shall be erected, placed, or maintained within the triangular area formed by the intersecting boundary lines of the lots adjacent to the road right-of-way and a straight line joining points on those boundary lines 6.0 m from their intersection (Figure 1).

6.5 Decks

- 6.5.1. All decks higher than 0.6 m shall be attached to either the principal building or Accessory Building/Structure. In no instance shall a deck be permitted to be attached to a recreational vehicle.
- 6.5.2. If a deck is higher than 0.6 m, it shall require an approved Development Permit application prior to development.
- 6.5.3. A deck shall meet all setback requirements for the District in which it is to be located, regardless of its height. Additional regulations for projections into required setback areas for the R-ACG District and R-LOW District is indicated in subsection 6.13.1.a.i.
- 6.5.4. Covered and/or enclosed decks shall be considered an addition to the principal building or an accessory structure and shall be required to meet all applicable regulations in the District in which they are to be located and the *Alberta Building Code*.

6.6 Demolition or Removal of Buildings

- 6.6.1. If a Development Permit was issued for the construction of a building or structure, or if the building or structure is connected to municipal services, an approved Development Permit is required before any demolition or partial demolition can take place.
- 6.6.2. Upon application for demolition, the Development Authority may require a demolition plan detailing the following:
- a. The footprint of the building and a site plan of the property on which the building is to be demolished;
 - b. Measures to be taken to ensure that the demolition is done safely and efficiently;
 - c. Measures to be taken to mitigate or minimize any disturbances or nuisances that may occur (dust, noise, debris, traffic, etc.) as a result of the demolition;
 - d. Coordination with utility companies and Town departments for the safe disconnection and removal of services, as well as the safe demolition, removal, and transport of materials;
 - e. Timelines for the completion of the demolition and site restoration project;
 - f. Plans for the salvage operation and stockpiling of building demolition material and fill from excavation;
 - g. Site restoration and land reclamation upon building demolition (filling, grading, landscaping, etc.); and
 - h. Any additional information deemed appropriate, which may include, but is not limited to, any application requirements in accordance with subsection 11.2.1 of this Bylaw.

6.7 Development on Lands Near Oil and Gas Infrastructure

- 6.7.1. The Subdivision and Development Authorities shall review Development Permit and Subdivision Applications to ensure compliance with the required setbacks around well sites.
- 6.7.2. Further to subsection 6.7.1, Development Permit applications within 200.0 m of a pipeline centreline, as defined in CSA Z662 (as the same may be amended or replaced from time to time), must undergo consultation with the pipeline operator. Outcomes from this consultation shall be required to be submitted as part of the Development Permit application.

- 6.7.3. Notwithstanding subsection 6.7.2, for high-vapour-pressure pipelines or those transporting sour natural gas, a wider consultation zone may be required, at the discretion of the Development Authority, in consultation with the pipeline operator.
- 6.7.4. The Subdivision and Development Authorities shall not approve a subdivision or development if it would result in a permanent overnight accommodation, business, or public facility being constructed within 100.0 m of an active gas or oil well, or 1.5 km for sour gas facilities, unless a lesser distance is approved in writing by the Alberta Energy Regulator.
- 6.7.5. Setbacks from abandoned wells shall be established in accordance with the *Matters Related to Subdivision and Development Regulation* and the most current directive adopted by the Alberta Energy Regulator.
- 6.7.6. The Subdivision and Development Authorities shall require, as a condition of subdivision or Development Permit approval, the registration of a Restrictive Covenant against the title of any property containing a reclaimed well.
- 6.7.7. For the purposes of this section, distances shall be measured from the wellhead to the wall of the proposed building.

6.8 Development on Lands Subject to Flooding, Erosion, and Other Natural Hazards or Environmentally Significant Features

- 6.8.1. The Development Authority may, based on the results of a geotechnical study, environmental impact assessment, biophysical assessment, or other relevant studies, impose such conditions as necessary to mitigate potential hazards or refuse an application for development if the site is not deemed suitable for the proposed use.
- 6.8.2. Where a lot borders or contains a ravine, valley, or similar topographical feature, with or without a watercourse, the minimum required setback of a building from the top-of-bank shall be 7.5 m or three (3) times the depth of the feature, as defined by a registered surveyor, whichever is greater, unless a detailed geotechnical engineering report recommends a different setback.
- 6.8.3. A minimum setback of 30.0 m shall be required from the top-of-bank of any watercourse or water body, unless the Town is satisfied through a detailed geotechnical engineering study from a registered engineer that a lesser setback is appropriate. This requirement does not apply to fences and boat houses, which may be allowed within this area.
- 6.8.4. Land within the setback areas defined in subsections 6.8.2 and 6.8.3 shall be kept in its natural state unless the Development Authority is satisfied, through the submission of a detailed geotechnical report, that the removal of vegetation or trees will not

affect the integrity or stability of the slope. A covenant may be registered against the property to ensure the preservation of existing vegetation.

- 6.8.5. Development shall not be allowed on unstable slopes or land characterized by soil instability unless it can be demonstrated to the satisfaction of the Town by a registered engineer that the development is safe for construction.
- 6.8.6. The Development Authority may increase any minimum yard or setback requirement for lands within proximity to unstable or steep slopes, or environmentally significant areas, based on the outcomes of relevant studies.
- 6.8.7. An applicant for development in or near an area deemed environmentally significant by the Development Authority may be required to submit an environmental impact assessment or biophysical assessment as part of a land use amendment, subdivision, or Development Permit application. The Development Authority may also refer the application to federal or provincial departments and other relevant agencies for comments prior to reaching a decision.
- 6.8.8. A Development Permit issued for a Permitted and Discretionary Use within an environmentally significant area may include conditions for meeting specific environmental objectives determined by the Development Authority. Such conditions may include restrictions on site clearing and grading, additional setback requirements, retention of shelterbelts, fencing, siting and design of buildings, emission controls, and buffering requirements.
- 6.8.9. The removal of natural vegetation and alterations to the natural drainage of lands within or adjacent to environmentally significant areas may be allowed at the discretion of the Development Authority, based on relevant studies.
- 6.8.10. The following accessory developments are prohibited on steep slopes, irrespective of the presence of a watercourse, unless supported by a detailed geotechnical engineering study from a registered engineer as part of the Development Permit application:
 - a. Swimming pool;
 - b. Automated underground lawn sprinkler system;
 - c. Ornamental pool;
 - d. Water retention facilities; and
 - e. Other similar developments.
- 6.8.11. The Town may increase any minimum yard or setback requirement where any Permitted and Discretionary Use, or accessory development, may be detrimental to the preservation of shoreland or may be adversely affected by being located within a floodplain.

6.9 Dwelling Units on a Lot

- 6.9.1. The number of dwelling units allowed on a lot shall be one (1), except where additional dwellings units are Permitted or Discretionary in the District.

6.10 Easements and Rights-of-Way

- 6.10.1. No development shall encroach into or over a utility easement, right-of-way, maintenance easement, or any other easement or right-of-way unless an encroachment agreement has been established between the landowner and the owner of the affected easement or right-of-way.
- 6.10.2. The applicant is responsible for the costs associated with preparing and registering the agreement on titles.

6.11 Excavation, Stripping, and Grading

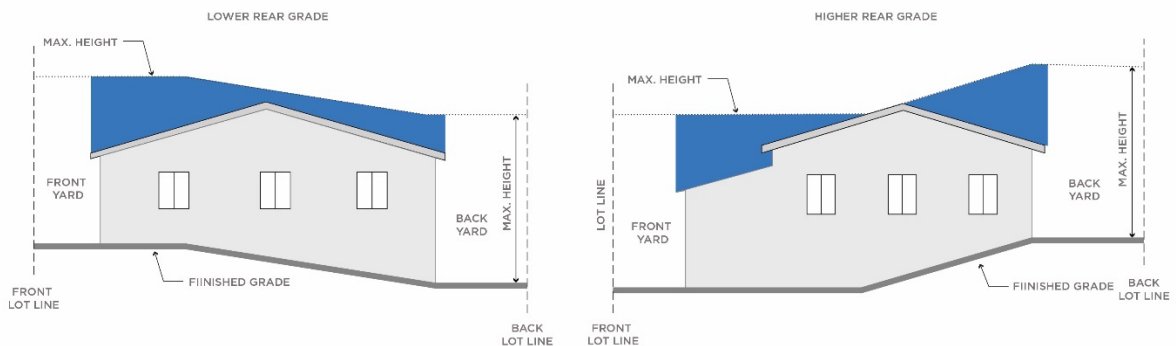
- 6.11.1. The Development Authority may require, as a condition of a Development Permit, that an applicant submit a lot grading plan to the Town for approval before commencing work on the site.
- 6.11.2. The Development Authority may require an Irrevocable Letter of Credit, bank draft or certified cheque from a recognized Canadian Financial Institution to the value of the estimated cost of all or any proposed work/activities, including final grading and landscaping, to ensure that such work is carried out with reasonable diligence.
- 6.11.3. Excavation, stripping, and grading activities are considered Discretionary Uses in all Districts. The Development Authority may require a standalone “Stripping and Grading Development Permit” for any excavation, stripping, and grading activities, except for lands governed by a valid Agreement with the Town.
- 6.11.4. A Development Permit for stripping and grading shall include:
- a. A plan showing the location of the area of the operation relative to site boundaries and the depth of excavation or the quantity of topsoil to be removed;
 - b. A description of the excavation, stripping, or grading operation proposed;
 - c. A detailed timing and phasing program covering the length of the proposed operation;
 - d. A plan showing the final site conditions following completion of the operation and any land reclamation proposals where applicable; and

- e. A description of the measures to be taken for the prevention or mitigation of dust, debris, drainage management, and other nuisances or hazards during and after the operation.
- 6.11.5. The grading of a lot shall conform to a lot grading plan approved by the Town in accordance with the municipal Minimum Design Standards for Development and prepared by a qualified professional.
- 6.11.6. If a person alters the approved lot grading or drainage on a site so that water drains onto adjacent lands, that person shall be responsible for implementing corrective drainage structures, including retaining walls, to divert water from neighbouring properties following approval of the Development Authority.
- 6.11.7. Any retaining wall exceeding 1.0 m in height shall be designed and inspected after construction by a qualified professional.

6.12 Height and Grade

- 6.12.1. The base from which to measure the height of a building or structure shall be from any point on the finished ground elevation that adjoins an exterior wall, as illustrated in Figure 2.

FIGURE 2. MEASURING THE HEIGHT OF A BUILDING OR STRUCTURE.



- 6.12.2. When determining the highest point of a building, the following structures shall not be considered part of the building: elevator housing, mechanical housing, roof stairway entrance, ventilation fans, skylights, steeples, smokestacks, parapet walls, or flagpoles or similar devices not structurally essential to the building.
- 6.12.3. The height of a building shall not extend above the maximum height requirement within the prescribed District.

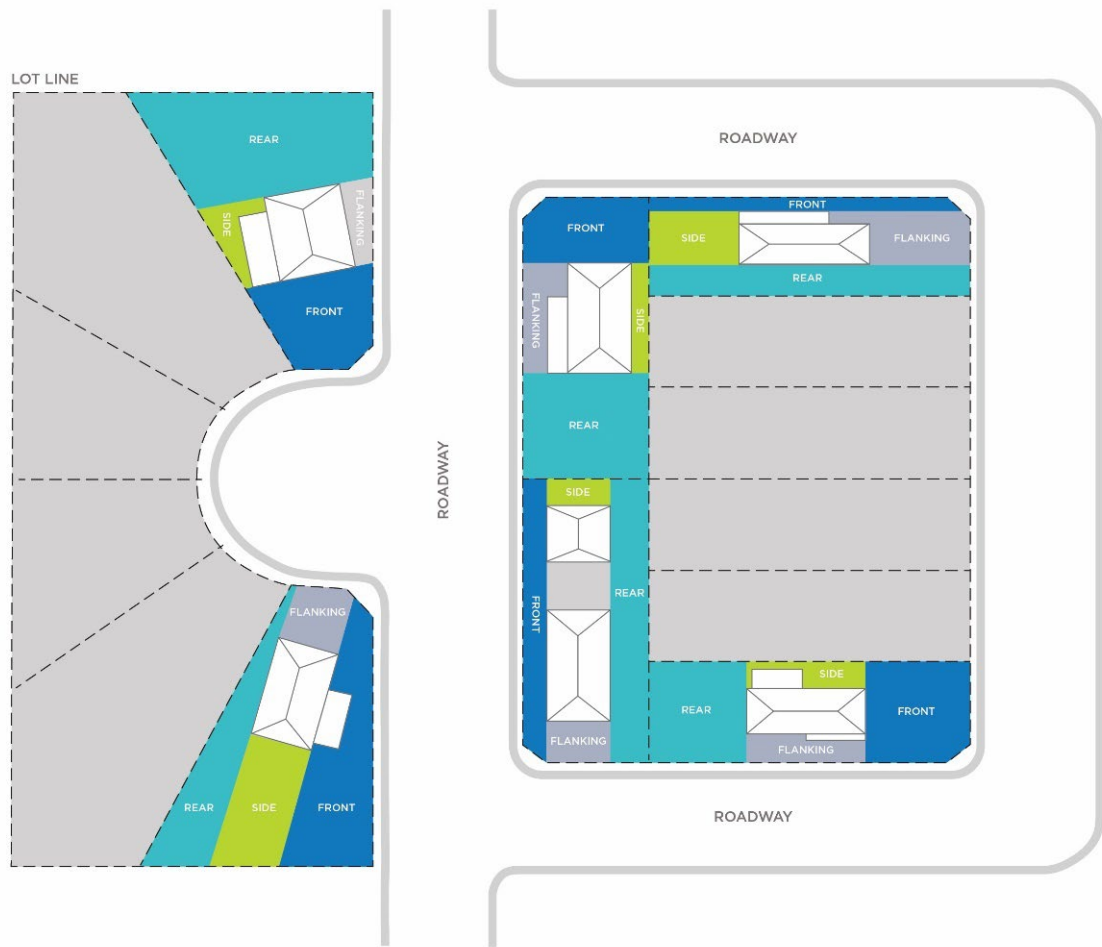
6.13 Residential Projections into Setbacks

- 6.13.1. The following projections into the required setback areas in the R-ACG District and R-LOW District are allowed:
- a. Front, flanking, and rear:
 - i. 2.0 m for stairs, porches, decks, patios, balconies, and verandas;
 - ii. 1.0 m for fireplaces and chimneys, provided the horizontal length of the projection does not exceed a total of 1.8 m; and
 - iii. 1.0 m for architectural or ornamental features such as boxouts, cornices, cantilevers, air conditioning units, eaves, eaves troughs, gutters, landings, windowsills, and steps.
 - b. Side:
 - i. 0.6 m for architectural or ornamental features such as boxouts, cornices, cantilevers, air conditioning units, eaves, gutters, landings, windowsills, steps, and stairs; and
 - ii. 0.6 m for fireplaces and chimneys, provided the horizontal length of each projection shall not exceed a total of 1.8 m.
- 6.13.2. In the case of a zero-lot line development, balconies and eaves may be extended to the lot line or common wall, provided that the common wall is extended for separation or privacy. In such instances, an easement is required to be provided and registered on title.

6.14 Determining Yards

- 6.14.1. For a development, the Development Authority will determine the location of front, flankage, side, and rear yards based on access to the lot and the number, location, and orientation of any proposed buildings in accordance with Figure 3.

FIGURE 3. YARD TYPES.



7. Specific Use Regulations

7.1 General Regulations for Specific Uses

- 7.1.1. The Development Permit requirements outlined for specific uses in this section are in addition to the Development Permit application requirements stated within subsection 11.2 'Development Permit Application Contents'.
- 7.1.2. All Development Permit applications shall include information that addresses the specific use regulations as identified in Section 7 'Specific Use Regulations'.
- 7.1.3. The Development Authority shall have regard to these specific requirements in addition to other regulations within this Bylaw. If there are discrepancies between regulations identified in Section 7 'Specific Use Regulations', and other sections in this Bylaw, Section 7 shall prevail.
- 7.1.4. All outdoor storage associated with any use described in Section 7 'Specific Use Regulations' must be screened from adjacent properties and public rights-of-way, as specified in Section 8 'Landscaping, Fencing and Screening', for the respective use.

7.2 Animal Services, Major

- 7.2.1. **Animal Services, Major** facilities shall have a separate air exchange system in the animal holding area where heating and air conditioning are not shared with other businesses.
- 7.2.2. **Animal Services, Major** facilities shall be equipped with an indoor exercise run if animals are housed overnight.
- 7.2.3. A Development Permit application for **Animal Services, Major** is required to demonstrate how the proposed development will limit offsite nuisances, including noise, odour, or other nuisances associated with the development when adjoining Residential or Public Districts.

7.3 Automotive, Equipment, and Vehicle Service, Major

- 7.3.1. If outdoor storage is an accessory component of the **Automotive, Equipment, and Vehicle Service, Major** use, all outdoor storage areas shall be screened through solid fencing and/or vegetation from adjacent properties and public right-of-way in accordance with Section 8 'Landscaping, Fencing and Screening'.

- 7.3.2. Any object associated with the **Automotive, Equipment, and Vehicle Service, Major** use, which, in the opinion of the Development Authority, is unsightly or tends to adversely affect the amenities of adjoining lands or the public right-of-way, must be screened by solid fencing and/or vegetation in accordance with Section 8 'Landscaping, Fencing and Screening'.
- 7.3.3. All outdoor storage or stockpiles of materials associated with the **Automotive, Equipment, and Vehicle Service, Major** use shall not be vertically higher than the approved screening.

7.4 Bareland Condominiums

- 7.4.1. The minimum lot size for each **Bareland Condominium** unit shall comply with the requirements of the District in which it is located.
- 7.4.2. The minimum lot width for each **Bareland Condominium** unit shall be as specified for the applicable land use district.
- 7.4.3. The minimum lot depth shall be as specified for the applicable land use district for **Bareland Condominiums**.
- 7.4.4. The minimum principal building setbacks in a **Bareland Condominium** shall be:
 - a. Front Yard: 5.5 m from the internal roadway or common property roadway.
 - b. Side Yard: 1.5 m when there is rear access and/or a front garage; 3.0 m on one side if there is no rear access and no front garage.
 - c. Rear Yard: 5.5 m from the rear lot line, or 7.5 m if the unit does not have rear lane access.
- 7.4.5. The maximum building height in **Bareland Condominium** developments shall be as specified for the applicable land use district.
- 7.4.6. The maximum lot coverage shall not exceed sixty-five percent (65%) for each unit in a **Bareland Condominium**.
- 7.4.7. A minimum of five percent (5%) of the gross site area of a **Bareland Condominium** project shall be devoted to common recreational or amenity space. The Condominium Corporation is required maintain all common property, including roads, walkways, and recreational areas, with maintenance standards specified in the condominium bylaws.
- 7.4.8. A Landscaping Plan, prepared in accordance with subsection 8.2 'Landscaping Plan Requirements' of this Bylaw, shall be submitted with the Development Permit application. The plan shall include details on the landscaping of common areas, individual units, and any fencing between units or along the perimeter of the property.

- 7.4.9. Each **Bareland Condominium** unit shall provide a minimum of two (2) parking stalls, either within a garage or on a driveway. Visitor parking shall be provided at a ratio of one (1) space per every three (3) units and shall be located in convenient locations throughout the development.
- 7.4.10. All **Bareland Condominium** units shall be connected to Town water and sanitary services, as required by the Town. Shared services and utilities are required to be maintained by the Condominium Corporation.
- 7.4.11. Notwithstanding subsections 7.4.1 – 7.4.10, the Development Authority may allow variations in building design and site layout for **Bareland Condominiums** to accommodate innovative housing types or unique site conditions, provided these variations do not adversely affect neighbouring properties or the overall development.

7.5 Bed and Breakfast

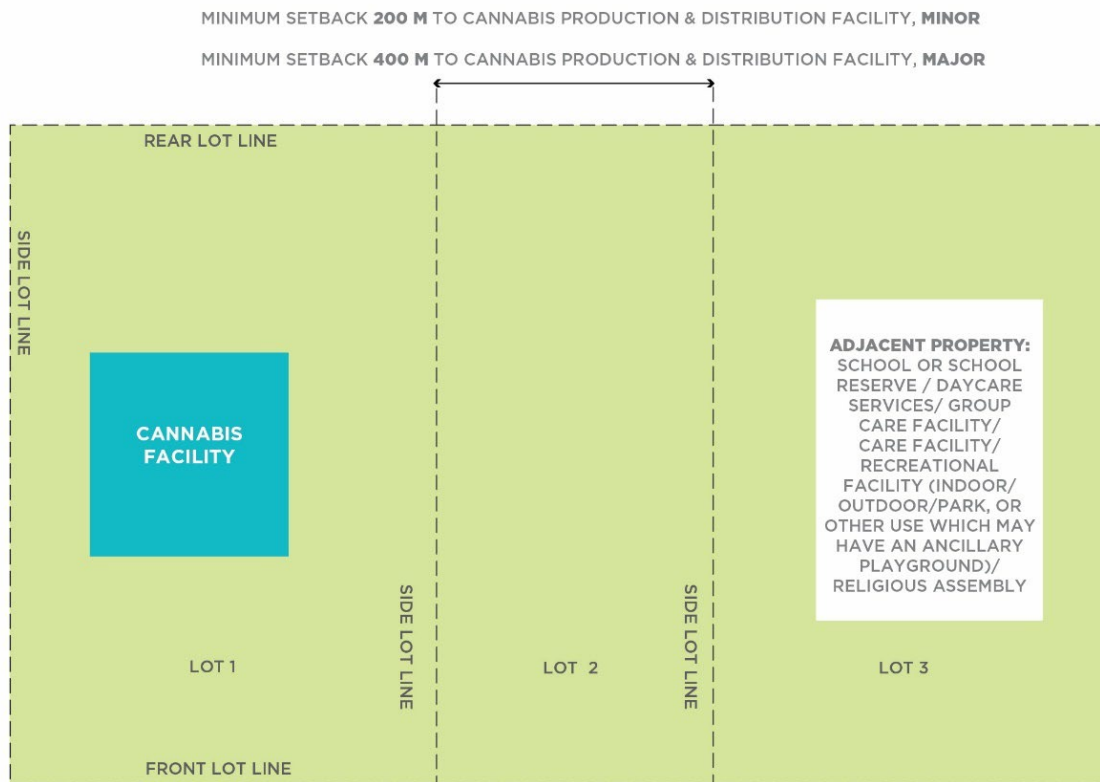
- 7.5.1. All **Bed and Breakfast** operations shall meet public health regulations and be kept in a manner that meets all provincial regulations.
- 7.5.2. Interior or exterior alterations, additions, or renovations to accommodate a **Bed and Breakfast** use are allowed provided such alterations, additions, or renovations maintain the principal residential appearance or character of a single detached dwelling, comply with the District regulations, and comply with the *Alberta Safety Codes Act* and any other Town bylaws.
- 7.5.3. A maximum of three (3) guest rooms shall be allowed in a **Bed and Breakfast**.
- 7.5.4. The **Bed and Breakfast** use shall be subordinate, incidental, and an accessory use to a principal single detached dwelling.
- 7.5.5. The operators of a **Bed and Breakfast** shall make reasonable efforts to mitigate the impact of the operation on surrounding residences.
- 7.5.6. The Development Authority may require as a condition of approval for a **Bed and Breakfast** that the applicant provide screening for the parking area and limit guest activities between certain times.
- 7.5.7. A Development Permit application for a **Bed and Breakfast** use is not allowed where a Development Permit has been issued for a **Home-Based Business, Levels 1, 2, or 3**, unless otherwise approved by the Development Authority.
- 7.5.8. A **Bed and Breakfast** shall be operated only by the resident(s) of the principal dwelling that contains the **Bed and Breakfast**.

- 7.5.9. If a Development Permit application for a **Bed and Breakfast** has been issued, a **Dwelling, Accessory** is not permitted on the same property unless used as part of **Bed and Breakfast** operation.
- 7.5.10. Signage associated with a **Bed and Breakfast** use shall be limited to one (1) commercially produced on-site sign that identifies the business and is limited to 21.0 cm x 26.0 cm in size.

7.6 Cannabis Production and Distribution Facility

- 7.6.1. The closest edge of the building footprint of a proposed **Cannabis Production and Distribution Facility, Minor** shall not be permitted within 200.0 m of the closest edge of the building footprint of a (see Figure 4):
- a. School or School Reserve lands;
 - b. Daycare Services;
 - c. Group Care Facility;
 - d. Care Facility Minor and Major;
 - e. Recreation, Indoor Facility;
 - f. Recreation, Outdoor Facility;
 - g. Religious Assembly; or
 - h. Recreation, Park, or other use which may have an ancillary playground.
- 7.6.2. The closest edge of the building footprint of a proposed **Cannabis Production and Distribution Facility, Major** shall not be permitted within 400.0 m of the closest edge of the building footprint of a (see Figure 4):
- a. School or School Reserve lands;
 - b. Daycare Services;
 - c. Group Care Facility;
 - d. Care Facility Minor and Major;
 - e. Recreation, Indoor Facility;
 - f. Recreation, Outdoor Facility;
 - g. Religious Assembly; or
 - h. Recreation, Park, or other use which may have an ancillary playground.

FIGURE 4. CANNABIS PRODUCTION AND DISTRIBUTION FACILITY SETBACK.



- 7.6.3. Where the **Cannabis Production and Distribution Facility** constitutes a portion of, or a bay within, a larger building, the footprint of that portion of the building shall be used in establishing the setback.
- 7.6.4. A **Cannabis Production and Distribution Facility** shall not include outdoor storage of cannabis goods, materials, or supplies.
- 7.6.5. A **Cannabis Production and Distribution Facility** must include an air filtration system to remove odours as an extra precaution to ensure the use does not create odour impacts on adjacent lots.
- 7.6.6. A **Cannabis Production and Distribution Facility** is required to follow all provincial and federal development requirements.

7.7 Car Wash

- 7.7.1. A **Car Wash** shall not be located on lots which, in the opinion of the Development Authority, negatively impact adjacent lots regarding noise and traffic generation.

- 7.7.2. The lot which contains a **Car Wash** shall contain space for at least twelve (12) vehicles, or a minimum of three (3) vehicles for each car wash bay, whichever is greater, so that vehicles have space to line up in front of the bays.
- 7.7.3. Notwithstanding the regulations in subsection 7.7.2, the minimum lot area for a **Car Wash** shall be 600.0 m².
- 7.7.4. Where a **Car Wash and Gas Station** are located on the same lot, notwithstanding regulations in subsection 7.7.3, the minimum lot area shall be 2,700.0 m². For additional regulations related to **Gas Stations**, see subsection 7.14 'Gas Station and Bulk Fuel Facility'.
- 7.7.5. A **Car Wash** requires the installation of an oil/grit separator, in accordance with applicable provincial regulations.
- 7.7.6. On-site storage of sludge/waste associated with a **Car Wash** is prohibited.

7.8 Crematorium

- 7.8.1. All **Crematoriums** must adhere to provincial regulations, encompassing environmental, health, and safety standards.
- 7.8.2. All **Crematoriums** must be located to provide a minimum separation distance of 150.0 m from:
 - a. Schools or School Reserve lands;
 - b. Daycare Services; and
 - c. Residential Uses.
- 7.8.3. A Development Permit application for a **Crematorium** shall include an outline of the proposed crematorium facility, encompassing site plans, building designs, and operational strategies that show how the crematorium is going to mitigate environmental impacts and offsite nuisances.

7.9 Day Home

- 7.9.1. A **Day Home** shall not be located in a dwelling that contains a **Home-Office** or **Home-based Business**.
- 7.9.2. Outdoor play areas used for a **Day Home** shall be fenced and may require additional screening to avoid visual infringement from an adjacent Residential Use or the public right-of-way.

- 7.9.3. A **Day Home** shall submit all required provincial or day home agency license approvals to the Development Authority as a condition of the Development Permit.

7.10 Dwelling, Accessory

- 7.10.1. **Dwelling, Accessory** units shall be included in the calculation for lot coverage.
- 7.10.2. A **Dwelling, Accessory** unit shall:
- a. Contain at least one (1) room and include sleeping, sanitary, and cooking facilities; and
 - b. Provide a minimum of one (1) dedicated on-site parking stall in addition to the required parking for the other uses on site.
- 7.10.3. A Development Permit application for a **Dwelling, Accessory** unit shall be required to include the following information, in addition to those requirements identified in subsection 11.2 'Development Permit Application Contents':
- a. A Floor Plan; and
 - b. Elevations for the **Dwelling, Accessory** unit (front, side, and rear), if not located in the principal dwelling.

7.11 Dwelling, Live-Work Unit

- 7.11.1. The dwelling and business components of a **Dwelling, Live-Work Unit** shall not be legally separated through a subdivision or condominium conversion.
- 7.11.2. The dwelling associated with a **Dwelling, Live-Work Unit** shall not contain a **Home-based Office** or **Home-based Business**.
- 7.11.3. A maximum of three (3) non-resident employees may be present on the site of a **Dwelling, Live-Work Unit** at one time.
- 7.11.4. A **Dwelling, Live-Work Unit** shall include access between the dwelling unit and the business components.
- 7.11.5. Notwithstanding subsection 7.11.4, a **Dwelling, Live-Work Unit** shall demonstrate separation of the dwelling unit and the business component by a locked internal entrance, and a locked external entrance, either from a common indoor landing or from the exterior of the structure.

- 7.11.6. For a **Dwelling, Live-Work Unit** located at ground level, the **Dwelling, Live-Work Unit** shall contribute to the pedestrian-oriented character of the roadway or immediate area.
- 7.11.7. Signage associated with a **Dwelling, Live-Work Unit** shall be limited to one (1) fascia or projecting sign in accordance with subsection 9.7 'Fascia Signs'.
- 7.11.8. Signage associated with a **Dwelling, Live-Work Unit** shall not be illuminated.

7.12 Drive-Through

- 7.12.1. When a lot containing a **Drive-Through** use is adjacent to any Residential District, it shall be screened with a solid fence, not less than 2.0 m in height running the full length of the boundary.
- 7.12.2. When a lot containing a **Drive-Through** use is adjacent to a Residential Use that is not in a Residential District, a 3.0 m landscape buffer shall be required.
- 7.12.3. A minimum of one (1) garbage receptacle is required along the length of a Drive-Through.
- 7.12.4. A Development Permit application for a **Drive-Through** use shall submit a site plan illustrating how motor vehicles will enter and exit the **Drive-Through** and avoid obstruction of adjacent sidewalks, roadways, or lanes.
- 7.12.5. The Development Authority may require a traffic impact assessment for a Development Permit application for a **Drive-Through** use.

7.13 Establishment, Adult

- 7.13.1. An **Establishment, Adult** use shall not be located within 400.0 m from the boundary of any existing or intended:
 - a. School or School Reserve lands;
 - b. Park or playground or community recreation facilities;
 - c. Residentially districted lands;
 - d. Religious Assembly; or
 - e. Daycare Services.
- 7.13.2. No exterior display of nudity or partial nudity associated with an **Establishment, Adult** is allowed on the premises.

7.14 Gas Station and Bulk Fuel Facility

- 7.14.1. A **Gas Station** or **Bulk Fuel Facility** shall only be located on lots that demonstrate, to the satisfaction of the Development Authority, safe vehicle circulation, or access to/egress from the lot, in accordance with the Town's Municipal Servicing Standards.
- 7.14.2. Notwithstanding development regulations in Section 5 'Land Use Districts', the minimum lot area shall be:
- a. 1,200.0 m² for a **Gas Station**.
 - b. 2,700.0 m² for **Gas Stations** with a **Car Wash**.
 - c. 2,700.0 m² for a **Bulk Fuel Facility**.
 - d. 1,000.0 m² for **Gas Stations** that form part of a **Shopping Centre**.
- 7.14.3. No fuel pump or storage tank for a **Bulk Fuel Facility** shall be located within 12.0 m from the front lot line.
- 7.14.4. No fuel pump or storage tank for a **Gas Station** shall be located within 10.0 m from the front lot line.
- 7.14.5. No fuel pump or storage tank for a **Gas Station** or **Bulk Fuel Facility** shall be located within 6.0 m from any side or rear lot line.
- 7.14.6. Where a **Gas Station** is located adjacent to a Residential Use or Residential District, a minimum of 6.0 m wide landscaped buffer that includes screening is required, in accordance with Section 8 'Landscaping, Fencing and Screening'.
- 7.14.7. There shall be a minimum distance of 15.0 m between all pump islands for a **Gas Station** and any Residential Use or Residential Districts. The measurement of the distance shall be calculated from the concrete of the pump island to the edge of the lot line or the nearest residential lot line.
- 7.14.8. As a condition of a Development Permit approval for a **Gas Station** or **Bulk Fuel Facility** development is required obtain any provincial agency and *Alberta Safety Code Act* approvals before occupancy.

7.15 Home-Based Business

- 7.15.1. All **Home-Based Businesses** must be located in the principal building and/or accessory buildings.
- 7.15.2. No changes to the external appearance or residential character of the land or buildings are permitted to accommodate a **Home-Based Business**.

- 7.15.3. Signage for a **Home-Based Business** must be commercially produced, identifying the business, and must adhere to the size and location regulations specific to the level of the business, as noted in subsection 7.15.6.
- 7.15.4. A **Home-Based Business** must not generate excessive noise, smoke, steam, odours, dust, fumes, exhaust, vibrations, heat, glare, or refuse that would be considered offensive or excessive by the Development Authority.
- 7.15.5. The privacy of adjacent Residential Uses must be preserved, and the **Home-Based Business** shall not unduly interfere with the use and enjoyment of neighbouring properties.
- 7.15.6. The following table provides specific regulations for **Home-Based Businesses** based on the business level:

TABLE 3. HOME-BASED BUSINESS LEVELS.

REGULATION	HOME-BASED BUSINESS		
	Level 1	Level 2	Level 3
Client Visitation	Not allowed	Five (5) visitors per day, with no more than two (2) on-site at a time	Ten (10) visitors per day, with no more than two (2) on-site at a time
External Storage	Not allowed	Not allowed	Allowed with screening from adjacent properties and public rights-of-way
On-Site Employees	Residents only	Residents plus up to two (2) additional employees	Residents plus up to four (4) additional employees
Parking	One (1) commercial vehicle allowed	Two (2) commercial vehicles allowed	Five (5) commercial vehicles allowed
Signage	21.0 cm x 26.0 cm sign, on-site	21.0 cm x 26.0 cm sign, on-site	1.0 m x 0.6 m sign, on-site

7.16 Home Parks

- 7.16.1. All internal roadways in a **Home Park** shall have a right-of-way width of 7.0 m and be hard-surfaced and maintained.
- 7.16.2. All internal pathways in a **Home Park** shall be 1.5 m in width, between units, parks, and community facilities.
- 7.16.3. All areas occupied by dwelling units, internal roads or pathways in a **Home Park** shall be landscaped to the satisfaction of the Development Authority.
- 7.16.4. New manufactured **Home Parks** containing over fifty (50) manufactured home sites must have a minimum of five percent (5%) of the total site area designated for community recreation or amenity space purposes for the manufactured home park.
- 7.16.5. Visitor parking shall be provided at a ratio of at least one space for every three (3) manufactured home dwelling units, located at convenient locations throughout the **Home Park**.
- 7.16.6. One (1) freestanding sign may be erected at the entrance to a **Home Park**.
- 7.16.7. All homes and buildings in a **Home Park** shall be securely attached to the ground, and undercarriages and hitches shall be hidden by skirting complementary to the manufactured home.
- 7.16.8. A manufactured home shall not be brought into a **Home Park** until a Development Permit has been issued. The application for a Development Permit shall record the CSA number or other unique identifier of every manufactured home in the park.
- 7.16.9. Before a Development Permit is issued for a new **Home Park**, or the expansion of an existing **Home Park**, the applicant must provide, in addition to what is required in subsection 11.2 'Development Permit Application Contents', an overall plan site plan showing:
 - a. Roadway layout, with widths, cross-sections, and radius of turn of all internal roadways;
 - b. The drainage system;
 - c. Stall sizes;
 - d. Locations of underground and overhead utilities;
 - e. Location of parking areas;
 - f. Community recreation or amenity space, amounting to at least five percent (5%) of the area of the park for manufactured home parks containing fifty (50) or more stalls;

- g. Landscaping and buffering separating the residential areas from public rights-of-way;
- h. Garbage storage and collection areas;
- i. The location of communal facilities such as laundromats; and
- j. The locations of signs.

7.17 Moved-In Principal Buildings

- 7.17.1. A Development Permit is required to move an existing principal building onto a lot.
- 7.17.2. The principal building must adhere to policies within any applicable Area Structure Plan, Area Redevelopment Plan, and comply with applicable Design Guidelines.
- 7.17.3. A Development Permit application for a principal building will respond to the above-noted requirements and further provide:
 - a. Photographs showing all sides of the principal building;
 - b. A statement of the type of construction, condition, and age of the principal building; and
 - c. A statement of proposed improvements with an estimate of costs.
- 7.17.4. The Development Authority may require the applicant to provide evidence of a building inspection demonstrating that the moved-in principal building is habitable.

7.18 Outdoor Shooting Range

- 7.18.1. An **Outdoor Shooting Range** may be considered by the Development Authority for approval if public engagement is undertaken by the applicant in accordance with Town policies.
- 7.18.2. The minimum lot size for an **Outdoor Shooting Range** is 32.4 ha.
- 7.18.3. When deciding on a Development Permit application for an **Outdoor Shooting Range**, the Development Authority shall consider:
 - a. The potential nuisance effect the development may have on lots within a 3.0 km radius;
 - b. Proximity to environmentally significant areas, designated natural areas, animal and bird habitats, and migratory bird sanctuaries;

- c. The design of the development, including, but not limited to setbacks, sound attenuation walls, trenches, berms, partial enclosures, direction of fire, and similar design features;
- d. The effect in which the surrounding landforms influence the manner in which sound carries.

7.18.4. An **Outdoor Shooting Range** shall comply with the following:

- a. Any buildings and areas for shooting shall be at least 30.0 m from any lot boundary;
- b. Parking shall be provided in accordance with Section 10 'Parking and Loading Regulations';

7.18.5. The Development Authority shall require the applicant to submit:

- a. A site plan illustrating the location of the range and any buildings on the lot, landscaping, a berm, noise attenuation, direction of fire, parking, and any other details as deemed necessary by the Development Authority; and
- b. An area plan that identifies lands within a 3.0 km radius illustrating land uses, existing buildings, and any other information as deemed necessary by the Development Authority.

7.18.6. The Development Authority may require the applicant to submit:

- a. A report or evidence that the proposed range will conform to the *Firearms Act*, shooting clubs and shooting ranges regulations, or other relevant legislation; and
- b. Any other information deemed necessary.

7.19 Retail, Cannabis

7.19.1. A **Retail, Cannabis** store shall meet the following requirements:

- a. The public entrance and exit to a **Retail, Cannabis** use must be direct to the outdoors;
- b. A **Retail, Cannabis** use shall operate separately and independently from any other business and sales shall be restricted to Cannabis and its ancillary accessories only;
- c. Consumption of Cannabis is prohibited on the same site as a **Retail, Cannabis** use;
- d. A **Retail, Cannabis** use shall meet the provincial requirements of the *Alberta Gaming, Liquor, and Cannabis Act (AR 143/96)*, as amended from time to time;
- e. Cannabis and its ancillary accessories shall not be visible from outside the premises of a **Retail, Cannabis** use;

- 7.19.2. The closest edge of the building footprint of a proposed **Retail, Cannabis** store shall not be permitted within 150.0 m of the closest edge of the building footprint or as set out in the *Alberta Gaming, Liquor, and Cannabis Act (AR 143/96)* as amended from time to time, of a:
- a. School or School Reserve lands;
 - b. Daycare Services;
 - c. Group Care Facility;
 - d. Care Facility Minor and Major;
 - e. Recreation, Indoor Facility;
 - f. Recreation, Outdoor Facility;
 - g. Religious Assembly; or
 - h. Recreation, Park, or other use which may have an ancillary playground.
- 7.19.3. The closest edge of the building footprint of a proposed **Retail, Cannabis** store shall not be permitted within 200.0 m of the closest edge of the building footprint of another **Retail, Cannabis** store.
- 7.19.4. A Development Permit application for a **Retail, Cannabis** use shall include a copy of the Cannabis Retail Licence, pursuant to the *Gaming, Liquor, and Cannabis Act (AR 143/96)*, as amended from time to time.

7.20 Retail, Liquor

- 7.20.1. The closest edge of the building footprint of a proposed **Retail, Liquor** store shall not be permitted within 150.0 m of the closest edge of the building footprint of a:
- a. School or School Reserve lands;
 - b. Daycare Services;
 - c. Group Care Facility;
 - d. Care Facility Minor and Major;
 - e. Recreation, Indoor Facility;
 - f. Recreation, Outdoor Facility;
 - g. Religious Assembly; or
 - h. Recreation, Park, or other use which may have an ancillary playground.

- 7.20.2. A Development Permit application for a **Retail, Liquor** use shall include a copy of the Liquor Retail Licence, pursuant to the *Gaming, Liquor, and Cannabis Act (AR 143/96)*, as amended from time to time.

7.21 Religious Assembly

- 7.21.1. Notwithstanding other regulations in the Bylaw, the minimum site dimensions for **Religious Assembly** uses shall be:
- a. Width: 30.0 m
 - b. As required within the District in which the **Religious Assembly** is located for front, side, and rear yard setbacks.

7.22 Shopping Centre

- 7.22.1. Notwithstanding other regulations in this Bylaw, the minimum site regulations for **Shopping Centre** uses shall be:
- a. Width: 30.0 m
 - b. Lot area: 3,000.0 m²

7.23 Solar Energy, Personal Use

- 7.23.1. Any ground, building, or roof-mounted solar energy panels and equipment used solely for personal use solar energy generation purposes shall not require a Development Permit. However, they shall be required to meet the setbacks specified in the District in which it is located.
- 7.23.2. Any personal use solar energy panels and associated equipment shall not be positioned in a way that causes unnecessary glare or disturbance to any adjacent Residential Use, or to any nearby public right-of-way.
- 7.23.3. Any ground-mounted personal use solar panel shall not exceed 4.6 m in height above the existing grade.
- 7.23.4. The applicant for personal use solar energy shall be responsible for obtaining the necessary approvals from the electric distribution company, and the necessary safety code permits from the Town.

7.24 Solar Energy, Commercial

- 7.24.1. A Development Permit application for a **Solar Energy, Commercial** facility may be submitted before receiving approval from the appropriate provincial agencies; however, the Development Authority shall not issue a Development Permit application for a **Solar Energy, Commercial** facility until such approval(s) have been obtained from the applicable provincial agencies.
- 7.24.2. A Development Permit is required for all **Solar Energy, Commercial** production facilities intended to generate electricity for commercial sale and transmission into an electrical distribution system.
- 7.24.3. The applicant for a **Solar Energy, Commercial** facility shall obtain the necessary inspections and commercial approvals from authorized inspection agencies under the *Alberta Safety Codes Act* for any equipment or infrastructure associated with the **Solar Energy, Commercial** facility.
- 7.24.4. All equipment and infrastructure associated with a **Solar Energy, Commercial** facility must comply with setbacks and other development regulations specified in the land use district in which it is located.
- 7.24.5. When a **Solar Energy, Commercial** facility is decommissioned, the landowner will be required to return the property to the same land capability and quality as it was before the installation of any of the **Solar Energy, Commercial** facility. As part of the Development Permit application process, the applicant for a **Solar Energy, Commercial** facility must submit a detailed decommissioning plan as a condition of approval.

7.25 Surveillance Suite

- 7.25.1. A **Surveillance Suite** shall be subordinate to and compatible with the principal use.
- 7.25.2. A maximum of one (1) **Surveillance Suite** shall be located on a lot.
- 7.25.3. A **Surveillance Suite** may be located in a **Dwelling, Manufactured Home**, but shall not be located in a recreational vehicle.
- 7.25.4. A **Surveillance Suite** shall provide a minimum of one (1) dedicated on-site parking stall.
- 7.25.5. A **Surveillance Suite** may be located within the principal building in which the primary use is being conducted or may be detached from that building. In all cases, the **Surveillance Suite** shall be a self-contained dwelling unit.

- 7.25.6. Notwithstanding other regulations in this Bylaw, the Development Authority may impose any other additional regulations for **Surveillance Suite** use, including setbacks, design, or landscape conditions they deem appropriate for each situation considering, but not restricted to, the type of business being operated, the condition and design of the existing buildings, and the amenities of the neighbourhood.
- 7.25.7. The duration of a Development Permit issued for a **Surveillance Suite** shall be limited to the operation of the principal use for which the permit is applied.
- 7.25.8. An applicant for a **Surveillance Suite** unit is required to submit the following in support of a Development Permit and further set out:
- a. A site plan illustrating the location of the **Surveillance Suite** showing,
 - b. Elevations for the **Surveillance Suite** (front, side, and rear); and
 - c. The screening, storage, collection, and disposal of solid waste.

7.26 Swimming Pools and Hot Tubs

- 7.26.1. Every private swimming pool and hot tub shall be secured against unauthorized entry by a fence or wall at least 2.0 m above ground level and of such a design that it will prevent children from climbing over or crawling through or under it to gain access.

7.27 Telecommunication Towers

- 7.27.1. The placement of **Telecommunication Towers** and equipment is federally regulated and is therefore exempt from municipal control. The Town of Drayton Valley will review telecommunication tower submissions and, depending on the nature of the proposal, a letter of support (concurrence) or non-support (non-concurrence) will be sent to the wireless service provider. Proponents of telecommunication towers are encouraged to conduct a pre-submission consultation with the Town to identify preliminary issues of concern before making their submissions to federal agencies.

7.28 Work Camps

- 7.28.1. All **Work Camps** require a Development Permit.
- 7.28.2. A Development Permit for a **Work Camp** shall be temporary and may be issued for up to one (1) year, after which a new Development Permit approval is required.
- 7.28.3. An application for a Development Permit for a **Work Camp** must provide the following information:
- a. The location, type, and purpose of the **Work Camp**;

- b. Adjacent land uses;
 - c. The method of supplying water, sewer, and waste disposal to the **Work Camp**. The proposed method of providing such service must meet the requirements of the Town, the Regional Health Authority, and, if applicable, the *Alberta Private Sewage Treatment and Disposal Regulation*;
 - d. The number of persons proposed to live in the **Work Camp**;
 - e. The start date for development, date of occupancy by residents, and the removal date for the **Work Camp**; and
 - f. Reclamation measures once the **Work Camp** is no longer needed.
- 7.28.4. The **Work Camp** must be associated with a principal use for which a valid and current Development Permit has been issued and must only accommodate workers associated with this use.
- 7.28.5. The **Work Camp** must:
- a. Provide adequate on-site parking for private vehicles to the same standards as a hotel (this parking shall be in addition to that required in Section 10 'Parking and Loading Regulations' for the principal use of the land);
 - b. Be removed from the site when the project is completed or when the Development Permit expires, whichever first occurs;
 - c. Post security in the form of a letter of credit or cash with the Town of Drayton Valley sufficient to remove and/or reclaim the site if the **Work Camp** remains on site after the Development Permit has expired, or the project is either completed or if the work has stopped to the extent that the Town no longer feels the **Work Camp** is necessary to the project, or to reclaim the site if needed after the **Work Camp** has been removed from the site;
 - d. Be separate from adjacent land uses; and
 - e. Be inspected by and have approval from the Drayton Valley/Brazeau County Fire Chief or their designate before occupancy.

8. Landscaping, Fencing and Screening

8.1 Landscaping Requirements

- 8.1.1. A Landscaping Plan shall be required by the Development Authority for any Development Permit application proposing new land development within the following Districts:
- a. R-MED - Residential, Medium-Density;
 - b. R-HID - Residential, High-Density;
 - c. R-MAN - Residential, Manufactured Home;
 - d. C-BUS - Commercial, Business;
 - e. C-NHD - Commercial, Neighbourhood;
 - f. I-MED - Industrial, Medium;
 - g. P-RM - Recreation, Major; and
 - h. DC - Direct Control.
- 8.1.2. A Landscaping Plan may be required by the Development Authority for any Development Permit application proposing new land development within the following Districts:
- a. C-DWT - Commercial, Downtown;
 - b. I-HVY - Industrial, Heavy;
 - c. P-S - Public, Service;
 - d. P-R - Public, Recreation;
 - e. P-C - Public, Conservation and Natural Open Space; and
 - f. P-U - Public, Utilities.
- 8.1.3. For the Residential Districts listed in subsection 8.1.1, a minimum of twenty percent (20%) of the front yard must be landscaped.
- 8.1.4. For the Commercial Districts listed in subsection 8.1.1, a minimum of ten percent (10%) of the lot must be landscaped, which must include any area within 2.0 m of the front lot line and a flanking side yard lot line that abuts a road right-of-way or a side yard adjacent to a Residential District.

- 8.1.5. For the Industrial Districts listed in subsection 8.1.1, any area within 2.0 m of the front lot line and flanking side yard lot line or a side yard adjacent to a Residential District must be landscaped, except where a 2.0 m wide landscaped boulevard is provided within the adjacent public right-of-way.
- 8.1.6. In any landscaped area for a non-Residential District listed in subsections 8.1.1 and 8.1.2, trees or shrubs must be planted in the overall minimum ratio of one (1) tree or two (2) shrubs per 75.0 m² of the area to be landscaped.
- 8.1.7. In any landscaped area for a Residential District listed in subsection 8.1.1, trees or shrubs must be planted in the overall minimum ratio of one (1) tree or two (2) shrubs per 50.0 m² of the area to be landscaped.
- 8.1.8. Plant materials must comprise a mix of:
- a. Deciduous trees – minimum caliper 40.0 mm;
 - b. Coniferous trees – minimum height 1.2 m;
 - c. Shrubs – minimum height or spread of 0.5 m; and
 - d. All plant materials shall be hardy to the local region and to the location on the site where they are planted. The Horticultural Standards of the Canadian Nursery Trades Association shall be used as a reference for plant selection.
- 8.1.9. Rooftop landscaping may be used to meet up to fifty percent (50%) of the required landscaping coverage of a site within the Districts listed in subsections 8.1.1 and 8.1.2.
- 8.1.10. Existing shrubs and trees retained on a lot may be considered as part of the total landscaping requirement.
- 8.1.11. All landscaped areas shall be designed to facilitate effective surface drainage in accordance with an approved lot grading plan.
- 8.1.12. Where existing site conditions make it difficult to achieve full compliance with the landscaping standards otherwise required by this Bylaw, the Development Authority may allow a Variance from the landscaping standards.
- 8.1.13. As a condition of a Development Permit, the Development Authority shall require all required landscaping to be completed within two (2) growing seasons of the date of issuance of the Development Permit.
- 8.1.14. The developer/owner and/or successors or assignees shall be solely responsible for the necessary landscaping and proper maintenance of the development lot and adjoining public boulevards.

- 8.1.15. Landscaping and/or restoration of public boulevards shall consist of loaming, seed, or sod unless otherwise specified by the Development Authority.
- 8.1.16. Unless otherwise addressed in an agreement with the Town, any landscaping area between the lot line and the existing curb shall be incorporated into any required Landscape Plan and shall be landscaped concurrently with the development.

8.2 Landscaping Plan Requirements

- 8.2.1. The Development Authority shall require a Landscaping Plan for those Commercial, Industrial, or Public Districts identified in subsection 8.1.1 to be prepared by a landscape architect, technologist, or an arborist as part of a Development Permit application.
- 8.2.2. Landscaping Plans are required to include information for the proposed site as well as all adjacent boulevards and existing properties, which clearly indicate and accurately identify the following:
 - a. Name of the project and/or applicant;
 - b. Name and/or endorsement stamp and signature of the Landscape Professional;
 - c. North arrow, plan scale, and legal and civic addresses;
 - d. Lot lines, dimensions of the site, and identification of adjacent land uses and public area features such as streets, lanes, driveways, vehicular entrances, sidewalks, street furniture, and boulevard trees;
 - e. Location of existing plant materials and indication as to whether they are to be removed or retained;
 - f. Location of planting beds and identification of bedding material;
 - g. Location of trees shown at their typical mature size;
 - h. Total number and type of trees proposed to be provided;
 - i. Proposed trees, shrubs, flower beds, and ground covers, as individual plant symbols, labelled with a key to a cross-referenced plant list identifying the common and botanical names, quantity, size, and method of planting, grass mix of sod and/or seed;
 - j. Identification of proposed surfacing of parking and storage areas;
 - k. Location of all exterior lights on the site and their projected light patterns in relation to adjacent public rights-of-way and developments;
 - l. All other physical features, existing or proposed, including berms, walls, fences, street furniture, and decorative paving; and

- m. 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.

8.3 Landscaping Securities

- 8.3.1. Further to subsection 8.2.1, Landscaping Plans prepared by a qualified professional shall be accompanied by a quote indicating the cost to implement the Landscaping Plan in Commercial, Industrial, and Public Districts.
- 8.3.2. As a condition of Development Permit approval and in alignment with subsection 8.1.14, the Development Authority shall require the applicant to provide a landscaping security. This landscaping security may be in the form of an irrevocable letter of credit or bank draft/certified cheque from a recognized Canadian financial institution, with a value equivalent to one hundred (100%) of the established costs to implement the Landscaping Plan. This security must be provided to the Town within thirty (30) days of the Development Permit being issued. The security may be released subject to the following conditions:
 - a. The release of security will be dependent on plant material being alive, thriving, and having been consistently maintained over the previous two (2) growing seasons;
 - b. Securities may be held in full if the landscaping is not provided and installed in accordance with the approved Landscape Plan, or if there are noted deficiencies as determined by the Development Authority;
 - c. Securities may be released in full if the landscaping is provided and installed in accordance with the approved Landscaping Plan, and there are no deficiencies as determined by the Development Authority;
 - d. Securities may be released down to ten percent (10%) of the accepted securities if all the landscaping is provided and installed but there are noted deficiencies, at the discretion of the Development Authority. The developer/owner will have one growing season from the date of the initial inspection to complete the required landscaping and ensure the landscaping is in healthy condition. Upon approval of the finished landscaping, the Town shall release the remaining securities; and
 - e. In the event the developer/owner does not complete the required landscaping or fails to maintain the landscaping in a healthy condition, the Town will draw on the securities provided by the developer/owner to complete the required work. If the securities are insufficient to complete the required work, the developer/owner shall pay such deficiency to the Town immediately upon being invoiced.
- 8.3.3. The amount of the Landscaping Securities shall include the cost of the following, where applicable based on the approved Landscape Plan:
 - a. Rough grading of the landscaped area;

- b. A minimum of 150.0 mm of topsoil and sod or seed;
 - c. Trees, shrubs, and other landscape materials; and
 - d. Concrete work separating landscaped areas and parking areas.
- 8.3.4. Upon receipt of a written request from an applicant, an inspection of finished landscaping may be scheduled by the Development Authority.
- 8.3.5. Landscaping inspections shall be:
 - a. Conducted only during the normal growing season, approximately May 15th through October 15th; and
 - b. Performed within thirty (30) days of receipt of the inspection request, subject to (a) above.
- 8.3.6. One hundred percent (100%) of the Landscaping Securities, as identified in subsection 8.3.2, will be returned when satisfactory completion of the landscaping is confirmed with an inspection by the Development Authority.

8.4 Landscaping of Existing Development

- 8.4.1. Every undeveloped lot shall be maintained to a standard in alignment with the Town of Drayton Valley's Community Standards Bylaw, as amended from time to time.
- 8.4.2. If a person alters the approved lot drainage on/from a site so that water drains onto adjacent lots, that person shall be responsible for corrective action, including but not limited to constructing drainage structures to the satisfaction of the Development Authority, such as retaining walls, to divert water from neighbouring properties.

8.5 Non-Permissible Materials

- 8.5.1. Creosote railway ties shall not be utilized in any landscaping within the Town, including the construction of retaining walls.
- 8.5.2. Plants recognized as invasive species by the Province of Alberta are not permissible planting materials for landscaping within the Town.

8.6 Fencing

- 8.6.1. The height of a fence shall be measured from grade.

- 8.6.2. Where a fence is constructed on top of a deck, berm, or retaining wall, the height shall be calculated from grade to the highest part of the fence, including the height of the deck, berm, or retaining wall in the calculation.
- 8.6.3. The electrification of fences is not allowed in any District.
- 8.6.4. Barbed wire or razor wire fences are not allowed in Residential Districts.
- 8.6.5. The maximum height of a fence in a Residential District shall be 1.0 m within the front yard and 2.0 m in the side or rear yard.
- 8.6.6. When a non-residential development shares a boundary with a Residential District, the Development Authority shall require screening measures such as perimeter fencing, hedges, landscaped areas, or berms. Screening must have a minimum height of 2.0 m along the shared lot line, to the satisfaction of the Development Authority.

8.7 Screening

- 8.7.1. Where any lot or part of a lot adjacent to a provincial highway is used for outdoor storage of goods, machinery, vehicles, buildings, or waste materials, screening is required by buildings, fences, hedges, trees, berms, or other landscaping features to the satisfaction of the Development Authority.
- 8.7.2. In Commercial, Industrial, and Public Districts, garbage collection areas, open storage areas, or outdoor service areas, including any loading and vehicular service areas, which are visible from an adjacent lot in a Residential District or a public right-of-way other than a lane, shall be fenced or have screen planting or both. The location, length, thickness, and height of such fence or screen planting shall follow the Landscape Plan approved by the Development Authority. Such fence or screen planting, or both, shall be maintained to provide effective screening from the ground to a height of 2.0 m.
- 8.7.3. For bulk outdoor storage for Commercial or Industrial Use development where the height of materials stored makes a screen planting insufficient, a fence, earth berm, or combination thereof, with sufficient height to substantially block the view, may, at the discretion of the Development Authority, be substituted for the requirements of subsection 8.7.2.
- 8.7.4. Where conditions are not conducive to good horticultural practices, making screen planting unlikely to survive, the Development Authority may, at its discretion, require a masonry wall, wood fence, earth berm, or combination thereof, to be substituted for the requirements in subsection 8.7.3.

9. Sign Regulations

9.1 General Sign Regulations

- 9.1.1. In addition to all other provisions and regulations in this Bylaw, the regulations in this section shall apply to signs.
- 9.1.2. Sign Regulations shall not apply to signs legally in existence at the date of the adoption of this Bylaw.
- 9.1.3. No sign shall be erected on land or affixed to any exterior surface of any building or structure unless a Development Permit has been issued by the Development Authority, except in those circumstances described in subsection 9.2 'Exemptions from Sign Development Permits'.
- 9.1.4. Development Permit applications that are not in compliance with the regulations in this section shall be considered Discretionary, and the Development Authority shall assess the application based on the following criteria:
- a. The scale of the proposed sign in relation to the regulations outlined;
 - b. The impact of the sign on the character of the surrounding community;
 - c. The quality, style, finish, and construction of the sign;
 - d. The safe movement of traffic and pedestrians; and
 - e. The size and proposed location of the sign, together with the method of illumination.
- 9.1.5. No sign shall be located or placed in such a manner that it may create a potential hazard or conflict with rights-of-way, easements, or the routing of any public utility, nor shall it create a traffic or pedestrian hazard or obstruct the public's view of any other signage.
- 9.1.6. Changes to an existing sign, including but not limited to changes in size, shape, type, illumination, and sign projection style, are required to obtain a Development Permit unless otherwise exempted by this Bylaw. This requirement does not include routine maintenance, painting, or changes in face, content, or lettering. All signs must be maintained in a manner satisfactory to the Development Authority, or a notice will be served to perform the necessary repairs or remove the sign(s) within thirty (30) days.
- 9.1.7. In addition to the information required for a Development Permit application, the following information shall be required in support of the application:
- a. A drawing of the proposed signage, showing:

- i. The sign design;
 - ii. The type of sign;
 - iii. The size (width, depth, and height) of the sign;
 - iv. The percent of sign coverage of the building face (if applicable);
 - v. The siting of proposed signage on the property, including setbacks from lot lines;
 - vi. A description of and dimensions of any support structure;
 - vii. The height of the sign from ground level;
 - viii. The projection of the sign (if applicable);
 - ix. A description of the proposed signage materials; and
 - x. A description of any proposed illumination, includes lux levels and rate of changes/flashing that may be generalized by the sign;
- b. The length of time the sign is to be located at the site, if applicable;
 - c. A letter of authorization from the registered landowner (if the applicant is other than the owner);
 - d. In the case of a sign identifying a business, the Town of Drayton Valley business license number of that business; and
 - e. A certificate of insurance co-insuring the Town of Drayton Valley for a sign on public property or projecting over public property (if applicable).
- 9.1.8. No sign shall be erected or affixed on a lot unless permission is granted in writing by the owner and shall be located entirely within the lot boundaries for which the Development Permit has been applied. If prior written approval is granted, a sign may overhang another lot, with the written permission of the affected owner.
- 9.1.9. With the exception of the special provisions relating to subsection 9.6 'Billboard Signs', all signs shall only contain advertising pertaining to the site on which they are displayed.
- 9.1.10. No sign shall be permitted that is attached to a fence pole, tree, or any object in a public right-of-way or publicly owned place. Additionally, no sign or its structure shall be erected on any exterior stairway, fire escape, fire tower, or balcony serving as a horizontal exit, or within 3.0 m of overhead power and service lines.
- 9.1.11. Any sign that, in the opinion of the Development Authority, creates a traffic or pedestrian hazard due to its design or location shall be removed or relocated to mitigate the hazard at the sign owner's expense.

- 9.1.12. Any sign erected for seasonal or annual events is permitted for a duration determined by the Development Authority, provided it adheres to the standards outlined in this section and has been issued a Development Permit by the Development Authority.
- 9.1.13. If an illuminated sign is located in a District adjacent to a residential use, illumination must be directed away from the residential use to the satisfaction of the Development Authority.

9.2 Exemptions from Sign Development Permits

- 9.2.1. The following signs shall be exempted from the provisions of these sign regulations and shall not require a sign Development Permit:
- a. Signs displayed on enclosed lots where they are not readily visible to the public;
 - b. Signs displayed within a building; and
 - c. Signs displayed on door plates, door boards, or kick plates.
- 9.2.2. The following signs shall not require a sign Development Permit provided that the proposed sign is compliant with the applicable regulations identified below and elsewhere in this Bylaw, and in accordance with all other applicable legislation, regulations, and bylaws:

TABLE 4. EXEMPTIONS FROM SIGN DEVELOPMENT PERMITS.

SIGN TYPE	DESCRIPTION	REGULATION
Copy Replacement	Replacement of copy on a sign for which a Development Permit has been issued.	N/A
Government Signs	Signs displayed by or on behalf of the federal, provincial, or local government.	N/A
Banners and Pennant Flags	Banners and pennant flags that are not permanently installed.	N/A
Election Signs	Posters relating specifically to an upcoming/pending election.	Must be removed fourteen (14) days after the election.

SIGN TYPE	DESCRIPTION	REGULATION
Temporary Contractor Signs	Temporary signs of contractors relating to construction work in progress on the land on which the sign is erected.	▪ Must be wholly situated upon the site of the structure or the land use to which it refers. ▪ Maximum Sign Area: 3.0 m² ▪ Limit of one (1) per contractor. ▪ Must be removed within thirty (30) days following occupancy of the building or completion of the works.
Home-Based Business Sign	One (1) non-illuminating onsite sign identifying a Home-Based Business.	▪ Level 1 Maximum Sign Dimensions: 21.0 cm x 26.0 cm ▪ Level 2 Maximum Sign Dimensions: 21.0 cm x 26.0 cm ▪ Level 3 Maximum Sign Dimensions: 1.0 m x 0.6 m
Real Estate/Property Management Signs	Notices relating to the sale, lease, or rental of the property on which they are displayed.	▪ Total copy area must not exceed 1.0 m² in a Residential District or 6.0 m² in a non-Residential District. ▪ Total copy area must not exceed 1.0 m² in a Residential District or 6.0 m² in a non-Residential District. ▪ Signs cannot be illuminated. Limit of one (1) sign on each side of the land or building facing a road.
Garage Sale Signs	Temporary signs for garage sales.	▪ Must not be located in a corner visibility triangle. ▪ Signs are to be removed within three (3) days of the end of the sale.
Sandwich Board Signs	Sandwich board signs located on public or private property.	▪ At the sign owner's sole cost, risk, and responsibility. ▪ Signs must be entirely located within the lot lines, except in the C-DWT District, where it may be located on the sidewalk, so long as it does not impede pedestrian movement.

SIGN TYPE	DESCRIPTION	REGULATION
Temporary Advertisements	Temporary advertisement relating to the sale or letting of land, the sale of goods or livestock, the carrying out of building or similar work, or announcement of any local event of a religious, educational, cultural, political, or similar character.	- Maximum Sign Area: 1.9 m². - Must be removed within fifteen (15) days of the event or work ending.
Temporary Sale Signs	Temporary signs referring to sales that are displayed upon the premises upon or within which such sales will be or are being conducted.	- Signs cannot be illuminated. - Material Permitted: paper, blackboard, canvas, cardboard, painted on glass, or other light material. - Can only be displayed for fifteen (15) consecutive days, unless a longer period of time is approved by the Development Authority.

9.3 Signage Restricted

- 9.3.1. No sign promoting intolerance, hatred, or ridicule of any race, religion, or other segment of society shall be permitted.
- 9.3.2. No sign featuring full or partial nudity shall be permitted.
- 9.3.3. No sign shall be erected or affixed to public property or placed within a public right-of-way without prior consent from the Development Authority or as exempt in this Bylaw.
- 9.3.4. No sign shall be erected or affixed in a manner that obstructs the free and clear vision of vehicular traffic or creates or could create any form of traffic hazard.
- 9.3.5. No sign or advertisement shall resemble, conflict with, or be mistaken for a traffic sign, signal, or device.
- 9.3.6. All signs and advertisements must be maintained in a safe, clean, and tidy condition. If a sign is not maintained as required, notice will be served to perform the necessary repairs or remove the sign(s) within thirty (30) days of receiving notice.
- 9.3.7. Notwithstanding any other provision in this section, no person shall place a motor vehicle, trailer, or any other object, building, or structure displaying an off-site sign for advertisement on a site visible from a provincial highway or local road. For the purposes of this clause, "trailer" does not include a trailer designed exclusively for displaying and transporting a portable sign.

- 9.3.8. No sign or advertising structure shall be permitted within 0.8 km (0.5 mi) of a provincial highway unless approval has been obtained from the department responsible for provincial highways in Alberta.

9.4 Signage by Land Use District

- 9.4.1. Permitted and Discretionary signs in each District shall comply with the following Table 5:

TABLE 5. SIGNS BY LAND USE DISTRICT.

SIGNAGE	R-ACG	R-LOW	R-MED	R-HID	R-MAN	C-BUS	C-DWT	C-NHD	I-MED	I-HVY	P-U	P-S	P-RM	P-R	P-C	UR	DC
Awning/ Canopy Signs				P		P	P	P	P	P	P	P	P	P	P	D	D
Projecting Signs						P	P	P	P	P	P	P	P	P	P	D	D
Roof Signs						D	P	D	D	P				D			D
Fascia Signs				P		P	P	P	P	P	P	P	P	P	P	D	D
Freestanding Signs	D					P	P	P	P	P	P	P	P	P	P	D	D
Billboard Signs								D	P	P	P	D	D		D	D	D
Illuminating Signs									D	D	D	D	D		D	D	D
Inflatable Signs						D		D	P	P	D	D	P	D		D	D

- 9.4.2. Reference subsection 7.11 'Dwelling, Live-Work Unit' for allowable signage related to **Dwelling, Live-Work Unit** operations
- 9.4.3. Reference subsection 7.15 'Home-Based Business' for allowable signage related to **Home-Based Business** operations.

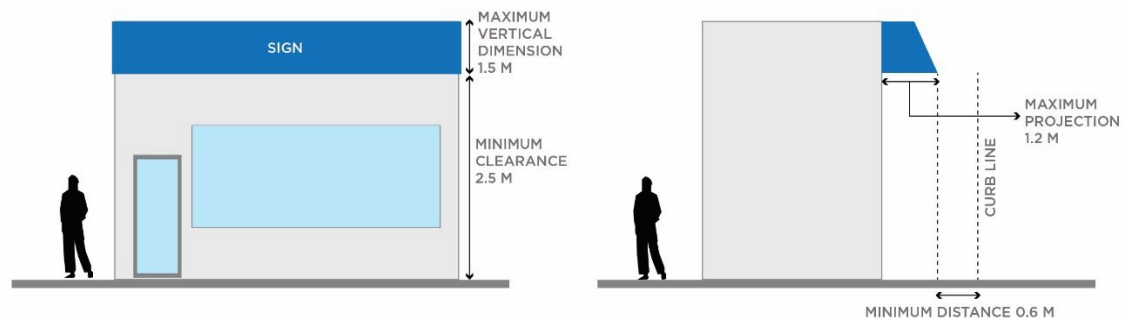
9.5 Awning and Canopy Signs

- 9.5.1. An **Awning and Canopy Sign** (Figure 5):

- Shall be constructed of durable, waterproof, colourfast material;
- Shall be attached to the building or structure with the associated Development Permit;
- Shall withstand all stresses from dead weight, snow, and wind loads;

- d. Shall project from the building or structure to a distance of at least 0.6 m between the face of the curb and the point where a perpendicular line extending from the front edge of the awning/canopy meets the sidewalk;
- e. Shall not project further than 1.2 m from the building or structure;
- f. May be attached to the sides and front of the awning/canopy, and such signs may extend the entire length and width of the awning/canopy;
- g. Shall not extend beyond the sides or the front of the awning or canopy to which it is affixed;
- h. Shall not exceed a vertical dimension of 1.5 m; and
- i. Shall have a minimum clearance of 2.5 m above grade at the face of the building.

FIGURE 5. AWNING AND CANOPY SIGNS.



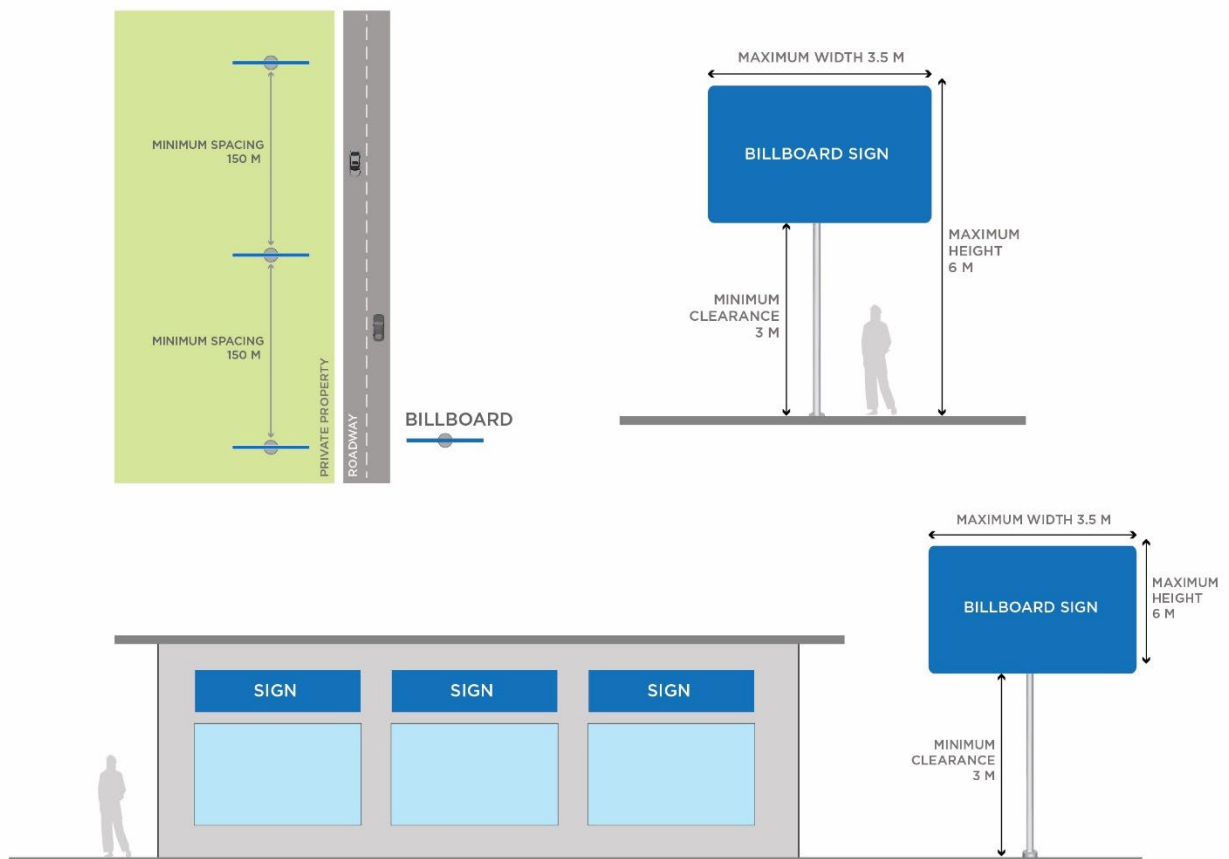
- 9.5.2. No part of the **Awning or Canopy Sign** shall project over a public right-of-way but may, at the discretion of the Development Authority, project over a public sidewalk as long as it does not impede the safety and mobility of pedestrians using the sidewalk.
- 9.5.3. Each tenant of a building shall be allowed to place one (1) **Awning or Canopy Sign** of no more than 0.5 m².
- 9.5.4. All **Awning and Canopy Signs** shall be erected in such a manner that the structural support elements are designed to appear as an integral part of the overall sign design and concealed such that no angle iron bracing, wires, or similar support elements are visible from a road or lane.

9.6 Billboard Signs

- 9.6.1. The vertical posts supporting the structure shall not project above the upper edge of the **Billboard Sign**.

- 9.6.2. If the rear of any **Billboard Sign** is visible from a public right-of-way, it must be covered with wooden slats or a trellis fixed against the rear edge of the vertical posts and painted.
- 9.6.3. The **Billboard Sign** shall be maintained to the satisfaction of the Development Authority.
- 9.6.4. A **Billboard Sign** shall (Figure 6):
- Be a minimum of 150.0 m apart from any like signs;
 - Be setback a minimum of 5.0 m from the lot line;
 - Have a minimum clearance of 3.0 m above grade;
 - Have vertical posts supporting the structure no higher than the upper edge of the sign; and
 - Be limited to 6.0 m in height and 3.5 m in width.

FIGURE 6. BILLBOARD SIGN.

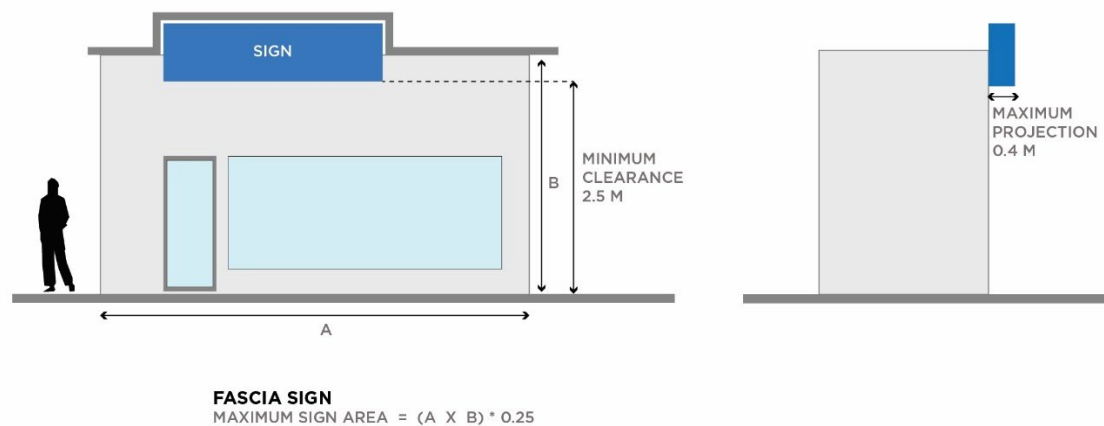


- 9.6.5. A **Billboard Sign** may, at the discretion of the Development Authority, be permitted to be illuminated by a constant source of light, but flashing and animated lighting is not permitted.

9.7 Fascia Signs

- 9.7.1. A **Fascia Sign** shall be attached to or placed flat against an exterior vertical surface of a building, projecting no more than 0.4 m from the surface of the building, and shall not project above the roof or parapet as shown in Figure 7.

FIGURE 7. FASCIA SIGN.

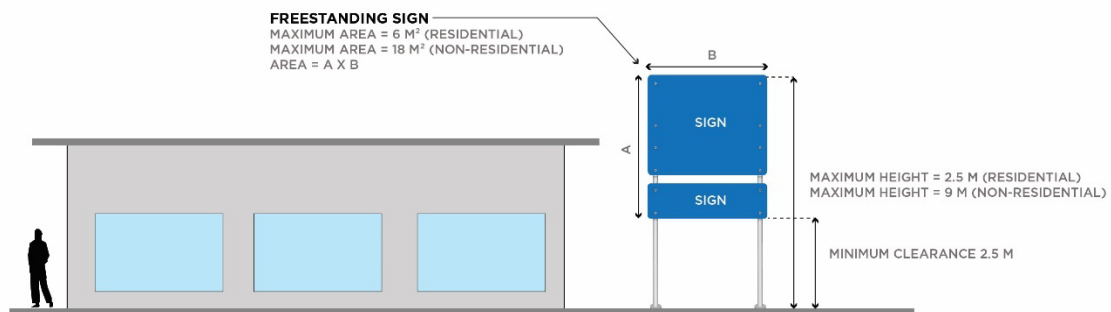


- 9.7.2. A **Fascia Sign** shall:
- Be securely fastened to walls and shall not be entirely supported by an unbraced parapet wall;
 - Not be located above any portion of a public rights-of-way or project over public property unless there is a minimum clearance from grade of 2.5 m;
 - Not exceed twenty-five percent (25%) of the visible area of the facade of each wall of the building on which it is located; and
 - At the discretion of the Development Authority, having regard for the design of the sign, be permitted to extend the entire length of an exterior wall.
- 9.7.3. Any other location for a **Fascia Sign** shall be at the discretion of the Development Authority, who shall consider the aesthetic quality and compatibility of the proposed sign with adjacent developments.

9.8 Freestanding Signs

- 9.8.1. A **Freestanding Sign** shall be designed in a manner that is architecturally compatible with the general character of the building and/or the surrounding streetscape.
- 9.8.2. Only one (1) **Freestanding Sign** shall be permitted per lot, except where sites have 60.0 m or more of street frontage and signs are placed no closer than 30.0 m apart.
- 9.8.3. On a site where two or more sides front onto a public right-of-way, each frontage may have a **Freestanding Sign**, provided the signs are at least 90.0 m apart (measured along the frontage). Where a site has more than 90.0 m of frontage, one (1) additional freestanding sign may be erected.

FIGURE 8. FREESTANDING SIGN.



- 9.8.4. A **Freestanding Sign** shall (Figure 8):
- Have a minimum clearance of 2.5 m above grade; and
 - Not encroach onto or overhang an adjacent lot, road, or lane, but may, at the discretion of the Development Authority, overhang a public sidewalk as long as it does not impede the safety and mobility of pedestrians using the sidewalk.
- 9.8.5. Maximum **Freestanding Sign** Dimensions:
- Residential:
 - Sign area: 6.0 m²
 - Sign Height: 2.5 m
 - Non-Residential:
 - Sign area: 18.0 m²
 - Sign Height: 9.0 m

9.9 Illuminating Signs

- 9.9.1. Building owners or sign operators shall be responsible for the maintenance and upkeep of **Illuminating Signs** to ensure optimal performance, including lamp replacement, cleaning, and repair of damaged components.
- 9.9.2. An **Illuminating Sign** shall:
- a. Be limited to no more than 5,000 candelas per square meter;
 - b. Ensure that illumination or reflection shines away from abutting or adjacent Residential Districts; and
 - c. Not be allowed to flash or strobe.
- 9.9.3. The Development Authority may, at its discretion, require **Illuminating Signs** that face or are within a P-C District or Residential Districts to be turned off daily between 12:00 AM and 5:00 AM.

9.10 Inflatable Signs

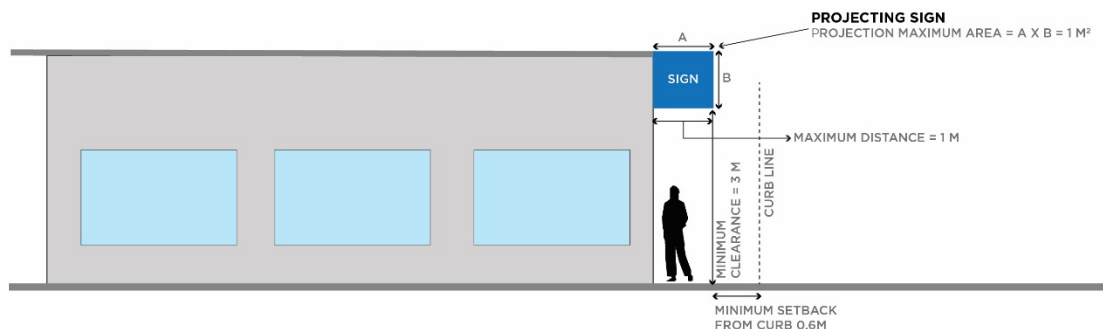
- 9.10.1. A maximum of one (1) **Inflatable Sign** may be located on a lot and must be tethered or anchored against the wind.
- 9.10.2. The Development Authority shall issue a permit for an **Inflatable Sign** for a prescribed time not to exceed thirty (30) consecutive days. Notwithstanding this, the Development Authority may extend a permit for an Inflatable Sign on a yearly basis.
- 9.10.3. An **Inflatable Sign** shall:
- a. Be limited to 8.0 m in height if mounted on the ground;
 - b. Have a maximum height allowance not to exceed the height limit in the District, including the vertical dimension of the sign and the building height, if mounted on a building; and
 - c. Maintain a minimum clearance of 10.0 m from power and service lines and the public right-of-way.

9.11 Projecting Signs

- 9.11.1. A **Projecting Sign** shall not project over another lot, a public right-of-way, or a lane, but may, at the discretion of the Development Authority, project over a public sidewalk as long as it does not impede the safety and mobility of pedestrians using the sidewalk.

- 9.11.2. A **Projecting Sign** shall be installed in a manner ensuring the structural support elements are either integrated seamlessly into the overall sign design or concealed to ensure no angle iron bracing, guy wires, or similar support elements are visible from a public right-of-way.
- 9.11.3. A maximum of one (1) **Projecting Sign** with a maximum copy area of 1.0 m² shall be allowed for each building or tenant, except on corner lots where a maximum of two (2) projecting signs may be located on each building facade.
- 9.11.4. Projecting signs shall maintain the required clearance from overhead power and service lines as required under the *Electrical Utility Code* and the *Alberta Safety Codes Act*.
- 9.11.5. A **Projecting Sign** shall (Figure 9):
- Not project more than 1.0 m from a building;
 - Be set back a minimum of 0.6 m from the existing or proposed curb;
 - Have a vertical clearance of a minimum of 3.0 m from grade; and
 - Project no greater than the height of the roof or parapet of a building.

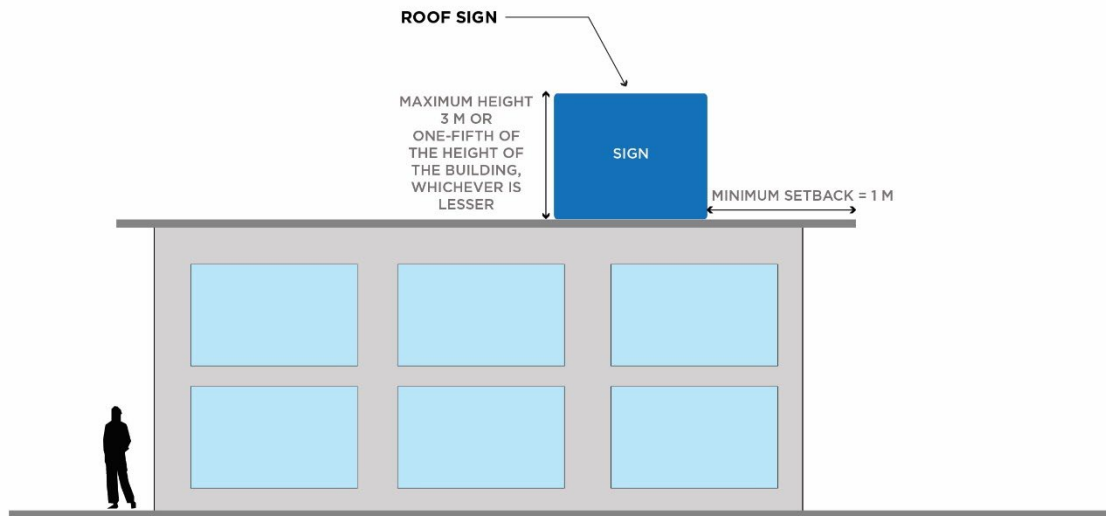
FIGURE 9. PROJECTING SIGN.



9.12 Roof Signs

- 9.12.1. A **Roof Sign** and supporting structures must be designed, manufactured, and installed to integrate seamlessly with the architectural aesthetics of the building.

FIGURE 10. ROOF SIGN.



9.12.2. A **Roof Sign** shall (Figure 10):

- a. Have a minimum setback of 1.0 m from the edge of the building on which the roof sign is located;
- b. Have a sign area with a maximum height of 3.0 m or one-fifth of the height of the building, whichever is lesser;
- c. Not exceed the maximum height limit of the District in which it is located, measured from grade to the top of the sign;
- d. Be erected so that the supporting structure is not visible; and
- e. Refer to the principal use of the building on which it is situated.

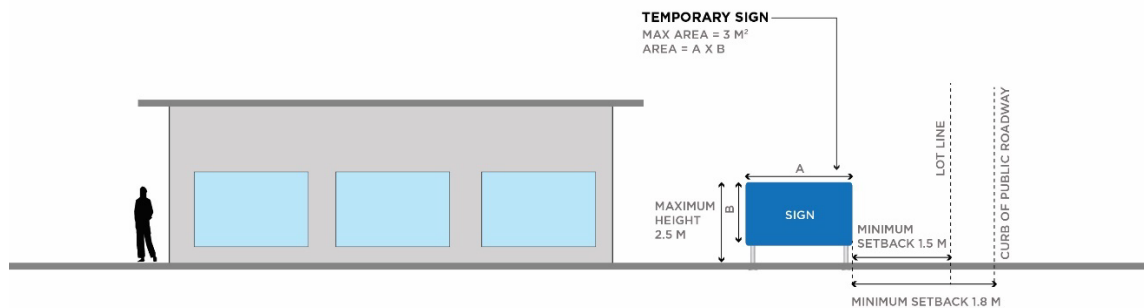
9.13 Temporary Signs

9.13.1. Notwithstanding any other provisions of this Bylaw, a Temporary Sign that advertises commercial and non-profit organization events is not permitted in the public rights-of-way. Only municipal or other government **Temporary Signs** are permitted in the public right-of-way to display public notices.

9.13.2. A **Temporary Sign** shall require sign permits, and each commercial event shall require a separate permit.

9.13.3. A maximum of one (1) **Temporary Sign** shall be located on a site at one time, except that one (1) **Temporary Sign** may be allowed for each business in a multiple-occupancy development, provided that the signs are separated by a minimum of 15.0 m apart.

FIGURE 11. TEMPORARY SIGN.



9.13.4. A **Temporary Sign** shall (Figure 11):

- a. Be allowed on a vacant lot, provided permission has been granted by the business/landowner;
- b. Not be located closer than 1.5 m to a lot line;
- c. Not encroach onto or overhang an adjacent lot or public right-of-way;
- d. Be limited to a height of 2.5 m above grade and shall have a maximum copy area of 3.0 m²;
- e. Be set back a minimum of 1.8 m from the face of the curb of a public right-of-way;
- f. Be located away from sidewalks or public trails or any other location that may impede pedestrian access or the Town's roadside maintenance operations;
- g. Not be placed on a site that conflicts with or takes up space for parking, loading, or walkways;
- h. Be located in such a manner that they will not impair the vision of pedestrians and motor vehicle operators or be located within the site triangle at the intersection of two (2) roadways; and
- i. Not be illuminated.

9.13.5. The Development Authority, at its discretion, shall specify the length of time the Temporary Sign is located on the lot.

9.14 Sign Permits and Conditions of Approval

- 9.14.1. If a sign for which a Development Permit has been issued is not installed within twelve (12) months from the date of issuance, the permit shall be considered void unless an extension has been applied for and approved by the Development Authority.

- 9.14.2. All sign structures must be securely constructed and erected in compliance with the standards outlined in this Bylaw and applicable *Alberta Safety Codes Act*.
- 9.14.3. If the installation of a sign requires structural provisions, the Development Authority may require the preparation of structural drawings sealed and signed by a Professional Engineer, in good standing with the Association of Professional Engineers and Geoscientists of Alberta (APEGA).
- 9.14.4. The Development Authority may consider a Variance to the size, dimensions, area, or distance separation for any sign.

10. Parking and Loading Regulations

10.1 General Parking Regulations

- 10.1.1. The requirements of this section apply to all parking and loading facilities required by this Bylaw. In the event of a conflict between the requirements of this section and a land use district, the land use district requirements shall prevail.
- 10.1.2. Where any development is proposed, parking shall be provided and maintained by the owner in accordance with the requirements of this Bylaw.
- 10.1.3. Parking stalls and loading spaces shall be clearly marked and maintained to ensure legibility, to the satisfaction of the Development Authority.
- 10.1.4. Barrier-free parking stalls and loading zones must adhere to the Barrier-Free Design Guidelines outlined in the *Alberta Building Code*. These requirements shall be integrated into the overall parking plan and considered part of the minimum parking requirement. Signs shall be installed in accordance with the Manual of Uniform Traffic Control Devices of Canada.
- 10.1.5. Where the provision of off-street parking or loading space is required by this Bylaw, a plan of the proposed site layout shall be included with the Development Permit application.
- 10.1.6. Parking stalls shall have a minimum overhead clearance of 2.0 m.
- 10.1.7. For any new construction, expansion, or change of use of a building that requires additional parking or loading spaces, the building owner must provide these spaces as specified in this Bylaw before the development is completed or the building is occupied, whichever comes first.
- 10.1.8. If weather conditions prevent the completion of parking lot surfacing, then it must be compacted and maintained for emergency vehicle access, with full surfacing completed within one (1) construction season.
- 10.1.9. Pedestrian Network Design in Parking Lots:
 - a. The development must include pedestrian pathways connecting the building to an existing sidewalk network.
 - b. There shall be at least one barrier-free pedestrian access from a sidewalk to the building. Such access shall not cross vehicular circulation unless otherwise approved by the Development Authority.

- c. For parking lots and drive-through developments comprising over twenty-five (25) parking stalls, it is required to incorporate pedestrian circulation routes 2.0 m in width and, clearly marked and integrated with vehicular pathways. Pedestrian routes can be delineated using raised crossings, signage, distinct paving, painted markings, bollards, landscaping, or any other suitable method to the satisfaction of the Development Authority.
 - d. Parking and loading spaces should be designed and located without disruptions to pedestrian pathways and nearby roads.
- 10.1.10. If vehicles entering public roadways are longer than 9.0 m, the applicant may need to submit diagrams demonstrating that suitable entrance and circulation geometrics have been included to the satisfaction of the Development Authority.
- 10.1.11. The Development Authority may refuse a Development Permit to applicants who do not fully comply with parking or loading requirements unless they provide a Parking Study prepared by a qualified professional that provides recommendations for reducing parking requirements, as noted in subsection 10.2.7.

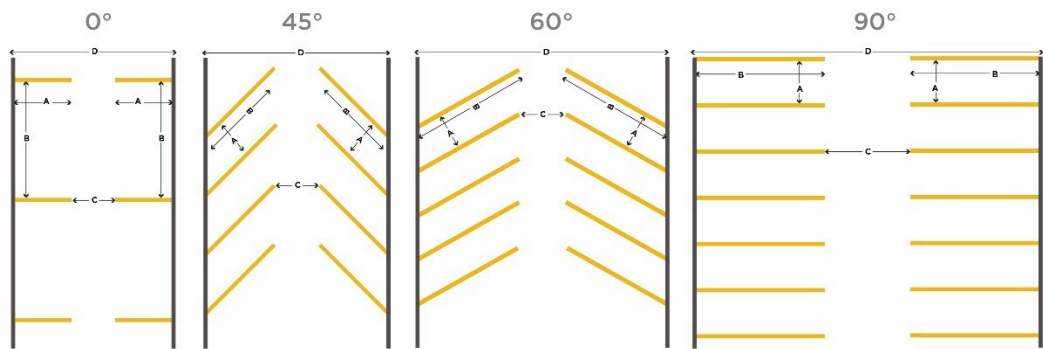
10.2 Parking Requirements

- 10.2.1. All required parking stalls and loading spaces shall be located on the same lot, except in the Commercial, Downtown (C-DWT) District where the Development Authority may accept the required parking and loading to be located on lots adjacent to or nearby if an agreement between the owners is registered on the title of the lot accepting the off-site parking or loading.
- 10.2.2. All parking spaces, loading spaces, and drive aisles shall meet the following:
 - a. Where the public right-of-way is hard surfaced adjacent to a lot Districted Commercial, Industrial, R-MAN, R-MED, R-HID, P-S, P-R, P-M or as a Direct Control District, then hard surfacing shall be completed before occupancy;
 - b. Have demarcated or physically divided parking stalls, loading spaces, or drive aisles;
 - c. Install barriers to prevent motor vehicles from encroaching onto landscaped areas and to protect fences, walls, or buildings; and
 - d. Cannot be located in a fire lane.
- 10.2.3. All parking spaces, loading spaces, and drive aisles shall meet the requirements listed in Table 6 and illustrated in Figure 12.

TABLE 6. MINIMUM PARKING STALL DIMENSIONS.

ANGLE	A	B	C	D
	STALL WIDTH	STALL DEPTH	AISLE WIDTH	OVERALL DEPTH
0°	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

FIGURE 12. PARKING STALL DIMENSIONS.



- 10.2.4. Where the calculation of the required number of parking stalls or loading spaces results in a fraction of a parking space, the next higher number shall be taken.
- 10.2.5. If a use does not fit into one land use category but instead falls under a combination of categories listed in this section, the requirement for the land use that necessitates the highest number of stalls will be applied.
- 10.2.6. Unless otherwise allowed by the Development Authority, the required minimum number of vehicle parking stalls for any land use shall be as provided in subsection 10.2.8.
- 10.2.7. Notwithstanding subsection 10.2.6, applicants may submit a Parking Study report from a qualified professional to demonstrate lessening or removing the parking minimums. Parking requirements may be altered at the discretion of the Development Authority based on the recommendations from a Parking Study.

10.2.8. Parking requirements are as follows:

a. Residential Uses

USE	MINIMUM REQUIREMENT
Dwelling, Accessory	1 per 2 bedrooms
Dwelling, Duplex/Semi	2 per unit
Dwelling, Manufactured Home	2 per unit
Dwelling, Modular Home	2 per unit
Dwelling, Multiple Unit	1 per unit + 0.15 per unit designated as visitor parking
Dwelling, Row House/Townhouse	1 per unit
Dwelling, Single-Detached	2 per unit
Dwelling, Stacked Townhouse	1 per unit
Dwelling, Triplex	1 per unit
Residential Care Facility	1 per 250.0 m ² gross floor area
Show Home	Same as the Dwelling Type

b. Commercial Uses

USE	MINIMUM REQUIREMENT
Animal Services, (Major and Minor)	1 per 100.0 m ² gross floor area
Automotive, Equipment and Vehicle Sales	2 per 100.0 m ² gross floor area
Automotive, Equipment and Vehicle Service, Major*	2 per employee on shift + 1 per service bay
Automotive, Equipment and Vehicle Service, Minor	1 per employee on shift + 1 per service bay
Establishment, Eating & Drinking	1 per 4 seats or 1 per 3.0 m ² of gross floor area, whichever is greater
Retail, Cannabis	4 per 100.0 m ² gross floor area
Retail, Liquor	4 per 100.0 m ² gross floor area
Retail, Shopping Centre	4 per 100.0 m ² gross floor area
Retail, Store	3 per 100.0 m ² gross floor area, minimum 2 stalls

c. Industrial Uses

USE	MINIMUM REQUIREMENT
Bulk Fuel Station	0.5 per 100.0 m ² gross floor area (minimum of 2)
Cannabis Production and Distribution Facility	1 per employee on shift
General Industrial Manufacturing/Processing	1 per employee on shift
Industrial Storage and Warehousing	2 per 100.0 m ² gross floor area + 1 stall per employee on shift

d. Institutional Uses

USE	MINIMUM REQUIREMENT
Cemetery	10 per hectare
Care Facility, Minor	1 per 250.0 m ² gross floor area
Care Facility, Major	1 per 250.0 m ² gross floor area
Health and Medical Services	2 per 100.0 m ² gross floor area
Recreation, Indoor Facility	1 per 3.5 seats or 31 per 100 m ² gross floor area used by patrons, or 4 per lane, or 8 per sheet, or 1 per 10 m ² gross floor area, or 1 per 3.5 seats or 1 per 5 m ² of playing/water surface, or 2 per court, whichever is greater
Recreation, Outdoor Facility	5 per 100.0 m ² gross floor area
Religious Assembly	1 per 4 seats, or 20 per 100 m ² of floor area used for assembly, recreation, or other accessory uses

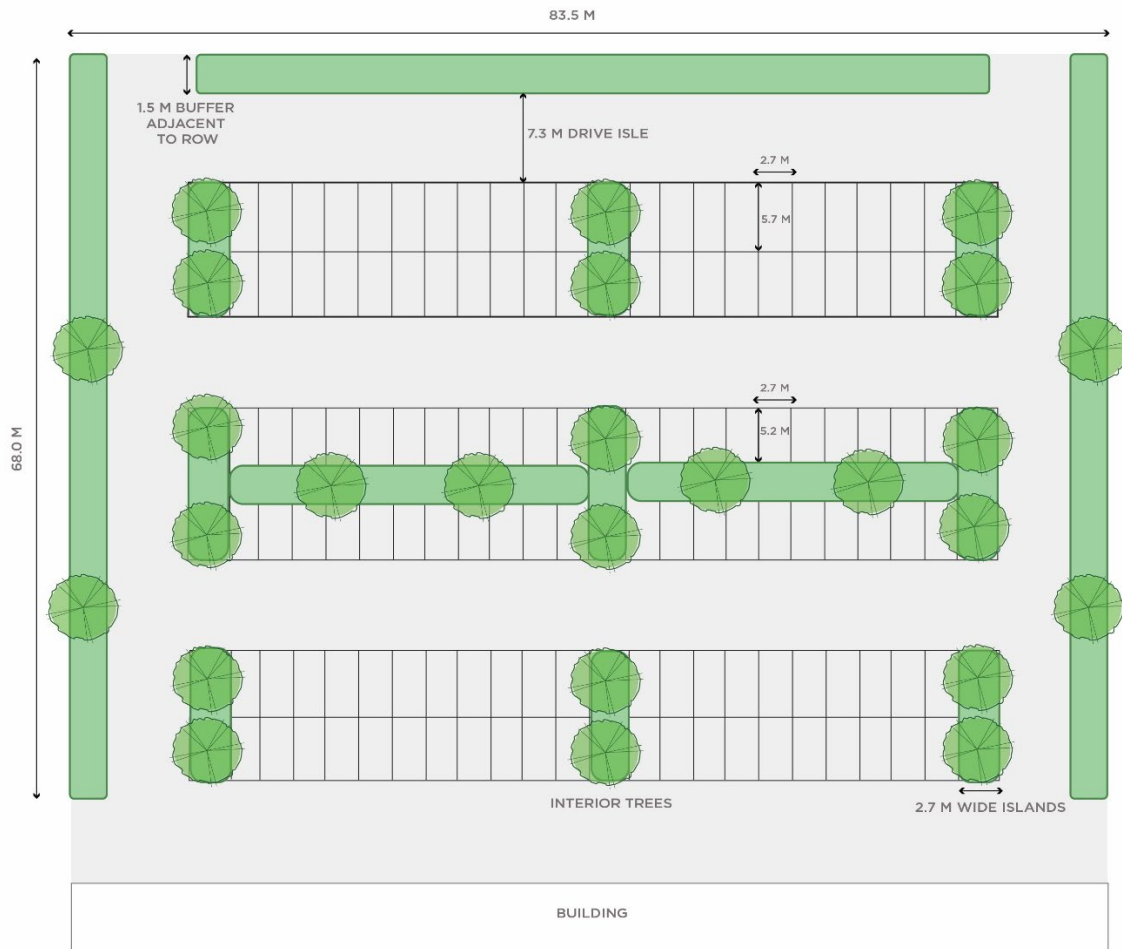
e. Other Uses

USE	MINIMUM REQUIREMENT
Agricultural Support Services	1 per 100.0 m ² gross floor area
Bed and Breakfast	1 per Guest Room
Boarding Or Lodging Home	1 per 2 beds
Kennel	2 + a minimum of 1 staff parking stall
Riding Arena	1 per 100.0 m ² gross floor area

10.3 Parking Lot Plans

- 10.3.1. For parking areas larger than thirty (30) stalls in Commercial or Industrial Districts, a Parking Lot Plan that addresses parking requirements, pedestrian circulation, and landscaping design shall be completed as part of the Development Permit application to the satisfaction of the Development Authority.
- 10.3.2. A Parking Lot Plan shall meet the following requirements, as generally illustrated in Figure 13:
- a. The minimum total landscaped area in the parking lot shall equal 1.5 m² for every parking stall;
 - b. Landscaped areas within and abutting parking areas are to be contained by a 150.0 mm height concrete curb or approved alternative;
 - c. For sunken landscaped areas, gaps in the concrete curb are required to allow for stormwater drainage;
 - d. Landscaped islands shall be dispersed across the parking lot to provide visual relief and break up large areas of parking into smaller cells;
 - e. The number of trees within required landscaped parking islands shall not be less than one tree per ten parking spaces;
 - f. Landscape islands shall be a minimum of 2.7 m wide; and
 - g. Landscaping shall not interfere with parking lot lighting, vehicle and pedestrian sight lines, or increase the opportunity for criminal activity.

FIGURE 13. LANDSCAPED ISLANDS WITHIN PARKING LOTS.



10.4 Bicycle Parking

- 10.4.1. Bicycle racks capable of accommodating the number of bicycles equivalent to at least five percent (5%) of the minimum number of parking spaces (but in no case less than four bicycles) shall be provided for in all Commercial Districts.
- 10.4.2. Notwithstanding subsection 10.4.1, development in the Commercial - Downtown (C-DWT) may be exempt from this requirement if the applicant can demonstrate that there are adequate bicycle racks within the public right-of-way, to the satisfaction of the Development Authority.
- 10.4.3. Bicycle racks shall be provided entirely on the same site as the development.
- 10.4.4. The number of bicycle parking racks cannot be combined or aggregated for multiple properties or developments into a single location. Each property or development must meet individual bicycle parking requirements separately.

- 10.4.5. Bicycle racks shall be in proximity to main or side building entrances and separated from vehicle parking by a physical barrier or a minimum 1.5 m of open space.
- 10.4.6. Bicycle racks shall:
- a. Be constructed of industrial-grade metals with a smooth painted surface to prevent rusting and scratching of bicycle frames;
 - b. Be securely affixed to the finished grade; and
 - c. Have two points of contact between the bicycle and the rack to allow a wheel and frame to be locked to the rack, similar to those shown in Figure 14.

FIGURE 14. PERMITTED BICYCLE RACK DESIGNS.



- 10.4.7. Bicycle rack designs that include only one contact point between the bicycle and the rack are prohibited.

10.5 Loading Requirements

- 10.5.1. Off-street loading spaces shall be provided and maintained by the owner in accordance with the requirements of this Bylaw.
- 10.5.2. Off-street loading space shall be provided entirely within the property of the development being served.
- 10.5.3. Off-Street Loading Spaces shall:
- a. Have minimum dimensions of 4.0 m in width and 9.0 m in length;
 - b. Have overhead clearance of at least 5.0 m above grade;
 - c. Have vehicular access from a street or lane either directly or by a clearly defined traffic aisle; and
 - d. Be surfaced to the satisfaction of the Development Authority.

- 10.5.4. Notwithstanding subsection 10.5.3, the Development Authority, having regard to the types of vehicles that are likely to use the loading space, may alter minimum Off-Street Loading Space dimensions at their discretion.
- 10.5.5. The minimum number of Off-Street Loading Spaces required for each type of development is specified below. Where the use is not listed, the number of spaces shall be determined by the Development Authority, having regard to similar uses.
- 10.5.6. The minimum loading space requirements are as shown in Table 7 unless the applicant can demonstrate to the satisfaction of the Development Authority that modified requirements are appropriate based on the type of development and/or its context.

TABLE 7. MINIMUM LOADING SPACE REQUIREMENTS.

USE OF BUILDING OR SITE	MINIMUM NUMBER OF LOADING SPACES REQUIRED
All uses in Commercial Districts	One (1) space for each loading door with a minimum of one (1) space to be provided
All uses in Industrial Districts	One (1) space for each loading door with a minimum of one (1) space to be provided
All Institutional Uses	One (1) space for every 2,790.0 m ² of gross floor area or fraction thereof
All Other uses	As required by the Development Authority

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PART IV

DEVELOPMENT AND SUBDIVISION PROCESS

11. Procedure for Development

11.1 Development Permit Applications

- 11.1.1. In addition to meeting the requirements of this Bylaw, as outlined in subsection 1.7 'Compliance with Other Legislation', it is the responsibility of the applicant to obtain other *Alberta Safety Codes Act* approvals, or other approvals or licenses that may be required by other regulatory departments or agencies.
- 11.1.2. Development Permit applications shall be completed and submitted to the Development Authority in writing or electronically for any proposed development, using the Development Permit form, except for circumstances outlined in subsection 3.2 'Non-Conforming Buildings and Uses'.
- 11.1.3. A use described as "other uses" or "similar uses" in this Bylaw shall be considered a Discretionary Use. The Development Authority will assess it to determine whether it meets the intent of the District, the objectives and policies of the Municipal Development Plan (MDP), and the potential impacts on the surrounding community when considering the approval of the Development Permit application.

11.2 Development Permit Application Contents

- 11.2.1. A Development Permit application shall be made using the appropriate application form available at the Town office and on the Town's website and shall include the following:
 - a. An application fee as set within the "Fee Schedule," as amended;
 - b. A current copy of the Certificate of Title (within thirty (30) days of submission) for the affected lands;
 - c. Current copies of any restrictive covenants or easements (within thirty (30) days of submission); and
 - d. A copy of the site plan showing:
 - i. Legal description of the site with north arrow and scale;
 - 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 fifteen percent (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; and
 - viii. Any rights-of-way and setbacks.
- e. When required by the Development Authority:
- i. Building floor plans, elevation drawings, and a description of exterior finishing materials;
 - ii. A Fire Safety Plan in accordance with the Alberta Fire Code;
 - iii. A real property report drawn by an Alberta Land Surveyor, if there is any doubt as to the boundaries of the lot;
 - iv. Engineering, environmental, and other reports to prove the safety and suitability of the site for the intended purpose, including a declaration that the site is free from contamination and conforms to the Town's Minimum Design Standards for Development and Infrastructure Master Plans as they pertain to transportation, water, sanitary, and stormwater management;
 - v. Parking Lot Plan;
 - vi. Landscape Plan;
 - vii. Traffic Impact Assessment; and
 - viii. Any supporting studies, plans, or other information deemed necessary; and
- f. Any other additional information required for a specific use or activity, as outlined in Section 7 'Specific Use Regulations'.

- 11.2.2. Notwithstanding subsection 11.2.1, the Development Authority may require details or information not specifically referred to if, in the Development Authority's opinion, the details or information are necessary to evaluate the application and make a decision.

11.3 Completeness of Applications

- 11.3.1. A Development Permit application shall not be considered complete by the Town until the requirements in subsection 11.2 'Development Permit Application Contents' have been met to the satisfaction of the Development Authority.

- 11.3.2. If an application for a Development Permit does not contain all the necessary information or does not contain sufficient details to complete an evaluation of the application and to make a proper decision, the Development Authority shall find the application to be incomplete and inform the applicant by electronic or standard mail within twenty (20) days after the receipt of a Development Permit application that the application is considered incomplete.
- 11.3.3. When notifying an applicant that their Development Permit application is incomplete, the Development Authority shall inform the applicant what outstanding documents and information must be submitted by the date set out in the notice or a later date agreed on between the applicant and the Development Authority in order for the application to be considered complete.
- 11.3.4. The Development Authority shall inform the applicant by electronic or standard mail within twenty (20) days after the receipt of the updated application, that the application is considered complete or incomplete.

11.4 Application Referrals and Public Notification

- 11.4.1. The Development Authority or Subdivision Authority shall refer any Development Permit application, Subdivision Application, and redistricting application in accordance with the following Table 8:

TABLE 8. APPLICATION REFERRALS AND PUBLIC NOTIFICATION.

MANDATORY REFERRAL	REFERRAL DESCRIPTION
Alberta Transportation and Economic Corridors	Within 800.0 m (0.5 mi) of a highway centre line: Development Permit Applications Within 1.6 km (1.0 mi) of a highway centre line: Subdivision Applications Redistricting Applications
Brazeau County	In accordance with the Intermunicipal Development Plan
Other Mandatory Referrals	In accordance with any required referrals identified in the <i>MGA</i> and regulations thereunder.

- 11.4.2. Given the nature and location of the application, the Town may, at their discretion, refer Development Permit applications, Subdivision Applications, and redistricting applications to the following agencies:
- The department responsible for regulating the transportation network in Alberta.
 - The department responsible for regulating the oil and gas industry in Alberta;
 - The department responsible for regulating the environment and parks in Alberta;

- d. The department(s) responsible for regulating critical wildlife, vegetation, and physical environments;
 - e. The department responsible for regulating the health and protection of citizens in Alberta; and
 - f. Any other agency the Development Authority deems appropriate.
 - g. Comments received during the referral and public notification process may inform the Development Authority or Subdivision Authority's decision.
- 11.4.3. The Development Authority shall have regard for the Town's Public Consultation and Communication Policy and follow the requirements in the Development Notices to the Public Policy when processing Development Permit applications.
- 11.4.4. The Development Authority shall provide the following public notice(s) of a Development Permit Application (Table 9):

TABLE 9. PUBLIC NOTICE OF A DEVELOPMENT PERMIT APPLICATION.

APPROVAL OF A:	NOTICE TO SURROUNDING LANDOWNERS PRIOR TO DECISION	NOTICE PUBLISHED ON TOWN'S WEBSITE PRIOR TO DECISION	COUNCIL MEETING REQUIRED	NOTICE TO SURROUNDING LANDOWNERS AFTER DECISION	NOTICE PUBLISHED ON TOWN WEBSITE AFTER DECISION
Permitted Use	No	No	No	No	No
Variance < 10% for Permitted or Discretionary Use	No	No	No	No	No
Variance > 10% for Permitted or Discretionary Use	Yes	Yes	No	Yes	Yes
Variance Referred to Council for Permitted or Discretionary Use	Yes	Yes	Yes	Yes	Yes
Discretionary Use	Yes	Yes	No	Yes	Yes

APPROVAL OF A:	NOTICE TO SURROUNDING LANDOWNERS PRIOR TO DECISION	NOTICE PUBLISHED ON TOWN'S WEBSITE PRIOR TO DECISION	COUNCIL MEETING REQUIRED	NOTICE TO SURROUNDING LANDOWNERS AFTER DECISION	NOTICE PUBLISHED ON TOWN WEBSITE AFTER DECISION
Discretionary Use or Applications in a Direct Control District Referred to Council	Yes	Yes	Yes	Yes	Yes

11.5 Development Permit and Decisions

- 11.5.1. The Development Authority shall review each Development Permit application and determine its compliance with this Bylaw. When a Development Permit application includes a Variance request or Discretionary Use, the Development Authority shall assess the application based on criteria in accordance with the *MGA* and may decide to issue a Development Permit, with or without conditions, if in the opinion of the Development Authority:
- 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 lots of land; and
 - The proposed development conforms with the use prescribed for that land or building in the land use Bylaw.
- 11.5.2. The Development Authority shall make a decision on Development Permit applications within forty (40) days of when the application has been deemed complete in accordance with subsection 11.3 'Completeness of Applications', or such later date as agreed to in writing between the Development Authority and applicant.
- 11.5.3. When making the decision on a Development Permit application, the Development Authority may approve the application unconditionally, approve the application with conditions, approve the Development Permit application indefinitely or for a limited period of time, or refuse the application.
- 11.5.4. As a condition of a Development Permit approval, including a Variance, the Development may impose conditions as follows:
- Conditions to ensure compliance with this Bylaw;
 - Conditions requiring adherence with plans that have been submitted as part of the application;

- c. Conditions requiring preparation of reports or studies, conditions relating to adherence to the recommendations of reports obtained or provided relating to the application, and conditions related to mitigating the impacts identified through the assessment process;
 - d. Conditions requiring adherence to applicable Town policies or procedures;
 - e. Conditions requiring a site to be fenced during construction;
 - f. Conditions outlining hours of operation, limiting hours of operation, and/or mitigation of noise and other nuisances;
 - g. Conditions requiring the applicant to pay an off-site levy or any other cost contribution fee or levy applicable to the development;
 - h. Conditions requiring the applicant to enter into and register a restrictive covenant and/or encroachment agreement;
 - i. Conditions requiring the applicant to repair municipal improvements that may be damaged as a result of the development;
 - j. If a Variance is granted, conditions to mitigate the impacts of the Variance; and
 - k. For a Discretionary Use with or without a Variance, any conditions as deemed appropriate, so long as they serve a planning objective.
- 11.5.5. As a condition of a Development Permit approval, including a Variance, the Development Authority may require that the applicant enters into an agreement with the Town to do any or all of the following:
- a. Construct or pay for the construction of a pedestrian walkway system to serve the development, or pedestrian walkways to connect the pedestrian walkway system serving the development with a pedestrian walkway system that serves or is proposed to serve an adjacent development, or both;
 - b. Construct or pay for the construction of a road, lane, or both required to give access to the development;
 - c. Construct or pay for the construction of off-street or other parking facilities, and loading and unloading facilities;
 - d. Install or pay for the installation of municipal infrastructure or public utility that is necessary to serve the development, whether or not the municipal infrastructure or public utility is, or will be, located on the land that is the subject of the development;
 - e. Pay for all or a portion of the cost of an improvement constructed or paid for in whole or in part by the Town at any time prior to the date of approval of the Development Permit, or construct or pay for all or a portion of an improvement with an excess capacity;

- f. Pay an off-site levy or any other cost contribution fee or levy applicable to the development imposed by bylaw;
 - g. Provide security to ensure that the terms of an agreement noted are carried out; and
 - h. Repair municipal improvements that may be damaged as a result of the development.
- 11.5.6. The Development Authority shall not approve a Development Permit application that does not comply with an applicable Fundamental Use Criteria.
- 11.5.7. The Development Authority shall not approve a Development Permit application without the applicant demonstrating they can safely connect a sanitary facility that meets provincial standards.
- 11.5.8. The Development Authority shall not approve a Development Permit application until the Development Authority is satisfied that water supplies are of sufficient quality and quantity to support existing and proposed development, which may also include on-site water storage to meet the development's fire suppression requirements.
- 11.5.9. A Development Permit application shall not be approved unless the lot where the development is proposed to take place has direct access to a road that meets the municipality's standards.
- 11.5.10. If the Development Authority refuses a Development Permit application, the decision shall contain reasons for the refusal.
- 11.5.11. If the Development Permit application is refused, the Development Authority will not accept the same Development Permit application for at least six (6) months following the decision, unless the proposal complies with all requirements of this Bylaw.

11.6 Deemed Refused

- 11.6.1. An application for a Development Permit shall be deemed to be refused in the following circumstances:
 - a. Outstanding information requested as part of subsection 11.3 'Completeness of Applications' is not submitted by the applicant within the time identified by the Development Authority; or
 - b. The Development Authority does not decide on a Development Permit within the forty (40) day "Review Period" under subsection 11.5 'Development Permit and Decisions'; or

- c. The Development Authority does not decide on a Development Permit within the alternative review period stated within a written "Time Extension Agreement" as described under subsection 11.10 'Validity of Development Permits'.
- 11.6.2. If the Development Authority does not make a decision within forty (40) days, the Development Permit application is deemed refused, unless an extension has been agreed to in writing by both the applicant and the Development Authority, alignment with subsection 11.10 'Validity of Development Permits'.

11.7 Encroachment Agreements

- 11.7.1. If an applicant applies for a Development Permit for a building or structure that encroaches on property owned or controlled by the Town, the Development Authority may, as a condition of approval, require the applicant to enter into an encroachment agreement and register a caveat under the *Land Titles Act*, in respect of any encroachment with the register owner against the certificate of title for the land that is the subject of the development.
- 11.7.2. Where the Town registers a caveat under subsection 11.7.1, the Town will discharge the caveat when the encroachment has been removed or by an order of a court.

11.8 Development Permit Decision Notices

- 11.8.1. A notice for decision made by the Development Authority for a Development Permit application shall be provided in accordance with the following:

TABLE 10. DEVELOPMENT PERMIT DECISION NOTICES.

NOTICE TYPE	FORM OF NOTICE
Permitted Uses that comply with this Bylaw or may be made to do so by approval conditions	Notice of the decision and Development Permit immediately issued to the applicant through ordinary or electronic mail, whichever the applicant indicates on their application.
Permitted Uses approved with Variances	- Notice of the decision is immediately sent to the applicant through ordinary or electronic mail, whichever the applicant indicates on their application. - Abutting landowners are notified in writing of the decision. - Decisions shall be posted on the Town's website, and in the discretion of the Development Authority may be posted in the newspaper or other publication operating in the area of the municipality where the land is located.

NOTICE TYPE	FORM OF NOTICE
	- Twenty-one (21) day appeal period. - Development Permit issued if no appeals are received.
Accessory buildings/uses to an already approved Discretionary Use	- Notice of the decision is immediately sent to the applicant through ordinary or electronic mail, whichever the applicant indicates on their application. - Abutting landowners are notified in writing of the decision. - Decisions shall be posted on the Town's website, and in the discretion of the Development Authority may be posted in the newspaper or other publication operating in the area of the municipality where the land is located. - Twenty-one (21) day appeal period. - Development Permit issued if no appeals are received.
Discretionary Uses	- Notice of the decision is immediately sent to the applicant through ordinary or electronic mail, whichever the applicant indicates on their application. - Abutting landowners within 30.0 m, measured from all corners of the lot are notified in writing of the decision. - Decisions shall be posted on the Town's website, and in the discretion of the Development Authority may be posted in the newspaper or other publication operating in the area of the municipality where the land is located. - Twenty-one (21) day appeal period. - Development Permit issued if no appeals received.
Refused Applications	Notice of the decision is immediately sent to the applicant through ordinary or electronic mail, whichever the applicant indicates on their application, outlining reason(s) for the refusal.
Incomplete Applications	Notice of the decision is immediately sent to the applicant through ordinary or electronic mail, whichever the applicant indicates on their application, outlining reason(s) for the refusal and/or the missing or incomplete information.

- 11.8.2. The date on which notice of the decision of the Development Authority is published on the Town's website pursuant to subsection 11.8.1 of this Bylaw shall be the date on which notice of issuance of the Development Permit is issued in accordance with this Bylaw for the purposes of determining the final date on which an appeal may be made to the SDAB by affected persons other than the applicant.
- 11.8.3. A copy of the Development Authority's decision shall be sent to any authority, agency or person consulted in accordance with subsection 11.4 'Application Referrals and Public Notification'.
- 11.8.4. Applicants shall have twelve (12) months to start the development indicated on their approved Development Permit and two (2) years to complete the development indicated on their approved Development Permit, from the date the Development Permit was issued. Failure to meet these timeframes will result in the Development Permit being void unless the Development Authority grants an extension.

11.9 Securities for Development Applications

- 11.9.1. The Town may require the applicant to provide security in the form of an Irrevocable Letter of Credit or a bank draft or certified cheque from a recognized Canadian Financial Institution, to ensure completion of work in association with the conditions of a Development Permit, a development agreement, and/or any other case where the Development Authority deems security is required to ensure the work is carried out in a timely manner and to the satisfaction of the Development Authority. Where security is required in connection with conditions of a Development Permit or a development agreement:
 - a. The security shall be of a value equivalent to one hundred percent (100%) of the cost of the applicable landscaping, site grading, paving, onsite and offsite infrastructure necessary for development.
 - b. The applicant must provide a quote from a contractor constructing the works or a registered professional who prepared the construction plans, which is subject to review and verification by the Development Authority, and quoted costs shall be valid for the required work.
 - c. The security may be used by the Town to undertake completion of any work not completed within one (1) year of the date of building completion or building occupancy, whichever comes first, or such other time as provided for in a development agreement.
 - d. The applicant may provide a written request to reduce the amount of security for onsite or offsite infrastructure based on a revised cost estimate of the remaining works to be completed and any remaining deficiencies. The security may be reduced to ten percent (10%) of the outstanding work at the discretion of the Development Authority.

- e. The security shall be released to the applicant, upon written request, once an inspection of the site demonstrates to the satisfaction of the Development Authority that all works in the agreement have been completed. The inspection shall take place within two (2) weeks of the date of the written request.
 - f. The terms and conditions pertaining to security may be modified by a development agreement.
- 11.9.2. The Town may register a caveat under the *Land Titles Act* in respect of a development agreement against the certificate of title for the land that is the subject of the development.
- 11.9.3. Where the Town registers a caveat with respect to a development agreement, the Town will discharge the caveat when the agreement has been complied with.
- 11.9.4. Notwithstanding subsections 11.9.1 – 11.9.3, refer to subsection 6.11 ‘Excavation, Stripping, and Grading’ and subsection 8.3 ‘Landscaping Securities’ for specific requirements related specifically to landscaping.

11.10 Validity of Development Permits

- 11.10.1. A Development Permit will come into effect only after:
- a. The time for appeal to the Subdivision and Development Appeal Board has expired; or
 - b. Where there is an appeal of the decision, and the Subdivision and Development Appeal Board has rendered its decision confirming the approval of the Development Permit.
- 11.10.2. A Development Permit expires and is deemed void if the development is not commenced within twelve (12) months from the effective date of approval.
- 11.10.3. The Development Authority may extend the period for commencement of a development one (1) time for up to twelve (12) additional months if an application for extension is received from the Development Permit holder before the Development Permit expires.
- 11.10.4. A Development Permit remains in effect indefinitely, unless:
- a. The applicant fails to proceed with development within twelve (12) months of effective date of approval; or
 - b. The applicant fails to abide by Development Permit conditions; or
 - c. A condition of the Development Permit specifies a time limit on the duration of development approval; or

- d. Where superseded by a subsequent Development Permit.
- 11.10.5. Further to subsection 11.10.4, the Development Authority may pursue action under Section 14 'Enforcement and Penalties' to ensure compliance with the approved Development Permit or conditions.

11.11 Development Permit Revisions

- 11.11.1. Applicants may revise their Development Permit applications at any time before the Development Authority circulates the application to the appropriate authorities for comments. If the applicant requests revisions to the application after it has been circulated, the Development Authority shall determine if the application must be recirculated to the appropriate authorities to provide the opportunity to comment on the revision before a decision is made.
- 11.11.2. If the revised Development Permit application is minor or if the original Development Permit that was issued for the dwelling, attached garage, and driveway resulted from the submission of a supported stormwater management plan to allow increased lot coverage, it shall not require additional public notice.
- 11.11.3. If the revisions to the Development Permit application are substantial or requested due to a change in ownership, tenancy, or occupancy, the Development Authority may require additional public notice, and may request supplemental information and a reapplication fee to be provided by the applicant to process the revised application.

12. Procedure for Subdivision

12.1 Subdivision Applications

- 12.1.1. Subdivision Applications shall be completed and submitted to the Subdivision Authority either in writing or electronically using the designated Subdivision Application form.
- 12.1.2. All Subdivision Applications must comply with the minimum requirements outlined in the latest version of the Town of Drayton Valley's General Municipal Servicing Standards. Applications must include the following mandatory requirements:
- a. A complete Subdivision Application form signed by the landowner(s) or an authorized agent;
 - b. Permission for reasonable right-of-entry by Town staff for site inspection;
 - c. A current Certificate of Title dated within thirty (30) days prior to the application date;
 - d. The location of existing and abandoned well and battery sites, or a declaration stating that none are present;
 - e. A site plan, to scale and in metric units, indicating the location, dimensions, and boundaries of the lot to be subdivided;
 - f. A tentative plan of subdivision showing the proposed lot(s) to be registered in a Land Titles Office;
 - g. A site plan indicating the location, dimensions, and boundaries of:
 - i. Every new lot to be created;
 - ii. Municipal and environmental reserves;
 - iii. Easements and utility rights-of-way;
 - iv. Internal roadways;
 - v. Land uses;
 - vi. Water and wastewater servicing;
 - vii. Stormwater servicing;
 - viii. Existing and proposed access to the proposed lots and the remainder of the titled area;

- ix. The approximate location and boundaries of the bed and shore of any body of water that is contained within or bounds the proposed lot of land;
- x. The location of buildings and their support infrastructure, if applicable, and specifying those buildings that are proposed to be demolished or moved; and
- h. Payment of all applicable fees.

12.2 Complete Subdivision Applications

- 12.2.1. The Subdivision Authority shall review all Subdivision Applications and determine within twenty (20) days whether the application is complete, in accordance with the information requirements of this Bylaw and the *MGA*.
- 12.2.2. A Subdivision Application is considered complete if it contains all the information listed in subsection 12.1 'Subdivision Applications'.
- 12.2.3. If the Subdivision Authority does not make a decision on completeness within twenty (20) days and no time extension has been agreed upon, the Subdivision Application shall be deemed complete.
- 12.2.4. The Subdivision Authority shall notify the applicant by electronic or standard mail within twenty (20) days if the Subdivision Application is considered complete.
- 12.2.5. Upon acknowledging completeness under the *MGA*, the Subdivision Authority must provide a copy of the application to the relevant government departments, persons, and local authorities as required by the *Matters Related to Subdivision and Development Regulation* and notify adjacent landowners by mailing notices and posting in the local newspaper and on the Town's website.
- 12.2.6. In accordance with the *MGA*, additional information or documentation necessary for reviewing a Subdivision Application may be required from the applicant during the application review.
- 12.2.7. Notwithstanding subsection 12.2.5, the Subdivision Authority is not required to notify owners of adjacent lands if the land in question is within an Area Structure Plan or Outline Plan that has already undergone a public hearing.

12.3 Incomplete Subdivision Applications

- 12.3.1. If an application is incomplete, the Subdivision Authority shall issue a letter to the applicant listing the outstanding documents and information required to complete the application within a specified timeframe.

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- 12.3.2. If the applicant does not submit all required information within the specified timeframe outlined in subsection 12.3.1, the application will be deemed refused.
 - 12.3.3. Once the outstanding documents and information are submitted and reviewed, the Subdivision Authority shall send written confirmation to the applicant that the application is complete.
 - 12.3.4. In accordance with the *MGA*, additional information or documentation necessary for reviewing a Subdivision Application may be required from the applicant during the course of the file review.
 - 12.3.5. If a Subdivision Application is deemed incomplete due to the applicant's failure to provide the required information within the agreed timeframe, the application shall be refused with reasons unless the applicant has previously requested, in writing, to withdraw the application or agreed to an extension in writing.

12.4 Subdivision Application Referrals

- 12.4.1. The Subdivision Authority shall refer Subdivision Applications in alignment with the *MGA* and the *Matters Related to Subdivision and Development Regulation*, as amended from time to time.
- 12.4.2. After twenty-one (21) days from the date of referral to authorities, agencies, or landowners, the Subdivision Authority may decide on the Subdivision Application, regardless of whether comments have been received.
- 12.4.3. The Subdivision Authority is not required to refer a Subdivision Application to any agency listed in the *Matters Related to Subdivision and Development Regulation* if the subdivision falls within an approved Area Structure Plan or Conceptual Scheme previously referred to those agencies.

12.5 Subdivision Decision Time Period

- 12.5.1. If the Subdivision Authority fails to make a decision on a Subdivision Application within sixty (60) days of acceptance, the applicant may, within fourteen (14) days after the sixty (60) day period expires:
 - a. Enter into an agreement with the Subdivision Authority to extend the period beyond sixty (60) days; or
 - b. Treat the application as "deemed refused" and file an appeal.
- 12.5.2. If the Subdivision Application is refused, the Subdivision Authority shall not accept a new application for the same lands for six (6) months following the decision.

12.6 Subdivision Application Decisions

- 12.6.1. The Subdivision Authority shall receive, consider, and make decisions on all Subdivision Applications for the Town.
- 12.6.2. The Subdivision Authority shall assess Subdivision Applications in accordance with the *MGA* and the regulations in this Bylaw.
- 12.6.3. The Subdivision Authority must not approve a Subdivision Application unless:
 - a. The land proposed for subdivision is, in the opinion of the Subdivision Authority, suitable for the intended purpose;
 - b. The proposed subdivision conforms to the provisions of this Bylaw, the Municipal Development Plan, and any other applicable statutory plans;
 - c. The proposed subdivision complies with the *MGA*, and the regulations thereunder; and
 - d. All outstanding property taxes on the land proposed for subdivision have been paid or satisfactory arrangements for payment have been made with the Town.
- 12.6.4. In its decision, the Subdivision Authority may:
 - a. Approve an application with or without conditions;
 - b. Refuse the application; or
 - c. Deem the application refused if the applicant fails to submit all outstanding information and documents by the specified deadline.
- 12.6.5. When making its decision, the Subdivision Authority must indicate whether an appeal can be made to the Subdivision and Development Appeal Board (SDAB) or the Land and Property Rights Tribunal. If the application is refused, the reasons for refusal must be provided in writing.
- 12.6.6. The Subdivision Authority may approve a Subdivision Application even if it does not comply with the Land Use Bylaw if, in its opinion:
 - a. The proposed subdivision would not unduly interfere with the amenities of the neighbourhood; or
 - b. Materially interfere with or affect the use, enjoyment, or value of neighbouring lots; and
 - c. The proposed subdivision conforms with the prescribed use for that land in this Bylaw.

- 12.6.7. The Subdivision Authority may impose conditions on a Subdivision Application approval as deemed appropriate and as provided for under the *MGA*, the *Matters Related to Subdivision and Development Regulation*, as amended from time to time, or this Bylaw.
- 12.6.8. As a condition of Subdivision Application approval, the Subdivision Authority may require the applicant to enter into an agreement with the Town to do any or all of the following:
- a. Construct or pay for the construction of a road required to access the subdivision;
 - b. Construct or pay for the construction of a pedestrian walkway system to serve the subdivision or connect it to an adjacent subdivision;
 - c. Install or pay for the installation of municipal infrastructure or public utilities necessary to serve the development;
 - d. Pay for all or a portion of the cost of an improvement constructed or paid for by the Town prior to the Subdivision Application approval;
 - e. Construct or pay for the construction of off-street or other parking and loading facilities;
 - f. Pay an off-site levy or any other cost contribution fee or levy; or
 - g. Provide security to ensure the obligations in the agreement are carried out.
- 12.6.9. A Subdivision Application that creates a new lot or boundary adjustment where an existing dwelling or other activity requires on-site servicing shall not be approved unless the Subdivision Authority is satisfied that adequate sanitary servicing can be provided on-site.
- 12.6.10. A Subdivision Application that creates a new lot or boundary adjustment where an existing dwelling or other activity requires on-site water supplies must demonstrate that sufficient quality and quantity of water are available to support the development, which may include on-site water storage for fire suppression.
- 12.6.11. A Subdivision Application shall not be approved unless the Subdivision Authority is satisfied with the management of stormwater and that it meets the Town of Drayton Valley's Minimum Design Standards for Development and Infrastructure Master Plans.
- 12.6.12. New subdivisions shall not be permitted on land within regulated setback areas for wastewater, sewage lagoon, or sour gas facilities unless a caveat is registered against the title prohibiting the development of dwellings, schools, hospitals, or food establishments.

12.7 Securities for Subdivision Applications

- 12.7.1. To ensure compliance with a subdivision agreement, the Town may require the applicant to provide security in the form of an Irrevocable Letter of Credit or a bank draft or certified cheque from a recognized Canadian Financial Institution, to guarantee the performance of obligations imposed in the agreement.
- 12.7.2. The required security amount shall be based on a value equal to one hundred percent (100%) of the estimated cost of constructing on-site and off-site infrastructure unless specified otherwise in the agreement. Cost estimates are subject to review and verification by the Subdivision Authority, and quoted costs must be valid for the required work.
- 12.7.3. The Town may draw upon securities if the required works are not completed in accordance with the agreement's conditions.
- 12.7.4. The terms and conditions pertaining to security may be modified by a subdivision agreement.
- 12.7.5. The Town may register a caveat under the *Land Titles Act* in respect of an agreement under this section against the certificate of title for the land that is the subject of the subdivision agreement.
- 12.7.6. Where the Town registers a caveat with respect to a subdivision agreement, the Town will discharge the caveat when the agreement has been complied with.

12.8 Subdivision Application Approval Time Extensions

- 12.8.1. Council delegates the power to the Subdivision Authority to extend time periods related to Subdivision Application approvals as follows:
 - a. A Subdivision Application approval for a use that remains compatible with adjacent land uses and continues to conform to this Bylaw may be extended in one (1) year increments, up to a maximum of five (5) years from the original approval date;
 - b. A Subdivision Application approval extension may be granted once without reviewing conditions. No more than four additional extensions may be granted, subject to the applicant showing substantial completion of the majority of the conditions. After three extensions, the applicants are subject to any amended policies;
 - c. A Subdivision Application approval where the use resulting from the subdivision would conflict with adjacent land uses or no longer conforms to this Bylaw must not be extended; and

- d. A Subdivision Application approval granted five (5) years from the original approval date may not be extended.

12.9 Approved Subdivision Endorsement Time Period

- 12.9.1. The plan of subdivision or instrument must be submitted to the Subdivision Authority for endorsement within one year of the Subdivision Application approval date or by the time prescribed by the Subdivision Authority beyond one (1) year; otherwise, the Subdivision Application approval is void.
- 12.9.2. The plan of subdivision or instrument must be submitted to the Land Titles Office for registration within one year from the time of endorsement or by the time prescribed by Council beyond one year; otherwise, the Subdivision Application approval and endorsement are void.
- 12.9.3. The Subdivision Approval Authority may grant not more than one extension, to a maximum of five (5) years, of the period referred to in subsection 12.9.2.

13. Development and Subdivision Appeal Process

13.1 Appeal Authority

- 13.1.1. In this Bylaw, the Appeal Authority is the Subdivision and Development Appeal Board as established by Bylaw No. 2018/03/D and amending Bylaw No. 2019, in accordance with the *MGA*, or the Land and Property Rights Tribunal, as determined by the *MGA*, all as amended or replaced from time to time.

13.2 Procedure for Development Permit, Subdivision, and Stop Order Appeals

- 13.2.1. Development Permit, Subdivision, and Stop Order Appeals shall be made to the Appeal Authority in accordance with the *MGA* and consistent with the applicable procedures of the Subdivision and Development Appeal Board or the Land and Property Rights Tribunal.

- 13.2.2. Fundamental Use Criteria are not subject to appeals.

DEVELOPMENT PERMIT APPEALS

- 13.2.3. If the Development Authority (i) fails or refuses to issue a Development Permit to a person, or (ii) issues a Development Permit subject to Conditions, the decision of the Development Authority may be appealed by the applicant. In addition to the applicant, any person affected by an order, decision or Development Permit made or issued by the Development Authority may appeal the decision.

- 13.2.4. A Development Permit appeal shall be made by serving a written "Notice of Appeal", containing reasons for the appeal, to the Appeal Authority as specified in the *MGA*:

- a. In the case of an appeal made by the applicant, within twenty-one (21) calendar days after:
 - i. The date on which the decision of the Development Permit was made; or
 - ii. If no decision is made with respect to the application within the forty (40) calendar day period or within any extension of this time limit, the date the period or extension expires; or
- b. In the case of an appeal made by any other person other than the applicant, within twenty-one (21) calendar days after the date on which the notice of the approval of the Development Permit was published on the Town's website.

- 13.2.5. No appeal may be made in respect of the issuance of a Development Permit for a Permitted Use unless the provisions of this Bylaw were relaxed, varied, or misinterpreted.
- 13.2.6. No appeal may be made in respect of a decision of Council for a Development Permit in a Direct Control District.

SUBDIVISION APPEAL

- 13.2.7. An appeal with regard to a Subdivision Application may be made by the following:
- a. The applicant of a Subdivision Application if the Subdivision Authority:
 - i. issues a Subdivision Application approval subject to conditions;
 - ii. refuses a subdivision with reasons;
 - iii. fails to make a decision with respect to an application within sixty (60) days of receipt of a complete application if the application was referred to external agencies, or in twenty-one (21) days if it was not referred to external agencies, or within such longer period as the applicant may have approved in writing; or
 - b. Any provincial department that required referral by the *Matters Related to Subdivision and Development Regulation* or a local school board.
- 13.2.8. A subdivision appeal shall be made by serving a written "Notice of Appeal", containing reasons for the appeal, to the Appeal Authority as specified in the *MGA*:
- a. Within fourteen (14) calendar days after:
 - i. receipt of the Notice of Decision; or
 - ii. if no decision is made with respect to the application within the sixty (60) calendar days or within any extension of this time limit referred to under subsection 13.2.7.a.iii, the date the period or extension expires; or
 - iii. in accordance with the *MGA*, the date of receipt of the decision is deemed to be seven (7) calendar days from the date the decision is mailed.

STOP ORDER APPEAL

- 13.2.9. An appeal with regard to a Stop Order made under the *MGA* and subsection 14.3 'Stop Orders and Enforcement' of this Bylaw may be made by the following:
- a. The person(s) who received the Order; or
 - b. Any person affected by the Order.

- 13.2.10. A Stop Order appeal shall be made by serving a written “Notice of Appeal”, containing reasons for the appeal, to the Appeal Authority within twenty-one (21) calendar days after the date on which the Order was made, in accordance with the *MGA*.

13.3 Persons to be Heard at the Hearing

- 13.3.1. At the hearing of a Development Permit appeal, the Appeal Authority must hear:
- a. The appellant or any person acting on behalf of the appellant;
 - b. A municipality or any of those to whom the application was referred in accordance with this Bylaw and the *MGA*;
 - c. The Development Authority from whose order, decision, or Development Permit the appeal is made, or the person acting on their behalf; and
 - d. Any other person who claims to be affected and that the Subdivision and Development Appeal Board agrees to hear or someone acting on that person's behalf.

13.4 Appeal Decision

- 13.4.1. In determining a Development Permit appeal, the Appeal Authority:
- a. Shall comply with the provincial land use policies;
 - b. Must comply with applicable land use policies and statutory plans, in alignment with the *MGA*; and
 - c. Must comply with any land use policies and Bylaw in effect in alignment with the *MGA*.
 - d. Must comply with the applicable requirements of the regulations under the *Gaming, Liquor and Cannabis Act* respecting the location of premises described in a cannabis licence and distances between those premises and other premises;
 - e. May confirm, revoke, or vary the order, decision, or Development Permit or any condition attached to it, or may make or substitute an order, decision, or Development Permit of its own;
 - f. May make an order or decision or issue or confirm the issuance of a Development Permit even though the proposed development does not comply with this Bylaw if, in its opinion, the proposed development conforms with the prescribed use for the land or building as defined in this Bylaw, and would not:
 - i. unduly interfere with or affect the use, enjoyment, or value of neighbouring properties; or

- ii. materially interfere with or affect the use, enjoyment, or value of neighbouring properties.

- 13.4.2. The Appeal Authority must give its decision in writing, together with reasons for the decision, within fifteen (15) days of concluding the hearing.

13.5 Court of Appeal

- 13.5.1. In accordance with the *MGA*, an appeal lies to the Court of Appeal on a question of jurisdiction or law with respect to a decision of the Appeal Authority.
- 13.5.2. An application for permission to appeal in accordance with subsection 13.5.1 must be filed and served within thirty (30) days after the issuance of the decision sought to be appealed, and notice of the application must be given to:
 - a. The Town;
 - b. The Subdivision and Development Appeal Board; and
 - c. Any other person(s) that the judge directs.

14. Enforcement and Penalties

14.1 Compliance or Complaint Inquiry

- 14.1.1. When the Development Authority receives a complaint, an inquiry or has reason to believe that a development, land use, or use of a building, is not in accordance with this Bylaw, a Development Permit, or a subdivision approval, the Development Authority may issue in writing a compliance inquiry letter to the owner, the person in possession of the land or building, or the person responsible for the contravention, or any or all of them, stating the nature of the contravention and requesting consent to conduct an inspection to confirm compliance.
- 14.1.2. Issuance of a compliance inquiry letter is not required before commencing any other enforcement action under this Bylaw, the *MGA*, or at all.

14.2 Warning Notice

- 14.2.1. When the Development Authority reasonably believes that a development, land use, or use of a building, is not in accordance with this Bylaw, a Development Permit, or a subdivision approval, the Development Authority may issue in writing a warning notice to the owner, the person in possession of the land or building, or the person responsible for the contravention, or any or all of them, stating:
- a. The nature of the contravention;
 - b. The corrective measures required to remedy the contravention;
 - c. The time within which such corrective measures must be performed; and
 - d. The fine amount for the offence of failing to comply with a warning notice established by this Bylaw.
- 14.2.2. Issuance of a warning notice is not required before commencing any other enforcement action under this Bylaw, the *MGA*, or at all.

14.3 Stop Order and Enforcement of Stop Order

- 14.3.1. Despite an Enforcement Order to remedy contraventions under the *MGA*, the Development Authority may pursue a Stop Order under the *MGA*.

- 14.3.2. Pursuant to the *MGA*, if the Development Authority finds that a development, land use, or use of a building, is not in accordance with this Bylaw, a Development Permit, or a subdivision approval, the Development Authority may, by written notice, order the owner, the person in possession of the land or building, or the person responsible for the contravention, or any or all of them, to do any of the following within the time set out in the notice:
- a. Stop the development or use of the land or building in whole or in part as directed by the notice;
 - b. Demolish, remove, or replace the development; or
 - c. Carry out any other actions required by the notice for compliance.
- 14.3.3. The written notice issued under subsection 14.3.2:
- a. Must specify the date on which the Order was made;
 - b. Must contain any other information required by the *MGA*; and
 - c. Must be given or sent to the person or persons referred to in section 14.3.2 on the same day the decision is made.
- 14.3.4. Subject to the *MGA*, if the Development Authority issues an order under subsection 14.3.2, the person who is affected by the Order may appeal the Order in the notice following subsections 13.2.9 and 13.2.10 of this Bylaw.
- 14.3.5. Under the *MGA*, if a person fails or refuses to comply with the Order of the Development Authority or an Order of the Subdivision and Development Appeal Board or Land and Property Rights Tribunal, the Development Authority may enter on the land or building and take any action necessary to carry out the Order.
- 14.3.6. The Town may register a caveat under the *Land Titles Act* in respect of an Order referred to in subsection 14.3.2 against the certificate of title for the land that is the subject of the Order. If the Town registers a caveat, the Town shall discharge the caveat when the Order has been complied with.
- 14.3.7. Under the *MGA*, the Town may add to the tax roll of the land that is the subject of an Order referred to in subsection 14.3.2 the Town's expenses and costs of carrying out the Order.

14.4 Right of Entry and Authority to Enforce

- 14.4.1. Under the *MGA*, the Development Authority or a designated Peace Officer may enter into or upon any land or structure that is subject to the compliance inquiry, notice or Order after giving reasonable notice to the owner or occupant of land or the structure to be entered to carry out the inspection, remedy, enforcement or action, where:
- Reasonable notice is a minimum of forty-eight (48) hours to the owner or occupant of the property;
 - The property is entered at reasonable hours, specifically between 8:00 AM to 6:00 PM for residential properties and between 8:00 AM to 10:00 PM for non-residential properties; or
 - In an emergency, or extraordinary circumstances, the Development Authority or designated Peace Officer need not give reasonable notice or enter at a reasonable hour and may do things referred to above without the consent of the owner or occupant of land or the structure.

14.5 Offences and Fines

- 14.5.1. Any person who contravenes, or causes or allows a contravention of, any provision of this Bylaw, a Development Permit, a condition of a Development Permit, a subdivision approval, or a decision of the Subdivision and Development Appeal Board or Land and Property Rights Tribunal (including as such decision is denied or upheld by the Alberta Court of Appeal or the Supreme Court of Canada) is guilty of an offence.
- 14.5.2. Any person who commences or carries on or causes or allows to be commenced or carried on, a development or use unless a Development Permit has been issued for such development or use is guilty of an offence.
- 14.5.3. Any person who fails to comply with a warning notice or a Stop Order issued under this Bylaw is guilty of an offence.
- 14.5.4. Any person who obstructs or hinders any person in the exercise or performance of that person's powers under this Bylaw is guilty of an offence.
- 14.5.5. A person who is guilty of an offence under this bylaw is liable to a fine in the amount specified below in Table 11.

TABLE 11. OFFENCES AND FINES.

OFFENCE	FIRST OFFENCE	SECOND OFFENCE
Commencing development without a Development Permit	Double Permit Fee	Double Permit Fee

OFFENCE	FIRST OFFENCE	SECOND OFFENCE
Failure to obtain a Development Permit	\$500	\$750
Failure to comply with Development Permit Conditions	\$500	\$750
Failure to comply with District Regulations	\$500	\$750
Failure to obtain a Signage Development Permit	Double Permit Fee	\$250

- 14.5.6. A person who is found guilty of an offence under this Bylaw and does not pay the fine is liable to imprisonment for not more than one year, or to both fine and imprisonment.
- 14.5.7. A subsequent offence means an offence committed by a person after that person has already been convicted of the same offence or has voluntarily paid a fine for the same offence.
- 14.5.8. In the case of an offence that is continuing, a contravention constitutes a separate offence in respect of each day, or part of a day, on which it continues and a person guilty of such offence is liable to a fine for each such day.
- 14.5.9. Nothing in this Bylaw diminishes or in any way affects the:
- a. Provisions of the *MGA* relating to offences and penalties; and
 - b. The rights of the Town according to the *MGA* or at common law to seek an entry order, order for compliance, injunction or any other order to obtain compliance with this Bylaw.

14.6 Issuance of a Violation Tag and Violation Ticket

- 14.6.1. A violation tag may be issued for any offence under this Bylaw.
- 14.6.2. A person who commits an offence may, if a violation tag is issued for the offence, pay the fine amount established by this Bylaw for the offence and, if the full amount is paid on or before the required date, the person will not be prosecuted for the offence.
- 14.6.3. A Peace Officer on behalf of the Development Authority may issue and serve a violation tag on any person the Development Authority has reasonable and probable grounds to believe has contravened a provision of this Bylaw by:
- a. Personally serving the violation tag on the person; or

- b. Sending the violation tag to the person by registered mail.
- 14.6.4. A violation tag must be in the form approved by the Town and must state:
- a. The name of the person to whom the violation tag is issued;
 - b. The particulars of the contravention of this Bylaw;
 - c. The fine amount for the offence established by this Bylaw;
 - d. That the fine must be paid within thirty (30) days of the issuance of the violation tag in order to avoid prosecution;
 - e. The method by which the fine must be paid; and
 - f. Any other information as may be required by a designated Peace Officer on behalf of the Development Authority.
- 14.6.5. If a violation tag has been issued and the specified fine on the violation tag has not been paid within the prescribed time, a Peace Officer may issue a violation ticket to the person to whom the violation tag was issued.
- 14.6.6. A Peace Officer may, in the Peace Officer's sole discretion, elect to issue and serve a violation ticket without a violation tag first being issued.
- 14.6.7. A Peace Officer may issue a violation ticket pursuant to the *Provincial Offences Procedure Act* to any person the Peace Officer has reasonable and probable grounds to believe has contravened a provision of this Bylaw.

14.7 Enforcement of Signs

- 14.7.1. In addition to the enforcement provisions set out above in Section 14 'Enforcement and Penalties', the below regulations apply to the enforcement of signs.
- 14.7.2. When applicable to a sign, any references in Section 14 'Enforcement and Penalties' of this Bylaw to 'owner' means the owner of the lot on which the sign is located.
- 14.7.3. Where a sign is located on public property contrary to this Bylaw, the Development Authority may:
- a. Remove the sign without prior notice to any person; or
 - b. Request that the sign owner, at the sign owner's sole cost and expense, remove the sign and restore any area disturbed or damaged because of the sign.
- 14.7.4. A sign removed by the Development Authority under this Bylaw may be stored by the Town for an impoundment period of thirty (30) days.

- 14.7.5. Despite subsection 14.7.4 above, a sign constructed of disposable materials, such as foam core board, illustration board, poster board, or other similar material, that is removed by the Development Authority under this Bylaw does not need to be stored by the Town for the impoundment period and may be immediately destroyed or disposed of by the Development Authority without prior notice to any person.
- 14.7.6. During the impoundment period the sign owner may reclaim and retrieve the sign. To reclaim and retrieve the sign the sign owner must pay the fee specified under subsection 14.5.5.
- 14.7.7. If the sign owner does not reclaim and retrieve the sign during the impoundment period, then after the impoundment period the Development Authority will destroy or dispose of the sign without prior notice to any person.
- 14.7.8. The Town is not liable for and does not have any obligation to compensate a sign owner or any other person for damage to a sign, loss of a sign, damages incurred due to the removal of a sign when that sign was removed by the Development Authority per this Bylaw.

15. Bylaw Amendment

15.1 Amendment Procedure

- 15.1.1. All amendments to this Bylaw shall be made by Council by Bylaw, and following a public hearing, in accordance with the *MGA*.
- 15.1.2. Council may, at any time, initiate an amendment to this Bylaw affecting any lot of land, in accordance with the *MGA*, without the landowner's consent.
- 15.1.3. Any person may apply to amend this Bylaw by submitting an application to the Development Authority in writing, with the required supporting documentation and by paying the appropriate fee.
- 15.1.4. If the proposed amendment to this Bylaw is contradictory to an adopted Statutory Plan(s) or planning document, the Development Authority shall advise the applicant that an amendment must be made to the Statutory Plan(s) or planning document prior to, or concurrently with, the amendment to this Bylaw.
- 15.1.5. Upon receipt of a complete application to amend this Bylaw, the Development Authority shall determine when the application will be placed before Council and shall issue at least fourteen (14) days' notice to the applicant advising that they may appear before Council to speak to the application. An application to amend this Bylaw shall be placed before Council on a date to be determined by the Development Authority upon receiving the application and deeming it complete as outlined in subsection 11.3 'Completeness of Applications'.
- 15.1.6. The Development Authority shall assess a proposed redistricting by considering the potential impact any of the uses of the District may have on the existing community and prepare a recommendation to Council in accordance with its assessment. If there is a potential for significant impacts arising from one of the uses and/or the redistricting does not align with the MDP and/or other Statutory Plans, the recommendation shall be to decline the application.

15.2 Amendment Application

- 15.2.1. The Development Authority may refuse to accept an application to amend this Bylaw if the required information has not been supplied or if the information is of inadequate quality to properly evaluate the application.

FOR REDISTRICTING

- 15.2.2. All applications to amend Districting within this Bylaw shall use the appropriate application form and shall include at least the following:

- a. The application fee. If the proposed amendment is adopted by Council, Council may decide to return the application fee, in whole or in part, to the applicant;
- b. A completed application form;
- c. The name, physical and email address, and phone number of the applicant and the landowner of the subject lot and a notice of who will act as the contact person for the application;
- d. A letter of authorization signed by all landowners, their agent, or other persons having legal or equitable interest in the land, unless the application is initiated by Council;
- e. If applicable, the municipal address(es) of the subject lot(s);
- f. A copy of the Certificate of Title for the subject lot(s), issued within thirty (30) days prior to the application date;
- g. A copy of any restrictive covenant(s) or caveats registered on the Certificate of Title;
- h. A written statement from the applicant explaining the reasons for the proposed amendment and how the amendment will not materially impact the existing community and conforms with any relevant Statutory Plan(s) or planning document(s);
- i. A properly dimensioned map of an appropriate scale indicating the lot(s) proposed to have their District amended, an assessment of compatibility with existing land uses within a 400.0 m (0.25 mi) radius of the boundaries of the lot(s) and including any prominent geographic or natural features when required;
- j. Any other information as established by this Bylaw; and
- k. Any other information or documents deemed necessary by the Development Authority.

FOR TEXT AMENDMENTS

- 15.2.3. An application for a text amendment to this Bylaw shall include the following:
- a. A written statement from the applicant explaining the reasons for the proposed Bylaw amendment and how the amendment conforms with relevant Statutory Plan(s) or planning document(s), and what, if any, potential impacts on the surrounding community;
 - b. The exact content of the proposed text amendment;
 - c. The appropriate fee as outlined in the Master Rates Bylaw, as amended from time to time, or as otherwise determined by Council in accordance with subsection 16.1.1;

- d. A description of how the proposed text amendment may affect properties or developments of a similar nature; and
- e. Any other information or documents deemed necessary by the Development Authority.

15.3 Advertising Requirements

- 15.3.1. Council may, at any time, initiate an amendment to this Bylaw. If Council wishes to initiate an amendment to this Bylaw, then in accordance with the *MGA*, prior to second reading of the amending Bylaw, the Development Authority shall:
- a. Arrange for notice of the public hearing to be published in two (2) issues of a newspaper circulating in the Town, the publication date of the second issue being not less than five (5) days prior to the commencement of the public hearing, or by other methods outlined in the Town's Public Consultation and Communication Policy, containing:
 - i. The purpose of the proposed amending Bylaw and the purpose of the public hearing;
 - ii. The address where the proposed amending Bylaw may be inspected by the public;
 - iii. An outline of the procedure to be followed by anyone wishing to file input or a petition in respect of it, and the time, date, and place of the public hearing, which date shall not be less than five (5) days following the second newspaper publication date.
 - b. Provide notice to:
 - i. The applicant (if applicable);
 - ii. The assessed owner(s) of the land if not the applicant;
 - iii. The registered owner(s) of adjacent land if the proposed Bylaw provides for a change of District;
 - iv. Other landowners that may be affected by the amendment, at the discretion of the Development Authority; and
 - v. Adjacent municipalities and other external agencies in accordance with subsection 11.4 'Application Referrals and Public Notification'.
- 15.3.2. The Development Authority may require that the applicant hold at least one (1) public meeting prior to the public hearing.

- 15.3.3. Notwithstanding subsections 15.3.1 and 15.3.2, this Bylaw may be amended without giving notice or holding a public hearing if the amendment constitutes a clerical (which can include mapping), technical, grammatical, or typographical error or does not materially affect this Bylaw in principle or substance, in accordance with the *MGA*.

15.4 Public Hearing

- 15.4.1. At the Public Hearing, Council:
- a. Must hear any person, group of persons, or person representing them, who claims to be affected by the proposed Bylaw and who has complied with the procedures outlined by Council; and
 - b. May hear any other person who wishes to make representations and whom Council agrees to hear.

15.5 Amendment Decisions

- 15.5.1. Council should assess amendments to this Bylaw based on the information contained within any amendment application when determining if the redistricting is appropriate. Specifically, Council should assess applications to amend this Bylaw based on the following criteria:
- a. The reasons for the amendment;
 - b. Alignment with the MDP and any other applicable Statutory Plan(s);
 - c. The potential impact on the community;
 - d. The potential impact on municipal infrastructure;
 - e. The potential impact on the environment; and
 - f. The potential impact on the municipality's capital, operating, and maintenance budgets.
- 15.5.2. After considering any related amendment application, and the criteria contained in subsection 15.5.1, representations at the Public Hearing, applicable and relevant Statutory Plans, recommendations from administration, and any other matter it considers appropriate, Council may:
- a. Approve the proposed Bylaw as it is;
 - b. Amend the proposed Bylaw and then approve it;
 - c. Refer the proposed Bylaw back to administration for further review and/or changes, and reschedule the application for further consideration;

- d. Amend the proposed Bylaw and then defeat it; or
 - e. Defeat the proposed Bylaw as it is.
- 15.5.3. If Council defeats an amendment application for this Bylaw, another application for the same, or substantially the same, amendment shall not be considered within six (6) months of the date of defeat unless Council directs otherwise.

16. Development Permit, Subdivision, Redistricting, and Agreement Fees

- 16.1.1. Council will, on an annual basis, establish by resolution, motion, or bylaw establish permit and application fees required for this Bylaw.

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PART VI

GLOSSARY

17. Definitions

17.1 Definitions

- 17.1.1. Those terms and words in this Bylaw, which are defined in the MGA, have the same meaning as expressed in the MGA.
- 17.1.2. Words, phrases, and terms not defined in Part VI Glossary may be given their definition in the *MGA*, the *Alberta Safety Codes Act*, or the *Interpretation Act*. Other words shall be defined by their usual and customary meaning, or as outlined in subsection 17.2 'General Definitions' or subsection 17.3 'Use Class Definitions'.
- 17.1.3. Individual uses with common functional or physical impacts or characteristics have been grouped into use class definitions. These use classes define the range of uses that are either Permitted or Discretionary within the various Districts of this Bylaw. The following guidelines shall be applied in interpreting use class definitions:
- typical uses listed in a use class definition as examples are not intended to be exclusive or restrictive; and
 - where a specific use does not conform to any use class definition or generally conforms to the wording of two or more use class definitions, the Development Authority will determine the most appropriate use class based on purpose and character. In such a case, the use will be considered Discretionary if as a Permitted or Discretionary Use in the appropriate District.
- 17.1.4. The following words, terms, and phrases, wherever they occur in this Bylaw, shall have the meaning assigned to them as follows:

17.2 General Definitions

TERM	DEFINITION
Abutting	means immediately contiguous to or physically touching, and when used in respect of a lot, means that the two abutting lots share a lot lines.
Accessory Use	means a use customarily incidental and subordinate to the main use.
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 <i>Alberta Building Code</i> , and a roof.

Adjacent	means contiguous or would be contiguous if not for an easement, public right-of-way, roadway or natural feature.
Amenity Space	means any designated outdoor or indoor space within a development that is specifically intended for recreational, social, cultural, or environmental enhancement for the use and enjoyment of the occupants or the public. This area may include but is not limited to, parks, playgrounds, landscaped gardens, courtyards, patios, rooftop gardens, community rooms, fitness centers, swimming pools, and other similar facilities. The purpose of an amenity space is to provide opportunities for leisure, relaxation, and community interaction, thereby improving the quality of life and fostering a sense of well-being among residents and visitors.
Applicant	means the registered owner of the land or the representative or agent certified or authorized as such to act on their behalf.
Application Form	means a form provided to an applicant pursuant to the Bylaw, including Text Amendment Application Forms, Land Use Redistricting Application Forms, and Development Permit Application Forms, etc.
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 lot coverage requirements, an attached garage is deemed to be part of the principal building.
Awning	means a cloth like or lightweight shelter projecting from a building.
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.
Basement	means that portion of a building located below the uppermost floor level that does not exceed 2.0 m above grade.
Bay	means a self-contained unit of part of a building or of the whole building which can be sold or leased for individual occupancy.
Boulevard	means the portion of the public right-of-way that lies between the curb or edge of the road surface and the adjacent lot lines.
Building	means any structure used or intended for supporting or sheltering any use or occupancy.
Business	means: ▪ a commercial, merchandising or industrial activity or undertaking, or ▪ a profession, trade, occupation, calling or employment, or ▪ an activity providing goods and services, whether or not for profit and however organized or formed, including a co-operative or association of persons.

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.
Cantilever	means a long projecting beam or girder fixed at only one end.
Commercial Vehicle	means a vehicle used for the transportation of goods, materials, equipment, or passengers in connection with a business, trade, or service. These vehicles may include modifications specific to their commercial use, such as the display of business identification, logos, or advertisements.
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.
Corner Visibility Triangle	means the triangular area formed on a corner lot by the two (2) curb lines and a straight line, which intersects them 3.0 m from where they meet in Residential Districts and 6.0 m from where they meet in all other Districts.
Council	means the Council of the Town of Drayton Valley.
Curb Cut	means a place where vehicles or pedestrians cross a curb, even if there is no built curb.
Deck	means an open-sided roofless platform adjoining a building up to a height of 0.61 m from grade.
Demolition	means the pulling down or destruction or removal of a structure.
Density	means the number of dwelling units on a site expressed in units per hectare (uph).
Designated Officer(s)	means those persons designated by bylaw under the <i>MGA</i> and for purposes of the Bylaw are the Development Officer, Peace Officer, Bylaw Enforcement Officer, and Town's CAO or their Designate.

Development

means, as defined in the *Municipal Government Act*:

- An excavation or stockpile and the creation of either of them;
- A building or an addition to, or replacement or repair of a building and the construction or placing of any of them on, in over or under land;
- A change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building; or
- A change in the intensity of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.

Development 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 Authority

means a Development Authority established pursuant to the *MGA* to exercise development powers and duties on behalf of the Town.

Development Permit

means a document or permit, which may include attachments, issued pursuant to this Bylaw authorizing a development.

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 a land use district.

Driveway

means a hard-surfaced area used for parking vehicles on private property, often connecting a house or garage with a public roadway. Driveways must be constructed of asphalt, or concrete. Driveways that are not connected to a garage or carport are limited to 5.0 m in width.

Easement

means a right to use land generally for access to other property or as a right-of-way for a public utility.

Excavation

means any breaking of ground except for gardening and ground care.

Fence

means a vertical physical barrier constructed to prevent visual intrusions, unauthorized access, or provide sound abatement.

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, or porches.

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.

Fundamental Use Criteria

are requisite qualifiers for specific or all Permitted and Discretionary Uses within the District. The purpose and intent of Fundamental Use Criteria are to:

- Limit or restrict the nature or scope of the Use;
- Ensure that Uses achieve a particular planning objective that is inherent of the Land Use District; and
- Not be regulatory but to modify the scope of the use as it applies to that particular District.

Grading	means the alteration of the grade of a site.
Green Space	means an area of grass, trees, or other vegetation set apart for aesthetic purposes in an otherwise urban environment.
Gross Floor Area (GFA)	means the total floor area of a building within the exterior and basement walls, excluding areas used exclusively for parking, mechanical/electrical equipment, common laundry and storage lockers, and common areas such as stairways, halls and corridors.
Hard Surfaced	means a durable ground surface constructed of cast-in-place concrete, brick, concrete unit pavers, turfstone, stone, asphalt, or similar materials. This does not include gravel or clay.
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 thoroughfare, which provides a secondary means of access to a lot.
Lot	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. May also be referred to as a site.
Lot Area	means the total area of a lot.
Lot Coverage	means the combined area of all buildings or covered/roofed structures upon the lot, measured at the approved grades, including all porches and verandas, enclosed terraces, steps, cornices, eaves, and similar projections; such area shall include air wells, and all other space within an enclosed building.
Lot Lines	means any boundary of a lot, and includes the rear, front and side lot lines.
Lot, Double Fronting	means a lot which abuts two (2) non-intersecting roadways (excluding lanes).
Lot, Interior	means a lot which is bounded by only one (1) roadway.
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.
Manufactured Home Park	means a lot under one title, which provides spaces for the long-term parking and occupancy of a Dwelling, Manufactured Home.
Mixed-Use Building	means a building used partly for residential use and partly for commercial use.

Mixed-Use Development	means a lot 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 <i>Municipal Government Act</i> of Alberta, as amended.
Non-Conforming Building	means a building: ▪ That is lawfully constructed or lawfully under construction at the date a Land Use Bylaw affecting the building or the land on which the building is situated becomes effective, and ▪ That on the date this Land Use Bylaw becomes effective does not, or when constructed will not, comply with this Land Use Bylaw.
Non-Conforming Use	means a lawful specific use: ▪ Being made of land or a building or intended to be made of a building lawfully under construction at the date a Land Use Bylaw affecting the land or building becomes effective, and ▪ That on the date this Land Use Bylaw 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.
Off Street Parking	means parking constructed entirely off any public right-of-way.
Parking Facility	means a designated area, structure, or lot, either publicly or privately owned, that is used for the temporary parking of motor vehicles. This includes surface parking lots, underground or above-ground parking structures, and any associated access driveways, ramps, or circulation areas intended to accommodate motor vehicles.
Patio	means an outdoor area, typically at ground level, that is attached to a building or structure and is used for dining, recreation, or relaxation. It is usually paved or constructed with materials such as concrete, stone, or wood and may be open or partially enclosed.
Playground	means an outdoor play area, containing recreational equipment such as slides and swings.
Porch	means a roofed structure having direct access to and projecting from the principal building with walls that are unenclosed and open to the extent of at least fifty percent (50%) and may be glazed or screened.
Principal Building	means a building which: ▪ occupies the major or central portion of a lot, ▪ is the main building on a lot, or ▪ constitutes, by reasons of its use, the primary purpose of which the lot is used.

Principle Use	means the main purpose for which a lot is used.
Recreational Vehicle	means a vehicle, trailer, watercraft, or off-road vehicle that is utilized for recreational or work purposes and includes but is not limited to: any motorhome; travel trailer; tent trailer; watercraft and trailer; fifth wheel trailer; a camper when it is not mounted on a truck, but placed on the ground; utility trailer or any similar vehicles, or any other vehicles as determined by a the Development Authority or Peace Officer to be considered for recreation or work purposes.
Redistricting	means the conversion of land from one land use district to another.
Reserve, Environmental (ER)	means the land designated as Environmental Reserve per the <i>MGA</i> .
Reserve, Municipal (MR)	means the land designated as Municipal Reserve per the <i>MGA</i> .
Reserve, School (SR)	means the land designated as School Reserve per the <i>MGA</i> .
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.
Setback	means the perpendicular or radial distance from a lot lines to the nearest portion of the foundation of the building including any columns supporting or appearing to support a roof load. In the case of a cantilevered floor, the setback shall be to the outer wall of the cantilevered section.
Sidewalk	means a pathway or right-of-way for pedestrian traffic.
Sign	means an object or device intended to advertise or call attention to a person, matter, event or location.
Sign, Sandwich Board	means a non-illuminated sign having an “A” shape.
Statutory Plan	means an Inter-Municipal Development Plan, Municipal Development Plan, Area Structure Plan or Area Redevelopment Plan adopted by a municipality under the <i>MGA</i> , as amended.
Stockpile	means an accumulation materials or raw materials, including snow dumps, stored outdoors in a pile.
Storey	means the habitable space between the upper face or one floor and the lower face of the next higher floor. A basement shall be considered a storey if the upper face of the floor above it is more than 1.8 m above ground level.
Street	means a public roadway or thoroughfare, often paved and referred to interchangeably as a road.
Subdivision	as defined in the <i>Municipal Government Act</i> .
Subdivision & Development Appeal Board (SDAB)	means a subdivision and development appeal board pursuant to the ‘SDAB Bylaw No. 2018/03/D and SDAB Amending Bylaw No. 2019/05/D’, as amended or replaced.

Subdivision 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 subdivision.
Temporary	means a use which is not permanent.
Temporary Accommodations	means accommodations that do not meet the requirements of the <i>Alberta Building Code</i> and/or CSA for a permanent dwelling, and instead is meant to provide accommodation seasonally or for temporary purposes. This includes recreational vehicles, park models, cabins, etc.
Town	means the Town of Drayton Valley.
Use	means the utilization of a lot for a particular development activity.
Use, Discretionary	means the use of land or a building provided for in this Bylaw for which a decision on a Development Permit may be issued upon a Development Permit application having been made and subject to the enabling conditions for each proposed development being satisfied.
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, Permitted	means the use of land or a building provided for in this Bylaw for which a Development Permit shall be approved and issued by the Development Authority when the proposed development conforms to all applicable requirements and rules of this Bylaw, with or without conditions, upon application having been made to the Development Authority.
Use, Similar	means a use of a site or building in a District which, in the opinion of the Development Authority, is so similar to a Permitted Use or Discretionary Use in that District that it meets the intent of Council for the development of that District as set out in the purpose and intent statement, but does not include a use that is specifically defined as a Permitted or Discretionary Use in any other District.
Yard	means a part of a lot upon or over which no building or structure other than a boundary fence is erected, unless otherwise permitted.
Yard, Front	means that portion of a lot that lies between the front face of the principal building and the front lot 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.
Yard, Rear	means the portion of a lot that lies between the rear face of the principal building and the rear lot lines.
Yard, Side	means that portion of a lot that lies between the side face of the principal building and the side lot line.

17.3 Use Class Definitions

TERM	DEFINITION
Accessory Building/ Structure and Use	means any building, structure, or use that is separate from the principal building on the lot on which both are located and the use of which is subordinate and incidental to that of the principal building, allowing supplementary activities supporting and complementing its primary use and built form.
Accessory Dwelling	means a self-contained dwelling unit, that is located within or on the same titled lot, and accessory to a single-detached or semi-detached dwelling that meets the <i>Alberta Building Code</i> or CSA A277. Secondary suites are clearly secondary in size to the principal dwelling within the same building, which may or may not share access to the outside and/or other facilities with the main dwelling unit. Accessory dwellings include garden suites, garage suites, and guest houses.
Agricultural Support Services	means development providing products or services directly related to the agricultural industry. Without restricting the generality of the foregoing, this shall include such facilities as grain elevators, feed mills, farm implement dealerships (not including Automotive, Equipment and Vehicle Services), or crop spraying.
Agriculture	means a use where agricultural activities occur such as cultivating soil, producing crops, raising livestock or poultry, and in varying degrees the preparation and marketing of the resulting products. This does not include Cannabis Processing and Distribution Facility.
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 (10) 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. This use does not include Animal Services, Major.
Artisan Shop	means a commercial establishment primarily engaged in the retail sale of handmade or artistic goods, supplies, and materials related to various crafts and hobbies. Such establishments may offer a variety of craft-related products, including but not limited to art supplies, handmade items, do-it-yourself kits, and tools.
Auction Market	means a use where goods and equipment are auctioned, including the temporary storage of such goods and equipment.

Automotive, Equipment and Vehicle Sales	means a use where motor vehicles are sold and rented out including automobiles, recreational vehicles, and farm equipment and parts.
Automotive, Equipment and Vehicle Service, Major	means a use primarily concerned with comprehensive maintenance, repair, and servicing of automobiles, recreational vehicles (RVs), farm equipment, and vehicles. Typical uses include engine overhauls, transmission repairs, electrical system diagnostics, auto body repairs, and other complex mechanical work. These facilities are often equipped with specialized tools, diagnostic equipment, and service bays to accommodate a variety of vehicle types and repair needs.
Automotive, Equipment and Vehicle Service, Minor	means a use for basic maintenance and repair services for automobiles, recreational vehicles (RVs), farm equipment, and vehicles, including uses such as oil changes, tire rotations, brake inspections, and other minor repairs.
Bed and Breakfast	means an accessory use where temporary sleeping accommodation is provided within a dwelling unit.
Boarding or Lodging Home	means a Building (other than a Hotel/Motel) containing not more than fifteen (15) sleeping rooms where meals or lodging for four (4) or more persons are provided for compensation pursuant to previous arrangements or agreement but does not include group care facilities.
Breweries, Wineries and Distilleries	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, wineries, distilleries, and meaderies. This use may be combined with another use such as an Establishment, Eating & Drinking.
Bulk Fuel Station	means a 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 and Professional Office	means a use that provides administrative, consulting, financial, information, management, or professional services, and includes a bank, a call centre or the office of an architect, engineer, insurance agent, lawyer, or travel agent but does not include a Health and Medical Services.
Business Support Services	means a use to provide support services to businesses, where all of the on-site activity occurs indoors, and includes sign making, catering, janitorial services, security services, information technology, and office equipment and supplies sales and service.
Campground	means an area which has been planned and improved to be used and maintained for a seasonal short-term period (where the maximum occupancy shall not exceed 240 days in one (1) year), for campers locating tents, recreational vehicles, or both, within a defined area.
Campsite	means the site where a tent, recreational vehicle, or other temporary camping structure is located within a campground.
Cannabis Production and Distribution Facility, Major	means a use, as licensed by Health Canada, where cannabis is grown, harvested, processed, tested, packaged, shipped, destroyed and/or stored on site, but does not include Retail, Cannabis.

Cannabis Production and Distribution Facility, Minor	means a use, as licenced by Health Canada where: ▪ Cannabis is grown or harvested, and the surface of the plant canopy does not exceed 200.0 m², but does not include Retail, Cannabis or ▪ A maximum of 600.0 kg of dried cannabis product per year is processed, manufactured, packaged, and labelled or stored on-site, but does not include Retail, Cannabis.
Car Wash	means a development where motor vehicles are washed on a commercial basis.
Care Facility, Major	means a facility, which provides resident services to seven (7) or more individuals. These individuals may be aged, physically challenged or undergoing rehabilitation, and provided services to meet their needs. This includes the following such Similar Uses as group homes, halfway houses, resident schools, and psychiatric care facilities. The use class does not include treatment facilities such as detoxification centres.
Care Facility, Minor	means a provincially licensed facility that provides resident service in a private residence to six (6) or fewer individuals. These individuals may be physically challenged, disabled, or in need of supervision, on a temporary or long-term basis, in accordance with their individual needs. This use includes the following, and such Similar Uses as foster or boarding homes for children, group homes, and does not include Residential Care Facility nor treatment facilities such as detoxification centres.
Cemetery	means the use of land for the burial of the deceased and may include accessory developments such as columbarium's, mausoleums, memorial parks and the like.
Communal Facilities	means a building used for the common benefit of a surrounding community. Typical communal facilities include shower, laundry, indoor recreation typically associated with a campground or manufactured home park.
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.
Concrete/Asphalt Plant	means the processing, manufacturing, recycling, and sales of concrete and asphalt and the accessory manufacture and sales of products made from concrete and asphalt.
Convention Services	means development which provides permanent facilities for meetings, seminars, conventions, product and trade fairs and other exhibitions with or without eating and drinking facilities.

Cottage Industry	means one or more low intensity activities of a gainful nature demanding a skilled trade or craft or related to an agricultural and/or horticultural operation on a lot. Cottage Industry shall maintain, and be compatible with, the rural residential and/or agricultural character of the surrounding landscape. Cottage Industry may be the principal use of the lot, or secondary to existing principal uses such as residential dwelling. A Cottage Industry use shall not be located within a multi-lot residential subdivision. Typical Cottage Industry requiring skilled trade may include workshops or storefronts selling custom made products or offering related services. Typical agriculture and horticulture related Cottage Industry may include growing, packing and sale of food products, small-scale wineries and breweries, and minor food establishments including cafes and diners.
Crematorium	means a building fitted with the proper appliances for the purpose of the cremation of human or animal remains and includes everything incidental or ancillary thereto.
Cultural Facilities	means development for the collection of literary, artistic, musical and similar reference materials, or, a building intended for live theatrical, musical, or dance performances. Typical facilities would include libraries, museums, art galleries, auditoriums, theatres and concert halls.
Day Home	means an accessory use to a dwelling unit used to provide a facility and/or program for the care, maintenance and supervision of six (6) or fewer children under the age of fifteen (15) years, by a person who resides in the dwelling unit for periods of more than three (3) but less than twenty-four (24) consecutive hours. Overnight care is permitted under a "family day home agency license" as per <i>Early Learning and Child Care Act</i> .
Daycare Services	means development licensed by the province to provide daytime personal care and education to children or elderly persons, but does not include overnight accommodation. Typical facilities would include daycare or "elder care" centres, day nurseries, family day home child care for seven (7) or more children, kindergartens, nursery schools and play schools.
Detention and Correction Services	means development for the purpose of holding or confining and treating or rehabilitating persons. Typical facilities would include prisons, mental institutions, jails, remand centres, asylums and correction centres.
Drive-Through	means a use where services are provided to patrons who are in a motor vehicle. This use will always be approved with another use such as Establishment, Eating or Drinking, or Financial Institution.
Dwelling, Duplex/ Semi-Detached	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 (duplex) 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 (semi-detached).
Dwelling, Live-Work Unit	means a dwelling unit that includes working space accessible from the living area, reserved for and regularly used by one or more residents of the dwelling unit, but is not classified as a Home-Based Business. Working space may be used for retail sales, personal services, or studio space for artists/ dancers/ designers/ musicians/ photographers.

Dwelling, Multiple Unit	means a dwelling with multiple dwelling units arranged within a single or several buildings. Typical multiple unit dwellings include apartments and seniors' manors.
Dwelling, Rowhouse/ Townhouse	means a dwelling with three (3) or more dwelling units that are attached side by side, usually in a row sharing common sidewalls, 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.
Dwelling, Stacked Townhouse	means a dwelling with three (3) or more dwelling units where the townhouses are stacked on top of each other, each with their own front door and private outdoor space, and usually sharing common sidewalls, which may be subdivided along the common wall.
Dwelling, Triplex	means a Development consisting of a residential Building containing three (3) dwelling units located immediately adjacent to each other and sharing a common wall and each having a separate entrance to grade, which may be subdivided along the common wall.
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, Eating & Drinking	means use where food is prepared, and alcoholic beverages may be offered for sale to the public for consumption. Typical development includes restaurants, diners, fast food restaurants, takeout-only restaurants, bars and pubs.
Establishment, Entertainment	means a use where live performances or motion pictures are shown. Typical development includes auditoria, bingo halls, casinos, cinemas, and theatres but does not include Establishment, Adult.
Farm Vacation Home	means a single detached dwelling located on land whose primary use is agricultural where temporary lodging or sleeping accommodation, with no more than three (3) guest rooms, is provided, with any or all meals prepared in the residential kitchen, on a daily basis to registered guests for not longer than fourteen (14) days by the occupant.
Farmers Market	means a use where individual vendors provide goods for sale directly to the public. Vendors may change on a frequent or seasonal basis and goods may be sold both inside and outside of the building. Goods being sold are primarily fresh food products, finished consumer goods, produce, handcrafted articles, antiques, or second-hand goods.
Financial Institution	means a use where banks, credit unions, trust companies, treasury branches, pawn shops, or payday loan services are located.
Funeral Services	means a use where the deceased are prepared for burial or cremation, and/or funeral services are held. Funeral services do not include crematoriums.

Garden Centre	means a use where gardening products, plants, seeds, shrubbery, trees, and other gardening-related products are sold to the public from a permanent building and may include temporary structures and outdoor areas for the planting, growing, storage, display and sale of plants and products but does not include a Cannabis Production and Distribution Facility or Retail, Cannabis.
Gas Station	means a use where gasoline and related fuels are sold, typically including a small retail component. This use does not include a Bulk Fuel Facility.
General Contracting	means a development used for providing building construction, landscaping, concrete, electrical, plumbing, heating, drain cleaning, woodworking, and similar services of a construction nature. These developments typically require on-site storage for materials, equipment and vehicles associated with the service.
General Industrial Manufacturing/Processing	means development used principally for one or more of the following: the processing of raw materials; the manufacturing or assembling of semi-finished or finished goods, products or equipment, but not food products; the storage, cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial, building or household use; terminals for the storage or trans-shipping of materials, goods and equipment; the distribution and sale of materials, bulk goods and equipment to institutions, industrial or commercial businesses for their direct use or to general retail stores or other use classes for resale to individual customers; or the training of personnel in general industrial operations. This does not include other uses that are defined separately. This includes only those developments where activities and uses may be carried on indoor and/or outdoors and where no significant nuisance factor is created or apparent beyond the boundaries of the site.
Government Services	means a development providing municipal, provincial, or federal government services directly to the public or the community at large. This includes, but is not limited to municipal, provincial, or federal buildings; fire stations, police stations; post offices and distributions centres; and social services offices.
Group Care Facility	means supervised residential dwelling unit, licensed or approved under provincial legislation, for the accommodation of persons, excluding staff, referred by hospitals, courts, government agencies or recognized social service agencies or health professionals.
Health and Medical Services	means a development where physical or mental health services are provided on an out-patient basis. Such services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative, or counseling nature. This includes but is not limited to, medical, chiropractic, and dental offices, health clinics, physiotherapy, x-ray and imaging services and counseling services. An accessory use to this development includes drugs stores, medical supply stores, and pharmacies.
Home Park	means a development for a variety of dwelling types or recreational vehicles that do not have a registered plan for subdivision. This includes, but is not limited to, dwellings that are used for rental purposes, long term leases, or bareland condominiums.

**Home-Based Business,
Level 1**

means a secondary use of a principal dwelling, its accessory building(s), or combination thereof, by a least one (1) resident of the dwelling to conduct a business or activity or occupation. The use has no external impact on adjacent residential dwellings.

**Home-Based Business,
Level 2**

means an occupation, trade, or craft for gain or support and is a secondary use of a principal dwelling, its accessory building(s), or combination thereof, by a least one (1) resident of the dwelling to conduct a business or activity or occupation. It includes client visits to the residence.

**Home-Based Business,
Level 3**

means an occupation, trade, or craft for gain or support and is a secondary use of a principal dwelling, its accessory building(s), or combination thereof, by a least one resident of the dwelling to conduct a business or activity or occupation. Typical secondary uses may include contractor services, and parking of commercial vehicles in excess of Home-Based Business Level 2. This use class does not include more intensive industrial activities that produce exterior impacts, such as noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, refuse, or the storage of hazardous or combustible materials. Such activities should be located in an Industrial District. Any outdoor storage must be screened from adjacent properties and from public view.

Home-Based Office

means an accessory development contained within one room in a dwelling, for a business that involves office functions only and is operated by a permanent resident of the dwelling, but does not include any warehousing, direct sale of goods or clients/customers to the dwelling for business purposes.

Horticultural Use

means the primary and basic production and processing (including, but not limited to, cleaning, sorting, separating, grading or packing) of horticultural products such as vegetables, herbs and fruits, for sale on or off-site. Typical uses include berry farms, tree farms, sod farms, plant nurseries, and market garden operations.

**Hospital and
Treatment Services**

means a public and private institutional development used to provide in-patient and out-patient healthcare to the public. Typical developments may include a community hospital, community health centre, surgical or other medical treatment for the sick, injured, or infirm, treatment facilities such as detoxification centres, or accommodation for long-term or overnight care of patients, and may include accessory uses similar to eating establishments, offices and any other uses which are ancillary to the principal use.

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 be combined with another use such as an Establishment, Eating & Drinking, Retail, Store and Convention Centre.

**Industrial Storage and
Warehousing**

means development used for either indoor or outdoor storage, warehousing, distribution or trans-shipment of raw materials, partially processed or finished goods, manufactured products, or equipment. Typical facilities would include pipe yards, heavy equipment service and storage, lumber yards, storage/warehousing compounds or distribution centres. Generally, no additional processing would occur on site.

Industrial Support Services

means a Development whose principal use is to provide sales or service to agricultural, industrial, or business clients, and includes agricultural or industrial supplies and services, building supply centres, bulk fuel sales, contractor's offices, large equipment sales or servicing, Livestock auctions, lumber yards, and wholesale centres. This use does not include Cannabis Production and Distribution Facility or Retail, Cannabis.

Industrial, Heavy

means development used principally for one or more of the following: the processing of raw materials; the manufacturing or assembling of semi-finished or finished goods, products or equipment, including food products; the storage, cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial, building or household use; terminals for the storage or trans-shipping of materials, goods and equipment; the distribution and sale of materials, bulk goods and equipment to institutions, industrial or commercial businesses for their direct use or to general retail stores or other use classes for resale to individual customers; or the training of personnel in general industrial operations. This does not include other uses that are defined separately.

This includes only those developments which may have a significant detrimental effect on the safety, use, amenity, enjoyment of adjacent or nearby sites due to appearance, noise, odour, emission of contaminants, fire or explosive hazards, or dangerous goods.

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. Typical development includes laboratories, general contractors and landscaping services, equipment rentals, warehouses and warehouse sales of furniture, floor coverings etc.

Industrial, Medium

means a development used principally for one or more of the following: processing of raw materials; the manufacturing or assembling of semi-finished or finished goods, products or equipment; the storage, cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial, business or household use; terminals for the storage or transshipping of materials, goods and equipment; the distribution and sale of material, bulk goods and equipment to industrial, institutional, or commercial businesses. Any indoor display, office, technical, administrative support, or retail sale operation shall be accessory to the general industrial uses listed above. The use includes only those developments where no significant nuisance factor is created or apparent beyond the boundaries of the site.

Kennel

means development used for the breeding, boarding, caring or training of dogs. Typical facilities include dog boarding and dog training establishments, and animal rescue homes.

Manufactured Home, Double-Wide

means a dwelling that is manufactured and consist of two parts put together to comprise a complete dwelling or "Double-Wide" 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 permanent residence under the Canadian Standards Association applicable in the Province of Alberta.

**Manufactured Home,
Single-Wide**

means a dwelling that is manufactured as a single structure or "Single-Wide" 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 permanent residence under the Canadian Standards Association applicable in the Province of Alberta.

Modular Home

means a prefabricated or factory-built frame or shell which comprises of the walls or siding of a single dwelling unit. More specifically, a modular unit represents only a section of the modular home. A modular home has no chassis, running gear or wheels, but units may be stacked side by side or vertically and complete to form a dwelling unit. The term "Ready to Move" (RTM) home is deemed to be a modular home, but it excludes a Manufactured Home, recreational vehicle or Recreational Vehicle-Park Model Recreational Unit.

**Natural Resource
Extraction/Processing,
General**

means the extraction of natural resources, including, but not limited to, minerals, sand, gravel, coal, peat, limestone, gypsum, granite and salt found on or under the site, or accessible from the site. Processing may include crushing, washing, screening and the preparation of asphalt. For the purposes of sand and/or gravel Developments, the Total Mine Area must be 5.0 ha or greater.

**Natural Resource
Extraction/Processing,
Minor**

means the extraction of natural resources, including, but not limited to, minerals, sand, gravel, coal, peat, limestone, gypsum, granite and salt found on or under the site, or accessible from the site. Processing may include crushing, washing, screening and the preparation of asphalt. The Total Mine Area must be smaller than 5.0 ha.

**Outdoor Shooting
Range**

means a development consisting of a facility that is outdoors and designed for the safe discharge of firearms for the purposes of sport shooting, target practice, training, or shooting competitions.

Personal Services

means a use that accommodates businesses or establishments that provide personal care, grooming, or well-being services to individuals. This category may include services such as hair salons, beauty spas, fitness centres, massage therapy studios, or similar enterprises.

**Recreation Equipment
Storage**

means a building or compound for the seasonal storage of recreational equipment, such as boats, seadoos, trailers, and All Terrain Vehicles (ATV).

**Recreation, Indoor
Facility**

means an indoor sport or activity building, structure, or facility that accommodates diverse recreational activities. This category includes indoor ice arenas, curling rinks, sports fields, swimming pools, bowling alleys, racquet courts, gymnasiums, fitness centers, rock climbing structures, and stadiums. The facility may incorporate compatible uses like cafeterias, concession sales, retail outlets, pro-shops, conference rooms, licensed lounge areas, and exclusive electronic entertainment rooms for facility users.

Recreation, Outdoor	means a development on large or small tracts of land providing outdoor facilities for diverse recreational activities. These activities encompass skiing, hiking, trail riding, golf courses, combat games, picnic grounds, fishing lodges, beach areas, sports fields, golf courses, arenas, swimming pools, exhibition and rodeo grounds, tennis courts, amusement parks, mini-golf, outdoor skating rinks, lawn bowling greens, water spray parks, go-cart tracks, and other similar activities. Accessory uses may include campgrounds, operations renting equipment for recreational activities, and a clubhouse.
Recreation, Outdoor Facility	means an outdoor sport or activity building, structure, or facility that accommodates diverse recreational activities. This category includes outdoor sports fields, swimming pools, running tracks, tennis courts, basketball courts, skate parks, and similar facilities. The facility may incorporate compatible uses such as outdoor seating areas, concession stands, retail kiosks, and picnic areas for users.
Recreation, Park	means land developed for recreational activities that invite the public and includes picnic areas, playgrounds, pedestrian and bicycle paths, and associated public washrooms. This category may include tourist information centres, libraries, museums, or other cultural facilities in mixed use scenarios.
Recycling Depot, Major	means a building used for the enclosed/interior receiving, sorting, and storage of materials for recycling, prior to their removal for processing on a different lot. The materials may include dimensional lumber, drywall, asphalt shingles, asphalt and concrete, scrap metal, plastics, wire, and cardboard, but must not include adhesives or sealants, aerosols, motor vehicles or motor vehicle parts, tires or petroleum and petroleum-based products. This use class is not a landfill, waste disposal facility or recycling plant for any materials or components of these materials. This use class does not include composting.
Recycling Depot, Minor	means a building used for the buying and temporary storage of bottles, cans, tetra-packs, newspapers and similar household goods for reuse, where all storage is contained within an enclosed building.
Religious Assembly	means a development used for religious related uses, philanthropic or social activities. This includes, but is not limited to churches, chapels, mosques, temples, synagogues, parish halls, convents, and monasteries. These developments may include accessory uses such as meeting rooms, food preparation facilities, and classrooms.
Residential Care Facility	means housing within a single detached housing form that allows for congregate living for residents who require some need for support services to maintain their social and functional independence.
Retail, Cannabis	means a use, that is licensed by the Province of Alberta, where cannabis and cannabis accessories are sold for consumption off the premises.
Retail, Convenience Store	means a development used for the retail sale of goods and services. This includes, but is not limited to small grocery stores, drug stores, and convenience stores.

Retail, Horticulture/Greenhouse	means a development where vegetables, flowers and other plants are grown for sale as plants or seeds. This includes but is not limited to plant nurseries; garden centres; and market gardens.
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.
Retail, Store	means a building where goods, wares, merchandise, substances, articles, or services are made available to consumers. Typical uses include but is not limited to equipment rentals; fleet services; household repair services; and retail outlets where goods are stored, offered, or kept for sale at retail prices. Such developments may include on-site storage facilities for inventory management. This does not include Automotive, Equipment and Vehicle, Sales, Automotive, Equipment and Vehicle Service, Major and Minor.
Riding Arena	means a building or an area of land used for the purposes of training, exercising, handling, and care of horses.
Salvage and Demolition Facility	means land or building used for the collection, demolition, dismantling, storage, salvage, recycling or sale of waste materials, including scrap metal, vehicles, machinery, and other discarded materials.
School, Commercial	means development used for training and instruction in a specific trade, skill, or service for the financial gain of the individual or company owning the school. Typical uses include secretarial, business, hairdressing, beauty culture, dancing, or music schools.
School, Post-Secondary	means development of institutions providing education beyond the secondary level, typically offering undergraduate and/or graduate programs leading to diplomas, certificates, or degrees. These institutions may include colleges, universities, technical institutes, and professional schools, offering a wide range of academic and professional programs in various fields of study. This use class includes dormitory and accessory buildings.
School, Primary and Secondary	means development of educational institutions providing primary and secondary education from kindergarten through to grade 12. These institutions typically offer a comprehensive curriculum covering various subjects and may include elementary, middle, and high school levels.
Sea-Can Container	means an intermodal cargo container for marine, rail and truck transport.
Self Storage	means a development whose principal use is to lease portions of a lot for storage of goods, and includes mini-storage and recreational vehicle or boat storage.
Show Home	means the use of an unoccupied dwelling as a sales office and/or to demonstrate a housing product.

Sign, Awning/Canopy	means a sign that is painted on, printed on, or attached to an awning or canopy that is affixed to a building. This type of sign is often used to display business names or logos.
Sign, Billboard	means a large, outdoor advertising sign which is typically located on a structure or freestanding post. Billboards are generally used for off-premises advertising and are visible from roadways or other high-traffic areas.
Sign, Digital/Electronic	means a sign that uses digital displays, such as LED or LCD screens, to present dynamic content, including text, images, or videos. Digital signs can be programmed to change messages frequently and are commonly used for advertising, information dissemination, or public announcements.
Sign, Fascia/Wall	means a sign mounted directly onto the surface of a building or structure, such as a wall or fascia, without any projection beyond the surface. It typically displays the name, logo, or other information related to the business or occupant of the building.
Sign, Freestanding	means a sign supported independently of a building or structure, often mounted on poles, pylons, or other supports that are anchored in the ground. Freestanding signs are typically used to identify businesses, services, or locations from a distance.
Sign, Illuminated	means a sign that is internally or externally lit, allowing the sign's message to be visible during both day and night. Illumination can be achieved through various methods such as LED lights, fluorescent lights, or neon tubes.
Sign, Portable	means a sign that is not permanently affixed to the ground, a building, or other structure and can be easily moved from one location to another. Portable signs are often used for temporary promotions, events, or directional information.
Sign, Projecting	means a sign that is mounted on a building or structure and extends outwards, perpendicular to the building's surface. Projecting signs are often used in areas with pedestrian traffic, allowing the sign to be visible from various angles.
Sign, Roof	means a sign that is erected, constructed, or maintained on the roof of a building or structure. Roof signs are generally large and visible from a distance, often used for advertising or identification purposes.
Sign, Temporary	means a sign that is intended to be used for a limited period of time and is not permanently affixed to a structure or the ground. Temporary signs include banners, event signs, real estate signs, and promotional signs for sales or special events.
Sign, Window	means a sign that is placed inside or affixed to the window of a building, typically used for advertising or promotional purposes. Window signs are designed to be viewed from outside the building and can include vinyl decals, posters, or illuminated signs.
Solar Energy, Commercial	means solar energy collection system that is designed exclusively to provide for the commercial distribution of electricity.

Surveillance Suite

means a dwelling unit used solely to accommodate a person or persons, or employee, whose official function is to provide surveillance, maintenance and/or security for a development.

Utilities, Major

means a development for public or private utility infrastructure purposes that are crucial to the development of a municipality but may have significant impact on the environment or adjacent land uses due to their emissions, effect, or appearance. Typical facilities include power generating stations, incinerators, large-scale sewage and/or water treatment plants, public roadways, and major electrical transmission and distribution facilities. This category also includes buildings and structures associated with the public utility or use, with an emphasis on larger-scale and potentially more impactful infrastructure.

Utilities, Minor

means development for public or private utility infrastructure purposes which support the development of a municipality and has relatively minor impact on the environment or adjacent land uses by virtue of their emissions, effect, or appearance. Typical facilities would include natural gas lines and regulating stations, telephone exchanges and lines, water and sewer lines, public roadways, local electrical transmission, and distribution facilities, and television cable lines. This includes buildings and structures associated with the public utility or use.

Waste Management Facility

means a waste management facility where waste is disposed of by placing it on or in the land, but does not include a land treatment facility, a surface impoundment, a salt cavern, or a disposal well.

Work Camp

means a building or group of buildings used to provide temporary accommodation for construction workers or natural resource extraction employees.

The background of the page features several overlapping, light gray geometric shapes. These shapes are primarily triangles and quadrilaterals with rounded corners, arranged in a diagonal pattern from the top left towards the bottom right. They vary in size and orientation, creating a layered, architectural feel.

SCHEDULE A

DIRECT CONTROL DISTRICTS

A. DC - 1 Direct Control District

A.1 GENERAL PURPOSE

- A.1.1 The general purpose of the DC - 1 District is to achieve Council's strategic vision to facilitate mixed use development on the former Deby Lands. The future development may include a range of affordable and seniors-oriented housing in a range of housing forms to reflect a variety of community needs, and a mix of commercial and office uses to serve the residents in the DC and surrounding areas. Future development concepts should include open space and park areas to serve the development and provide connectivity to the larger Deby Park areas and connecting the development to the surrounding neighbourhood and downtown.

A.2 AREA OF APPLICATION

- A.2.1 This District shall apply to or a portion of NE 1/4 8-49-7-West of the 5 Meridian and Districted as DC —1 Direct Control.



A.3 DEVELOPMENT PERMITS

- A.3.1 The Council shall be the Development Authority and will consider and decide upon all Development Permit applications within this District.

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure and Use	Business and Professional Office
Community Garden	Care Facility
Dwelling, Duplex/Semi-Detached	Dwelling, Accessory
Dwelling Unit, Multiple -Unit	Dwelling, Tiny Home
Dwelling, Rowhouse/Townhouse	Establishment, Eating & Drinking/Entertainment
Dwelling, Stacked Townhouse	Financial Institution
Dwelling, Triplex	Government Services
Recreation, Indoor Facility	Personal Services
Recreation, Outdoor	Retail
Recreation, Outdoor Facility	
Public Utility, Minor	

- A.3.2 Development in the Direct Control - 1 (DC-1) District must comply with the following regulations:

REGULATION	PROVISION
Minimum Lot Size	There is no minimum lot size
Maximum Lot Coverage	90% if the off-street parking is provided below grade, and loading, storage, and waste disposal can be provided within the building envelope. The maximum lot coverage when the off-street parking, loading, storage, and waste disposal are provided at grade will be to the satisfaction of Council.
PRINCIPAL BUILDING	
Maximum Building Height	30.0 m
Minimum Front Yard	1.2 m to a public roadway
Minimum Side Yard	1.2m, 6.0 m or one-half the height of the building, whichever is greater when immediately adjacent to a Residential District.
Minimum Rear Yard Setback	1.2 m

REGULATION	PROVISION
ACCESSORY BUILDING	
Minimum Front Yard Setback	No Accessory Buildings are permitted in the principal building front yard
Minimum Side Yard Setback	1.0 m
	No Accessory Building permitted on the principal building flanking side yard
Minimum Rear Yard Setback	1.0 m

- A.3.3 The Council may grant a Variance for a Development Permit in accordance with subsection 11.5 'Development Permit and Decisions' of the Land Use Bylaw.

A.4 MINIMUM LOT DIMENSIONS

- A.4.1 Lot Size — There is no minimum lot size.

A.5 MASSING AND LOT COVERAGE

- A.5.1 Height — The maximum height is 40.5 m.
- A.5.2 Maximum Lot Coverage — Ninety percent (90%) if the off-street parking is provided below grade, and loading, storage, and waste disposal can be provided within the building envelope. The maximum lot coverage when the off-street parking, loading, storage, and waste disposal are provided at grade will be to the satisfaction of Council.

A.6 SITE PLAN REQUIREMENTS

- A.6.1 An approved site plan shall be required prior to the subdivision and/or development of land in this District, and all development shall conform to the site plan;
- A.6.2 The site plan shall include the all the requirements identified under subsection 11.2 'Development Permit Application Contents' and as following:
- Dimensions for the planning area and individual units;
 - Minimum setback dimensions; and

- c. Number of dwelling units and commercial units proposed within the planning area.

A.8 LANDSCAPE REQUIREMENTS

- A.8.1 The landscaping of new development requirements shall comply with Section 8 'Landscaping, Fencing and Screening' inclusively.

A.9 PARKING AND LOADING REQUIREMENTS

- A.9.1 The general parking and loading requirements shall comply with Section 10 'Parking and Loading Regulations'.

A.10 ADDITIONAL REQUIREMENTS

- A.10.1 Council may at its discretion impose further regulations and requirements to minimize potential impacts to adjacent existing development.

B. DC - 2 Direct Control District

B.1 GENERAL PURPOSE

- B.1.1 The general purpose of the DC - 2 District is to allow for residential and limited mixed use development compatible with the surrounding residential uses.

B.2 AREA OF APPLICATION

- B.2.1 This District shall apply to or a portion of Plan 6261KS, Block 27, Lot 1, DC — 2 Direct Control.



B.3 DEVELOPMENT PERMITS

- B.3.1 The Council shall be the Development Authority and will consider and decide upon all Development Permit applications within this District.
- B.3.2 The Council may grant a Variance for a Development Permit in accordance with subsection 11.5 'Development Permit and Decisions' of the Land Use Bylaw.

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building /Structure	Establishment, Eating and Drinking
Artisan Shop	Recreation, Indoor
Business & Professional Office	Retail, Cannabis
Day Care	Retail, Liquor
Dwelling, Live-Work Unit	
Dwelling, Single Detached	
Government Services	
Health and Medical Services	
Personal Services	
Retail, Convenience Store	
Utilities, Minor	

B.3.3 Development in the Direct Control - 2 (DC-2) District must comply with the following regulations:

REGULATION	PROVISION
PRINCIPAL BUILDING	
Maximum Density	One (1) principal dwelling/building and one (1) Secondary Suite per lot
Maximum Building Height	12.0 m
Minimum Front Yard Setback	5.5 m
Minimum Side Yard Setback	1.2 m
	Dwelling, Duplex/Semi - None on common lot line
	3.0 m corner lot, for the lots line adjacent to the public right-of-way
	3.0 m one side if no rear access and no front garage
Minimum Rear Yard Setback	5.5 m with lane 7.5 without lane
ACCESSORY BUILDING	
Minimum Front Yard Setback	No Accessory Buildings are allowed to be placed in the principal building front yard
Minimum Side Yard Setback	1.0 m

	3.0 m corner lot on a lot line adjacent to a public right-of-way
	No Accessory Building permitted on the principal building flanking side yard
Minimum Rear Yard Setback	1.0 m

B.4 SITE PLAN REQUIREMENTS

- B.4.1 An approved site plan shall be required prior to the subdivision and/or development of land in this District, and all development shall conform to the site plan.
- B.4.2 The site plan shall include all the requirements identified under subsection 11.2 'Development Permit Application Contents' and as follows:
- a. Dimensions for the planning area and individual units,
 - b. Minimum setback dimensions, and
 - c. Commercial units are proposed within the planning area.

B.5 LANDSCAPE REQUIREMENTS

- B.5.1 The landscaping of new development requirements shall comply with Section 8 'Landscaping, Fencing and Screening'.

B.6 PARKING AND LOADING REQUIREMENTS

- B.6.1 The general parking and loading requirements shall comply with Section 10 'Parking and Loading Regulations'.

B.7 ADDITIONAL REQUIREMENTS

- B.7.1 Council may at its discretion impose further regulations and requirements to minimize potential impacts to adjacent existing development.

B.8 OTHER REGULATIONS

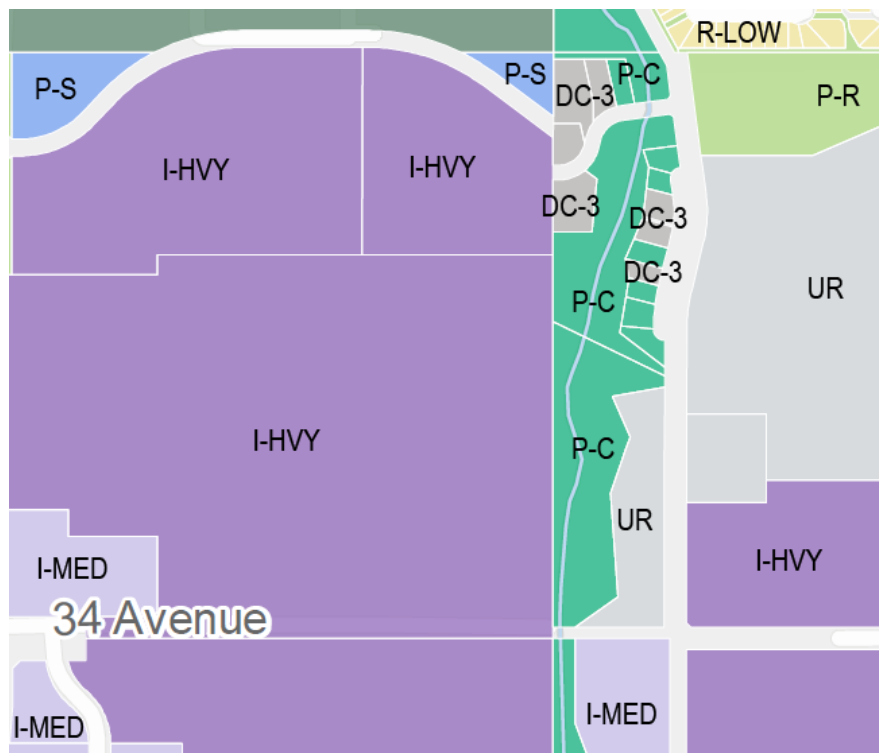
- B.8.1 In addition to the regulations listed above, Permitted and Discretionary Uses are subject to the applicable regulations, provisions, and requirements contained within the other sections of this Bylaw.

C. DC - 3 Direct Control District

- C.1.1 The general purpose of the DC-3 District is to allow for Direct Control lots to be located along the drainage channel and in the northwest corner of the Southview Park Area Structure Plan area. All development proposals within these areas will be reviewed and decided upon by Council acting as the Development Authority.

C.2 AREA OF APPLICATION

- C.2.1 This District shall apply to Plan 782 3385, Block 117, Lots 3, 4 & 6, Block 118, Lots 1, 2, & 3, and Block 119, Lot 1 DC — 3 Direct Control.



C.3 DEVELOPMENT PERMITS

- C.3.1 The Council shall be the Development Authority and will consider and decide upon all Development Permit applications within this District.
- C.3.2 The Council may grant a Variance for a Development Permit in accordance with subsection 11.5 'Development Permit and Decisions' of the Land Use Bylaw.

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure and Use	Animal Services, Major
Animal Services, Minor	Crematorium
Artisan Shop	Funeral Services
Automotive, Equipment and Vehicle Service, Minor and Major	General Industrial Manufacturing/Processing
Breweries, Wineries and Distilleries	Industrial Storage and Warehousing
Business and Professional Offices	Recreation, Outdoor
Business Support Services	Sea-Can Container
Drive-Through	
Establishment, Eating and Drinking	
Financial Institution	
Garden Centre	
General Contracting	
Light Industrial	
Personal Services	
Recreation Equipment Storage	
Recreation, Indoor Facility	
Recreation, Park	
Retail, Horticulture/Greenhouses	

C.3.3 Development in the Direct Control - 1 (DC-1) District must comply with the following regulations:

REGULATION	PROVISION
Minimum Lot Size	4,000.0 m ²
Maximum Lot Coverage	60%
PRINCIPAL AND ACCESSORY BUILDING	
Maximum Building Height	20.0 m
Minimum Front Yard Setback	6.0 m
Minimum Side Yard Setback	3.0 m, Flanking Side Yard abutting the public roadway 6.0 m
Minimum Rear Yard Setback	7.5 m from the rear lot line or the 1:100-year flood level, whichever is greater. Where the setback is measured from a flood level the plans for the building shall be reviewed and sealed by a Professional Engineer, in good standing with the Association of Professional Engineers and Geoscientists of Alberta (APEGA).

C.4 SITE PLAN REQUIREMENTS

- C.4.1 An approved site plan shall be required prior to the subdivision and/or development of land in this District, and all development shall conform to the site plan.
- C.4.2 The site plan shall include all the requirements identified under subsection 11.2 'Development Permit Application Contents' and as follows:
 - a. Dimensions for the planning area and individual units,
 - b. Minimum setback dimensions, and
 - c. Commercial units are proposed within the planning area.

C.5 LANDSCAPE REQUIREMENTS

- C.5.1 The landscaping of new development requirements shall comply with Section 8 'Landscaping, Fencing and Screening'.

C.6 PARKING AND LOADING REQUIREMENTS

- C.6.1 The general parking and loading requirements shall comply with Section 10 'Parking and Loading Regulations'.

C.7 ADDITIONAL REQUIREMENTS

- C.7.1 Council may, at its discretion, impose further regulations and requirements to minimize potential impacts to adjacent existing development.

C.8 OTHER REGULATIONS

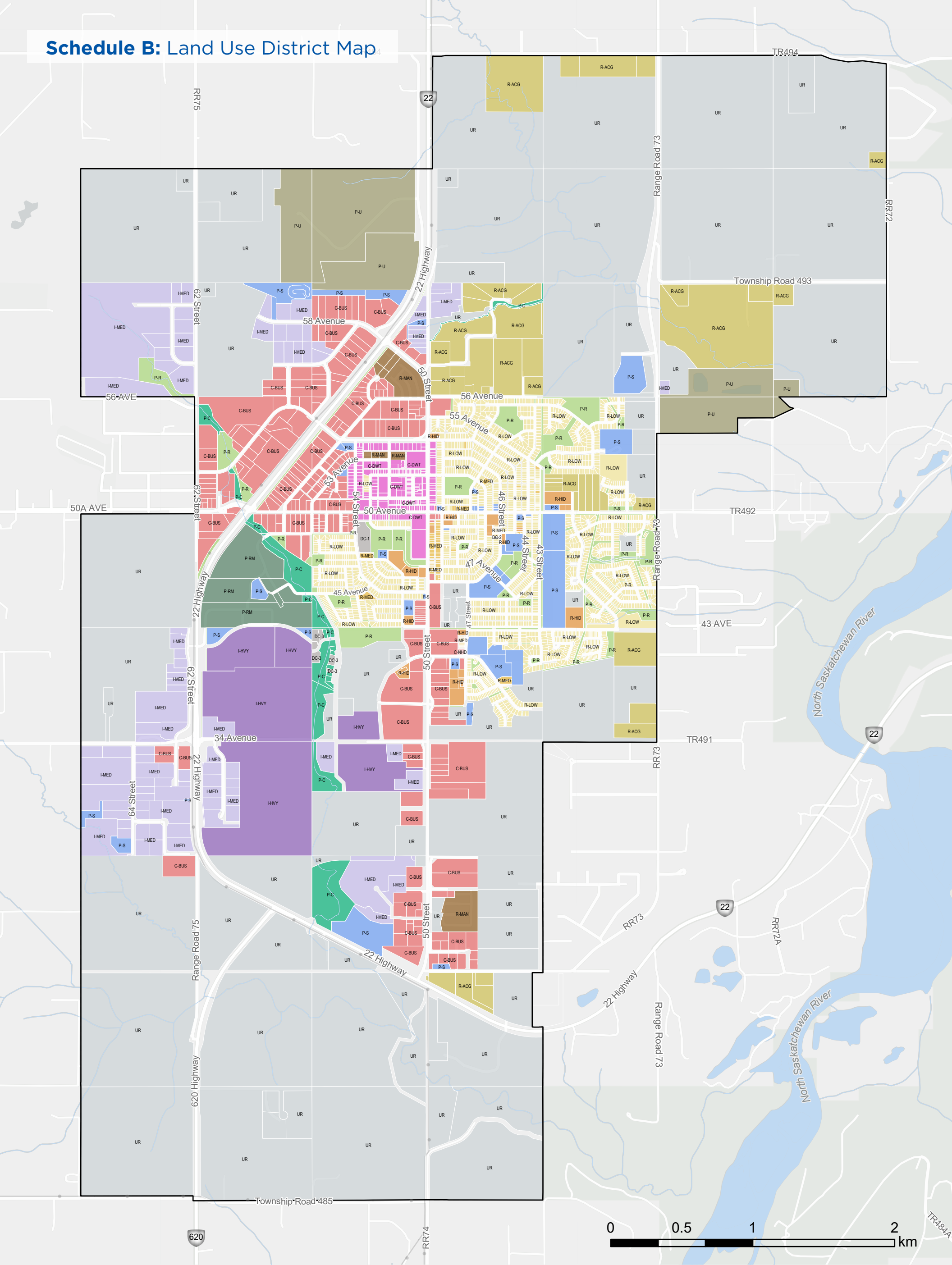
- C.8.1 In addition to the regulations listed above, Permitted and Discretionary Uses are subject to the applicable regulations, provisions, and requirements contained within the other sections of this Bylaw.

SCHEDULE B

LAND USE BYLAW MAP

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Schedule B: Land Use District Map



LAND USE DISTRICTS

- Commercial, Downtown (C-DWT)
- Commercial, Business (C-BUS)
- Commercial, Neighbourhood (C-NHD)
- Industrial, Medium (I-MED)
- Industrial, Heavy (I-HVY)

- Residential, Acreage (R-ACG)
- Residential, Low - Density (R-LOW)
- Residential, Manufactured Home (R-MAN)
- Residential, Medium - Density (R-MED)
- Residential, High - Density (R-HID)
- Urban Reserve (UR)

- Public, Conservation And Natural Open Space (P-C)
- Public, Recreation (P-R)
- Public, Recreation Major (P-RM)
- Public, Service (P-S)
- Public, Utility (P-U)
- Direct Control (DC)



Town of Drayton Valley

Land Use Bylaw