

Town of Sylvan Lake

LAND USE BYLAW

No. 1695/2015

MARCH 2016




Sylvan Lake
www.sylvanlake.ca

Consolidated to June 2026

TOWN OF SYLVAN LAKE
Amendments to Land Use Bylaw 1695/2015

Amendment Number	Date of Adoption	Brief Description
1706/2016	May 24/16	To re-designate Part of SW 28-38-1-5 from FD to PF, R1A, R5, and R3 (Crestview)
1712/2016	June 13/16	To re-designate all annexed lands to FD and Lot 38, Block RLY, Plan 748AF to PF
1713/2016	June 13/16	To re-designate Part of SE 30-38-1-5 from FD to PF, R2, R3, R5, R5A, and CNS (Waterford Station Ph. 1)
1715/2016	July 25/16	Amended Recreation Vehicle regulations; added car wash to CN; added gas bar to I1; added parking facility to I1 & I2; added commercial school to DC-1 & LDC; amended the bare land condo rec. parks to include park models.
1718/2016	Oct 11/16	Amended the rear yard setbacks, site coverage, and projections in R2 shaded area Part of SE 30-38-1-5 (Waterford Station Ph. 1)
1716/2016	Oct 24/16	To re-designate Part of units C & F, Plan 052 6291 within the NE 27-38-1-5 from R4 to R5
1719/2016	Oct 24/16	To re-designate Lots 1-3, Block 9, Plan 132 1109 from R5 to R2
1720/2016	Oct 24/16	Amended the R5 laneless side yard from 1.5 to 1.25 and decreased area required over garage for two storey dwellings from 40-10%
1724/2016	Jan 9/17	To re-designate Part of SE 31-38-1-5 from FD to PF, R3, R5, R5A, and CN (Tripp Lands Ph.1)
1725/2017	Feb 13/17	To re-designate Part of NW 27-38-1-5 from FD to PF, R3, R5A, and CNS (Iron Gate Ph.1)
1728/2017	March 13/17	Addition of the Neighbourhood Overlay District
1729/2017	March 27/17	To re-designate Part of NW 32-38-1-5 (5601 Lakeshore Dr) from FD to R1
1735/2017	May 8/17	Addition of Commercial Patios and live entertainment
1736/2017	May 8/17	Amended recreational vehicle, utility trailer, and designated officer definitions; amended Section 6.3 & 6.4 municipal tags & violation tickets; added L-DC and DC-1 to section 8.3.1 (r); CN - removed max parcel area; amended Part 10
1742/2017	Aug 28/17	To re-designate Part of SW 28-38-1-5 from FD to PF (Crestview)
1743/2017	Sept 11/17	To re-designate Part of SE 28-38-1-5 from FD to PF, R3, and R5 (The Vista)
1748/2018	Feb 12/18	Amended Part 3 Development Authority; Part 4 Development Permits; 7.1 accessory buildings; R5 & R5A – removed 5.0m garage protrusion; added Accessory buildings to I1 & I2 permitted uses.
1759/2018	June 11/18	Addition of Cannabis retail sales
1763/2018	June 11/18	Addition of water access platforms and docks; amended Marina Bay Residential
1760/2018	Aug 13/18	Addition of Cannabis retail sales to the land use districts
1770/2018	Aug 27/18	Amended the allowable size of water access platforms
1777/2018	Jan 14/19	Removal of the Waterfront Urban Design Guidelines; amend W-DC District
1779/2019	Mar 25/19	To re-designate SE 31-38-1-5 from FD to PF, and from R5A and FD to R3 (Tripp Lands Ph.1)
1786/2019	July 22/19	Amend D.O authority for relaxations to water access platforms and stairs/ramps
1789/2019	Aug 26/19	To re-designate Part of SE 28-38-1-5 from FD to R5, R5A, and CNS (The Vista)
1792/2019	Sept 11/19	To re-designate Part of NE 19-38-1-5 from FD to PF (Pogadl Park)

1791/2019	Sept 23/19	To re-designate Part of NW 27-38-1-5 from FD to PF and CNS; R3 to R5; CNS to R3; R3 to FD; and CNS to FD (Iron Gate)
1808/2020	May 25/20	To re-designate Part of SW 28-38-1-5 from FD to R5 and R5A (Crestview)
1818/2020	Dec 14/20	Amend Definitions, D.O Authority for secondary suites, commercial patios, garage suite locations, secondary suite size regulations, Yards (projections) & added accessory buildings to PF district
1824/2021	April 28/21	Amended sections 3.1.3 and 3.3 as a result of COVID-19
1823/2021	May 25/21	To re-designate Part of SW 28-38-1-5 from FD to PF (Crestview)
1838/2021	Sept 27/21	To re-designate part of SE 28-38-1 W5 from FD to PF
1839/2021	Dec 13/21	Amended Definitions for Recreation Vehicle and regulations under section 9.17 Recreation Facility District
1840/2021	Dec 13/21	To re-designate Part of NW 21-38-1-5 from FD to RF and PF (Meadowlands)
1843/2021	Dec 13/21	Amended Definitions to include Family Day Home, developments not requiring a development permit to include a Family Day Home, D.O Authority to issue decisions on discretionary use and variance applications
1851/2022	April 25/22	Amended to remove all references to Tourist Homes, removed Tourist Homes as a use from all residential districts, introduced a new definition for Short Term Accommodation Rental
1857/2022	June 13/22	Amended section 9.4 to remove exception to parcel coverage for Lots 1-34, Block 1, Plan 172 2438, building heights for side yard requirements, establish one set of minimum parcel widths and add exception to rear yard setback for specific lots under the R5 district.
1858/2022	June 13/22	To re-designate Lots 1-13 and 22-34 Block 1, Plan 172 2438 and Lots 40-44, Block 1, Plan _____ from Medium Density Residential (R2) to Narrow Lot General Residential (R5) Districts.
1861/2022	June 13/22	To re-designate Part of NW 27-38-1 W5 from Future Designation District (FD) to Narrow Lot General Residential (R5), High Density Residential (R3) and Public Facility District (PF) in the Iron Gate neighbourhood.
1862/2022	July 25/22	Amended section 9.6 to include secondary suites as a discretionary use in specific areas indicated in map E2, additional sections to be added under section 7 of the Supplementary Regulations and re-designate part of SE 28-38-1 W5 from Future Designation District (FD) to Public Facility (PF) and High Density Residential (R3) district.
1863/2022	Sept 12/22	To re-designate Part of SE 30-38-1 W5 from Future Designation District (FD) to Narrow Lot General Residential (R5), High Density Residential (R3) and Public Facility District (PF) in the Sixty West neighbourhood.
1874/2023	Mar 27/23	Amended section 9.12 Highway Commercial District to add Day Care Facility as a discretionary use with supplementary regulations, section 9.13 Light Industrial to add supplementary regulations regarding a Day Care Facility.
1879/2023	July 10/23	To re-designate Part of SE 28-38-1 W5 from Future Designation (FD) to Medium Density Residential (R2), High Density Residential (R3) and Public Facility (PF) District in the Vista neighbourhood.
1880/2023	July 10/23	To re-designate Part of SE 31-38-1 W5 from Future Designation (FD) to Medium Lot Residential (R2), Narrow Lot General Residential (R5), Narrow Lot Duplex Residential (R5A), High Density Residential (R3), Environmental Open Space (EOS) and Public Facility (PF) District and from Narrow Lot Duplex Residential (R5A) to High Density Residential District (R3).

1881/2023	July 24/23	Amended section 9.17 Recreation Facility (RF) District, added new definitions for Animal Services minor and major and general housekeeping items.
1882/2023	Aug 28/23	To re-designate Part of NE 33-38-1 W5 from Public Facility (PF) to Narrow Lot General Residential (R5) district in the Hampton Pointe neighbourhood.
1883/2023	Aug 28/23	To re-designate Part of SE 30-38-1 W5 from Future Designation (FD) to Narrow Lot General Residential (R5) and Public Facility (PF) districts in the Sixty West neighbourhood.
1888/2023	Sept 25/23	To re-designate Part of SE 29-38-1 W5 from Future Designation (FD) to Narrow Lot General Residential (R5) district and from High Density Residential (R3) to Neighbourhood Shopping Centre (CNS) district. Also, to re-designate Lot 69; Block 11; Plan 142 0051 from Neighbourhood Shopping Centre (CNS) to High Density Residential (R3) district.
1897/2024	June 10/24	To re-designate part of SW 28-38-1 W5M from Future Designation (FD) to Narrow Lot General Residential (R5) and High Density Residential (R3) districts in the Crestview Neighbourhood.
1898/2024	July 8/24	Amended definition of secondary suite, supplementary regulations for secondary suites under section 7.41, secondary suites as permitted and discretionary uses on residential parcels and Class B home occupations as discretionary use on parcels containing a secondary suite under Part 9.
1907/2024	Dec 9/24	To re-designate part of Lot 75, Block 2, Plan 232 0756 from High Density Residential (R3) to Public Facility (PF).
1908/2024	Jan 27/25	Addition of new districts (RC1, RC2, RWV, MMU, CC, CW, LF-DC, H-DC), removal of W-DC & L-DC district, amendments to section 7.38 Parking and removing references to the W-DC and L-DC from various sections throughout.
1911/2025	Mar 10/25	To re-designate part of NW 27-38-1 W5M from Future Designation (FD) to High Density Residential (R3) district.
1913/2025	Mar 10/25	To re-designate part of SE 31-38-1 W5M from High Density Residential (R3) to Narrow Lot Duplex Residential (R5A) district.
1920/2025	April 28/25	Amended Section 9.4 Medium Density Residential (R2) District to add Commercial School on Lot 11, Block 8, Plan 242 0906 as a discretionary use.
1925/2025	May 26/25	Addition of new Direct Control – Site Specific 1 District to redesignate a portion of NE 21 38 1 W5M (4201 Memorial Trail)
1927/2025	July 8/25	Amendments to parking regulation tables 1 and 2 in section 7.38.1, repeal supplementary regulations in 9.8 and 9.9 regarding continuous unobstructed length at front boundary of a parcel
1928/2025		Amended the definitions for “Restaurant” and “Drinking Establishment”
1934/2025	Sept 23/25	To re-designate part of NE 31-38-1 W5M from Future Designation (FD) to High Density Residential (R3) district.
1937/2025	Dec 9/25	To re-designate part of NE 20-38-1 W5M from Future Designation (FD) to Public Facility (PF) District
1944/2026	Mar 10/26	Add a new site-specific discretionary use category in the Waterfront Commercial District for “Cigar Lounge” on Lot D, Block F, Plan 022 1204
1950/2026	May 12/26	To re-designate Lot 31, Block T, Plan 7833 AT from Manufactured Home District (R4) to Medium Density Residential District (R2)
1953/2026	June 23/26	To re-designate a portion of SE 30 38 1 W5 from Future Designation (FD) to Public Facility (PF) District.

TOWN OF SYLVAN LAKE
LAND USE BYLAW NO. 1695/2015
TABLE OF CONTENTS

PART 1	PURPOSE AND APPLICATION OF THE LAND USE BYLAW	7
1.1	Short Title	7
1.2	Purpose	7
1.3	Effective Date	7
1.4	Application	7
1.5	Compliance with Other Legislation	8
1.6	Establishment of Forms	8
1.7	Establishment of Supplementary Regulations	8
1.8	Establishment of Land Use District Regulations	8
1.9	Establishment of Districts	9
1.10	Sections Found Invalid	9
PART 2	INTERPRETING THE LAND USE BYLAW	10
2.1	Rules of Interpretation	10
2.2	Definitions	10
PART 3	THE DEVELOPMENT AUTHORITY	31
3.1	The Development Officer	31
3.2	The Municipal Planning Commission	33
3.3	Granting Relaxations	33
PART 4	DEVELOPMENT PERMITS	35
4.1	Permission Required for Development	35
4.2	Development Not Requiring a Development Permit	35

4.3	Applying for a Development Permit	37
4.4	Review and Notice of Development Permit Applications	39
4.5	Development Permit Referrals	40
4.6	Decision Process for Development Permits	40
4.7	Attaching Conditions to a Development Permit	42
4.8	Notification of a Decision on a Development Permit	43
4.9	Effective Date and Validity of a Development Permit	44
4.10	Failure to Complete Development	44
4.11	Cancelling, Suspension or Revocation	45
4.12	Appealing a Decision of the Development Authority	45
PART 5	AMENDING THE LAND USE BYLAW	47
5.1	Initiating an Amendment	47
5.2	Processing an Amendment	47
PART 6	CONTRAVENTION AND ENFORCEMENT	51
6.1	Contravention	51
6.2	Right of Entry	51
6.3	Offences and Penalties	52
6.4	Enforcement of Signage Regulations	53
PART 7	SUPPLEMENTARY REGULATIONS	55
7.1	Accessory Buildings	55
7.2	Adult Entertainment Establishments and Adult Oriented Indoor Merchandise Sales	56
7.3	Alternative Energy Collecting and Storing Devices	56
7.4	Bed and Breakfast Services	57
7.5	Building Demolition	58
7.6	Building Orientation and Design	59
7.7	Commercial Patios	59

7.8 Cannabis Retail Sales	60
7.9 Cigar Lounge	62
7.10 Comprehensive Site Planning and Design	62
7.11 Community Gardens	62
7.12 Corner Visibility Setbacks	63
7.13 Crime Prevention Through Environmental Design	63
7.14 Dangerous Goods	64
7.15 Decks	64
7.16 Development in Proximity to Oil and Gas Wells	64
7.17 Development Setbacks for Wastewater Treatment Plants	65
7.18 Development Setbacks from Landfills and Waste Sites	65
7.19 Drinking Establishments	66
7.20 Drive-Through Businesses	67
7.21 Driveways	68
7.22 Fencing and Screening	69
7.23 Garage Suites	70
7.24 Garbage and Recycling Storage	72
7.25 Home Occupations	72
7.26 Impact of Uses on Adjacent Residential Districts	74
7.27 Landscaping	74
7.28 Environmental Conservation and Protection of Natural Areas	78
7.29 Lighting	79
7.30 Manufactured Home Design	79
7.31 Mechanized Excavation, Stripping and Grading of Parcels	79
7.32 Moved-in Buildings	80

7.33 Multiple Housing Developments _____	81
7.34 Non-conforming Buildings and Uses _____	81
7.35 Number of Buildings on a Parcel _____	82
7.36 Objects Prohibited or Restricted in Yards _____	82
7.37 Outdoor Display Areas _____	84
7.38 Outdoor Storage _____	84
7.39 Parking _____	85
7.40 Loading Spaces _____	90
7.41 Satellite Dish, Radio and Other Antennas _____	91
7.42 Secondary Suites _____	91
7.43 Storm Drainage _____	92
7.44 Swimming Pools and Hot Tubs _____	92
7.45 Temporary Buildings _____	93
7.46 Repealed _____	94
7.47 Yards _____	94
7.48 Zero Side Yard Developments _____	96
7.49 Guidelines for other Land Uses _____	96
PART 8 SIGNS _____	97
8.1 Intent _____	97
8.2 Sign Definitions _____	97
8.3 Signs Not Requiring a Sign Permit _____	99
8.4 Applying for a Sign Permit _____	103
8.5 General Provisions _____	104
8.6 Changeable Copy _____	105
8.7 A-Board Signs _____	106

8.8	Awning and Canopy Signs	107
8.9	Billboard Signs	108
8.10	Board Signs	108
8.11	Fascia Signs	108
8.12	Freestanding Signs	110
8.13	Neighbourhood Identification Signs/Subdivision Entrance Signs	112
8.14	Painted Wall Murals	112
8.15	Painted Wall Signs	113
8.16	Portable Signs	114
8.17	Post Signs	115
8.18	Projecting/Blade Signs	116
8.19	Roof Signs	117
PART 9	LAND USE DISTRICT REGULATIONS	118
9.1	LARGE LOT RESIDENTIAL DISTRICT (R1)	118
9.2	MEDIUM LOT RESIDENTIAL DISTRICT (R1A)	120
9.3	MARINA BAY RESIDENTIAL DISTRICT (RMB)	122
9.4	MEDIUM DENSITY RESIDENTIAL DISTRICT (R2)	125
9.5	NEIGHBOURHOOD REDEVELOPMENT OVERLAY DISTRICT (NRO)	129
9.6	HIGH DENSITY RESIDENTIAL DISTRICT (R3)	133
9.7	MANUFACTURED HOME DISTRICT (R4)	136
9.8	NARROW LOT GENERAL RESIDENTIAL DISTRICT (R5)	140
9.9	NARROW LOT DUPLEX RESIDENTIAL DISTRICT (R5A)	144
9.10	CENTRAL RESIDENTIAL 1 DISTRICT (RC1)	147
9.11	CENTRAL RESIDENTIAL 2 DISTRICT (RC2)	151
9.12	WEST VILLAGE RESIDENTIAL DISTRICT (RWV)	155

9.13 MARINA MIXED-USE DISTRICT (MMU)	159
9.14 CIVIC CENTRE DISTRICT (CC)	162
9.15 NEIGHBOURHOOD CONVENIENCE COMMERCIAL DISTRICT (CN)	165
9.16 NEIGHBOURHOOD SHOPPING CENTRE (CNS)	167
9.17 HIGHWAY COMMERCIAL DISTRICT (CH)	170
9.18 WATERFRONT COMMERCIAL DISTRICT (CW)	172
9.19 LIGHT INDUSTRIAL DISTRICT (I1)	176
9.20 HEAVY INDUSTRIAL DISTRICT (I2)	178
9.21 ENVIRONMENTAL OPEN SPACE DISTRICT (EOS)	180
9.22 PUBLIC FACILITY DISTRICT (PF)	181
9.23 RECREATION FACILITY DISTRICT (RF)	183
9.24 FUTURE DESIGNATION DISTRICT (FD)	187
9.25 LAKEFRONT DIRECT CONTROL DISTRICT (LF-DC)	188
9.26 DIRECT CONTROL DISTRICT (DC-1)	192
9.27 DIRECT CONTROL DISTRICT (DC-2)	194
9.28 50 th STREET DIRECT CONTROL DISTRICT (DC-50)	195
9.29 HERITAGE DIRECT CONTROL DISTRICT (H-DC)	197
9.30 DIRECT CONTROL – SITE SPECIFIC 1 (DC-SS1)	199
9.31 AGRICULTURAL DISTRICT (AG)	201
PART 10 SPECIFIED PENALTIES FOR OFFENCES UNDER THE LAND USE BYLAW	203
PART 11 RESTRICTED VEHICULAR ACCESS	204
PART 12 SECONDARY SUITE MAP	205
PART 13 LAND USE DISTRICTS MAP	206
PART 14 REPEAL OF THE LAND USE BYLAW	207

BYLAW NO. 1695/2015

BEING A BYLAW TO REGULATE AND CONTROL THE USE AND DEVELOPMENT OF LAND AND BUILDINGS IN THE TOWN OF SYLVAN LAKE

WHEREAS the *Municipal Government Act*, RSA 2000, Chapter M-26, and amendments thereto, authorize the Council of a Municipality to enact a Land Use Bylaw to prohibit or regulate and control the use and development of land and buildings within the Municipality.

NOW THEREFORE the Council of the Town of Sylvan Lake, in the Province of Alberta, enacts as follows:

PART 1 PURPOSE AND APPLICATION OF THE LAND USE BYLAW

1.1 Short Title

1.1.1 This Bylaw may be cited as "The Town of Sylvan Lake Land Use Bylaw".

1.2 Purpose

1.2.1 The purpose of this Bylaw is to, amongst other things,

- (a) divide the municipality into districts;
- (b) prescribe and regulate the use for each district;
- (c) establish the office of the Development Officer;
- (d) establish a method of making decisions on applications for development permits including the issuing of development permits;
- (e) provide the manner in which notice of the issuance of a development permit is to be given;
- (f) provide a means by which the statutory plans may be implemented;

1.3 Effective Date

1.3.1 This Bylaw comes into force and takes effect upon the date of its third reading.

1.3.2 The previous Town of Sylvan Lake Land Use Bylaw 1555/2010 and amendments thereto are hereby repealed and cease to have effect on the day this Bylaw comes into force.

1.4 Application

1.4.1 Except as permitted in this Bylaw, no person shall commence any development within the Town, unless a development permit has been issued for that development.

-
- 1.4.2 The provisions of this Bylaw apply to all lands and buildings within the boundaries of the Town of Sylvan Lake, pursuant to the Municipal Government Act.
 - 1.4.3 The Town is committed to enforcement of the Bylaw to protect property and rights of all citizens of the Town and it is the responsibility of individual citizens to consult the Bylaw to ensure their property and developments are in compliance with this Bylaw.

1.5 Compliance with Other Legislation

- 1.5.1 Compliance with the requirements of this Land Use Bylaw does not exempt any person from:
 - (a) obtaining a development permit as required by this Bylaw or to obtain any other permit, license, or other authorization required by this or any other Bylaw;
 - (b) from the requirements of any statutory plan;
 - (c) the requirements of any Federal, Provincial or Municipal legislation or regulations; and,
 - (d) complying with any easement, covenant, agreement or contract affecting the development or lands.

1.6 Establishment of Forms

- 1.6.1 For the purpose of administering this Land Use Bylaw, the Development Officer shall prepare such forms and notices as he or she may deem necessary.
- 1.6.2 Any such forms or notices are deemed to have the full force and effect of this Land Use Bylaw in the execution of the purpose for which they were designed, authorized and issued.

1.7 Establishment of Supplementary Regulations

- 1.7.1 Supplementary Regulations as set forth in Part 7 hereto, are hereby adopted by reference to be part of this Land Use Bylaw, and to be amended in the same manner as any other part of this Land Use Bylaw.

1.8 Establishment of Land Use District Regulations

- 1.8.1 Land Use District Regulations as set forth in Part 9 hereto, are hereby adopted by reference to be part of this Land Use Bylaw, and to be amended in the same manner as any other part of this Land Use Bylaw.

1.9 Establishment of Districts

1.9.1 For the purpose of this Land Use Bylaw, the Town of Sylvan Lake is divided into the following Districts:

R1	Large Lot Residential District
R1A	Medium Lot Residential District
RMB	Marina Bay Residential District
R2	Medium Density Residential District
R3	High Density Residential District
R4	Manufactured Home District
R5	Narrow Lot General Residential District
R5A	Narrow Lot Duplex Residential District
RC1	Central Residential 1 District
RC2	Central Residential 2 District
RWV	West Village District
MMU	Marina Mixed-Use District
CC	Civic Centre District
CN	Neighbourhood Convenience Commercial District
CNS	Neighbourhood Shopping Centre
CH	Highway Commercial District
CW	Waterfront Commercial District
I1	Light Industrial District
I2	Heavy Industrial District
EOS	Environmental Open Space District
PF	Public Facility District
RF	Recreation Facility District
FD	Future Designation District
LF-DC	Lakefront Direct Control District
DC-1	Direct Control District 1
DC-2	Direct Control District 2
DC-50	50 th Street Direct Control District
H-DC	Heritage Direct Control District
DC-SS1	Direct Control-Site Specific 1
AG	Agriculture District

Bylaw 1908/2024

1.9.2 The boundaries of the District listed in section 1.9.1 are as delineated on the Land Use District Map being Part 12 hereto. All roads, water courses and lakes are excluded from the Land Use Districts.

1.10 Sections Found Invalid

1.10.1 If one or more provisions of this Land Use Bylaw are for any reason declared to be invalid, it is intended that all remaining provisions are to remain in full force and effect.

PART 2 INTERPRETING THE LAND USE BYLAW

2.1 Rules of Interpretation

2.1.1 In this bylaw;

- (a) the words “shall” and “required” mean the provision is mandatory;
- (b) words used in the present tense include the other tenses and derivative forms; and
- (c) words used in the singular shall also mean the plural;

2.1.2 Where the location of District boundaries on the Land Use District Map is not clearly understood, the following rules shall apply;

- (a) a boundary shown as approximately following a parcel boundary shall be deemed to follow the parcel boundary;
- (b) a boundary which does not follow a parcel boundary shall be located by measurement of the Land Use District Map; and
- (c) a boundary location which cannot be satisfactorily resolved shall be referred to Council for an official interpretation.

2.1.3 Unless otherwise specified, all measurements in this Bylaw are in metric, and fractions or decimals may be rounded to the nearest whole number.

2.2 Definitions

2.2.1 In this Land Use Bylaw;

“50th Street Urban Design Guidelines” means the development guidelines adopted by Council as the 50th Street Urban Design Guidelines, as amended from time to time;

“accessory building” means a building separate and subordinate to the principle building, the use of which is incidental to that main building and is located on the same parcel of land;

“accessory use” means a use customarily incidental and subordinate to the main use and is located on the same parcel of land with such main use;

“accommodation unit” means one or more rooms that provide sleeping accommodation and bathroom facilities for not more than two persons, but is not equipped with self-contained cooking facilities;

“adjacent land” means land that is contiguous to the parcel of land that is the subject of an application and includes land that would be contiguous if not for a highway, road, river or stream;

“adult care residence” means a building with two or more accommodation units designed to provide long term housing wherein the adult residents, who because of their circumstances cannot or do not wish to maintain their own households, are provided with meal services and may receive such services as housekeeping and personal care assistance;

“adult entertainment establishment” means any premises or part thereof wherein live performances, motion pictures, video tapes, video disks, slides, electronic or photographic reproductions, the main feature of which is the nudity or partial nudity of any person, are performed or shown as a principal use or an accessory or similar use to some other business activity which is conducted on the premises;

“adult oriented indoor merchandise sales” means:

- (a) the indoor sale or display of merchandise where the main feature of more than 30% of the inventory of the business is the display and sale of nonclothing merchandise and/or products intended to be used for sexual pleasure, excluding the sale of Cannabis; and/or (Bylaw 1759/2018)
- (b) adult video stores which are businesses where the main feature of more than 30% of the inventory of the business is used to sell, rent, lease and/or loan “X”-rated adult video tapes, digital video discs, or other similar electronic or photographic reproductions, the main feature of which is the depiction of sexual activities and the display of persons in states of nudity or partial nudity.

“aggregate removal” means the on-site removal, extraction, and primary processing of aggregate materials found on or under the site, or accessible from the site. This use does not include the processing of aggregates transported to the site;

“agricultural operation” means an agricultural activity conducted on agricultural land for gain or reward or in the hope or expectation of gain or reward. An agricultural operation does not include a facility for growing, producing, packaging, storing or selling cannabis.

An agricultural operation includes:

- (a) the cultivation of land,
- (b) the raising of livestock, including game-production animals within the meaning of the *Livestock Industry Diversification Act* and poultry,
- (c) the raising of fur-bearing animals, pheasants or fish,
- (d) the production of field crops,
- (e) the production of fruit, vegetables, sod, trees, shrubs and other specialty horticultural crops,
- (f) the production of eggs and milk,
- (g) the production of honey,
- (h) the operation of agricultural machinery and equipment, including irrigation pumps,
- (i) the application of fertilizers, insecticides, pesticides, fungicides and herbicides, including application by ground and aerial spraying, for agricultural purposes,
- (j) the collection, transportation, storage, application, use, transfer and disposal of manure, and
- (k) the abandonment and reclamation of confined feeding operations and manure storage facilities; (Bylaw 1759/2018)

“animal services - minor” – means a facility for animal grooming, training, or daycare but does not include the use of outdoor pens, runs or enclosure or provisions for overnight accommodations. Animal services includes the retail sales of associated products, not including cannabis. Animal services - minor does not include veterinary clinics, hospitals, or kennels;

(Bylaw 1759/2018)

(Bylaw 1881/2023)

“animal services – major” - means a facility for animal grooming, training, or daycare and includes the use of outdoor pens, runs or enclosure or provisions for overnight accommodations. Animal services includes the retail sales of associated products, not including cannabis. Animal services - major does not include veterinary clinics, hospitals, or kennels;

(Bylaw 1881/2023)

"apartment" means a residential building with a shared outside entrance(s), consisting of at least 3 dwelling units where none of the dwelling units are rented or are available for rent or occupation for periods of less than 30 days;

"Area Redevelopment Plan" means a plan adopted pursuant to the *Municipal Government Act* and amendments thereto that provides a detailed long range plan that coordinates the conservation and coordinated redevelopment of older neighbourhoods, and sets out the policies for the redevelopment of vacant and underutilized parcels of land and buildings;

"Area Structure Plan" means a plan adopted pursuant to the *Municipal Government Act* and amendments thereto that provides a framework that describes proposed land uses, density of population, sequence of development, general location of major roadways, public utilities in the area, and any additional requirements that council may require;

“auction mart” means a parcel and/or a building used for the temporary storage of goods, which are to be sold on the premises by public auction from time to time. An auction mart may or may not include the sale of animals, the exclusion of which shall be listed in the district following the use;

“automotive services” means a business which typically offers oil, lube, and filter or other similar services to automobiles, but does not include auto body repair or the overnight storage of vehicles on site;

"bareland condominium recreation parks" means a condominium plan comprised of bareland units as defined in the *Condominium Property Act* having the purpose of accommodating recreational vehicles and park model recreation units as provided for by a condominium association agreement;

(Bylaw 1715/2016)

"basement" means a habitable portion of a building which is partly underground, but which has the top of the floor directly above it less than 1.8 m (6 ft.) above grade. If the top of the floor directly above it is more than 1.8 m (6 ft.) above grade, such “basement” shall be considered the first floor;

"bed and breakfast services" means the provision of breakfast together with the rental of a maximum of two bedrooms and the bathroom facilities of a private detached dwelling permanently occupied by the provider of the service;

"brewpub" means an establishment where food is served and where beer, wine or alcoholic spirits are produced on-site for consumption within the development and for retail sale. The facility must be appropriately licensed by the Alberta Gaming, Liquor and Cannabis Commission.
(Bylaw 1748/2018)
(Bylaw 1818/2020)

"building" includes anything constructed or placed on, in, over or under land but does not include a highway or road or a bridge forming part of a highway or road;

"building demolition" means the pulling down, tearing down or razing of a building;

"bus depot" means a facility providing for the departure and arrival of passengers and freight carried by bus, but does not include the storage or servicing of buses;
(Bylaw 1818/2020)

"business support services" means development used to provide support services to businesses. These services are typically characterized by one or more of the following features; the use of minor mechanical equipment for printing, duplicating, binding or photographic processing, the provision of office maintenance or custodial services, the provision of office security, and the sale, rental, or servicing of office equipment, furniture and machines;

"campground" means a parcel developed and maintained for the temporary accommodation of travellers, tourists and vacationers in trailers, tents or recreation vehicles;

"cannabis" means cannabis plant, fresh cannabis, dried cannabis, cannabis oil and cannabis plant seeds and any other substance defined as cannabis in the Cannabis Act (Canada) and its regulations, as amended from time to time and includes edible products that contain cannabis;
(Bylaw 1759/2018)

"cannabis accessory" means cannabis accessory as defined in the Cannabis Act (Canada) and its regulations, as amended from time to time;
(Bylaw 1759/2018)

"cannabis retail sales" means a specialty retail store licensed by the Province of Alberta where cannabis and cannabis accessories are sold;
(Bylaw 1759/2018)

"cannabis production facility" means development used principally for one or more of the following activities as it related to cannabis for which a license has been issued by Health Canada:

- a. the production cultivation and growth of cannabis;
- b. the processing of raw materials;
- c. the making, testing, manufacturing, assembling or in any way altering the chemical or physical properties of semi-finished or finished goods and products;

-
- d. the storage or transshipping of materials, goods and products; or
 - e. the distribution and sale of materials, goods and products. This does not include the retail sale of cannabis. (Bylaw 1759/2018)

"car wash" means a facility for the washing of private non-commercial motor vehicles. A truck wash is a separate use;

"cartage and freight terminal" means a facility accommodating the storage and distribution of freight shipped by air, rail or highway transportation;

"casino" means a building or facility where multiple games of chance with financial or other stakes are played or are available for play mechanically, electronically or otherwise, but does not include a building or facility where only one game of chance is played or is available for play;

"cemetery" means a use of land or a building for interment of the deceased;

"cigar" means a roll or tubular construction intended for smoking, consisting of:

1. A filler made of natural tobacco, reconstituted tobacco, or a combination of both; and
2. A wrapper, or a binder and wrapper, composed of natural tobacco, reconstituted tobacco, or a combination of both, in which the filler is enclosed (e.g., tobacco leaf).

A cigar may also include a mouthpiece (tip) or filter.

"cigar lounge" means a designated indoor room where adults over the age of 18 may smoke cigars only, constructed and operated in accordance with the requirements of the provincial Tobacco, Smoking and Vaping Reduction Regulation and the Town of Sylvan Lake Smoke Free Bylaw.

A cigar lounge:

1. Permits only cigar smoking, and
2. Excludes cigarette smoking, pipe tobacco, vaping products, shisha/hookah, cannabis, and any other substance intended to be smoked or inhaled.

"commercial composting facility" means land and/or buildings used to collect and process organic matter into compost. Such facilities may include the storage of uncomposted organic matter, sorting and packaging facilities and sales of compost;

"commercial patio" means an outdoor area where seating and tables are provided and food and beverages may be served in association with the principal use of the development. Commercial patios may be considered licensed (where the service and consumption of alcohol is permitted) or unlicensed (where the service and consumption of alcohol is not permitted);

(Bylaw 1735/2017)

(Bylaw 1818/2020)

“commercial recreation and entertainment facility” means a facility or establishment that provides recreation or entertainment for gain or profit and may also include associated uses such as food and alcohol services, but does not include a casino or adult entertainment establishment;
(Bylaw 1818/2020)

“commercial school” means a facility that provides education or training to students of all ages in general education, recreation, life skills, or business skills, and includes dance schools, athletic training facilities, martial arts schools, business schools, secretarial schools and cosmetology/hair dressing schools but does not include an Industrial training facility/school;
(Bylaw 1818/2020)

“community garden” means a garden plot, or multiple garden plots, gardened and maintained collectively by a group of community participants;

“contractor operation – major” means development used for the provision of electrical, plumbing, heating, painting and similar contractor services primarily to individual households or to general contractors and may include the accessory sale of goods normally associated with the contractor services and may include the outdoor storage of materials associated with the business;

“contractor operation – minor” means development used for the provision of electrical, plumbing, heating, painting and similar contractor services primarily to individual households or to general contractors and may include the accessory sale of goods normally associated with the contractor services where all materials are kept within an enclosed building;

“Council” means the Council of the Town of Sylvan Lake;

“crematorium” means a facility with one or more cremation chambers used to reduce human bodies to ashes by heat, and where funeral services are not conducted;

“Crime Prevention Through Environmental Design (CPTED)” means a set of principles intended to prevent crime by changing or managing the physical environment to produce behavioural effects that will reduce the incidences and fear of crime;

“day care facility” means a facility that provides care and supervision for 7 or more children for more than 3 but less than 24 consecutive hours in each day that the facility is operating, and is intended to be operated for them at least 12 consecutive weeks per year;

“deck” means an uncovered, unenclosed platform normally adjoining a dwelling, with a surface height greater than 0.3m (1 ft.) that is intended for use as an outdoor amenity space;

“density” means the number of dwelling units in a set area, expressed in dwelling units per acre or dwelling units per hectare;
(Bylaw 1818/2020)

"designated officer" means any position, as appointed by the Town, to carry out the powers, duties, or functions of a designated officer under this or any other enactment or bylaw; (Bylaw 1736/2017)

"detached dwelling" means a residential building containing one dwelling unit, which is physically separate from any other residential building, and does not include a manufactured home;

"development" means:

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

"Development Authority" means:

- (a) a person appointed as a Development Officer under this Bylaw, and/or
- (b) the Municipal Planning Commission, and/or
- (c) Council; and/or
- (d) Any other person or body appointed by appropriate Council Bylaw, as amended;

"Development Officer" means a person appointed as a Development Officer pursuant to this Land Use Bylaw;

"development permit" means a document authorizing a development issued pursuant to this Land Use Bylaw;

"discretionary use" means a use which may be compatible with other uses in the District, for which a development permit may be issued, with or without conditions upon an application having been made;

"District" means Land Use District;

"district shopping centre" means a group of commercial establishments planned, owned, developed and managed as a unit with off-street parking established on the same site which serves the needs of the urban centre and surrounding municipalities. Each establishment within a District Shopping Centre shall require their own, separately approved development permit;

"Dock" means a structure placed in, on, or over the water that is intended to provide access to the water and mooring for motorized watercraft. Docks may be designed to be permanent structures or temporary in nature; (Bylaw 1763/2018)

“drinking establishment” means an establishment where the primary purpose is the sale of alcoholic beverages for consumption on the premises and the secondary purposes of which may include entertainment, dancing, the preparation and sale of food for consumption on the premises, takeout food services and the sale of alcoholic beverages for consumption away from the premises. (Bylaw 1928/2025)

“drive-through business” means an establishment with facilities for on-site service to customers who remain in their motor vehicles. A drive-through business may include banking, food services, dry cleaning, but does not include a drive-in theatre. A drive-through shall be deemed an accessory component of that business; (Bylaw 1715/2016)

“driveway” means a vehicle access route between the carriageway of a road and a use on a parcel;

“duplex” means a separate residential building consisting of two separate dwelling units, each above grade and having exterior entrances;

“dwelling unit” means a complete building or self-contained portion of a building for the use of one or more individuals living as a single housekeeping unit, containing sleeping, cooking and separate toilet facilities intended as a permanent residence not separated from direct access to the outside by another separate or self-contained set or suite of rooms;

“dwelling unit for the occupancy of the owner, operator or caretaker” means a dwelling unit which is accessory to other development on the parcel;

“eaveline” means the horizontal line that marks the intersection of the roof and the wall of the building;

“encroachment” means any portion of a building, fence, driveway, retaining wall or other structure on a property which extends beyond the property line onto adjacent public or privately owned property;

“encroachment agreement” means a legal agreement between a property owner and the owner of an adjacent property, either the Town or a private landowner, confirming that development beyond a property line has occurred, has been reviewed, and is authorized to remain. An encroachment agreement between the Town and property owner shall be registered on title;

“extensive agriculture” means the primary production of farm products using exclusively or in combination animals such as dairy or beef cattle, poultry, hogs, sheep, goats, ducks, geese, etc., the growing of vegetation such as grains, legumes, or other field crops, and the raising and keeping of bees, or the raising of exotic animals such as hedgehogs, llamas, ostriches, rheas, alpacas, elk, deer. This use class does not include Intensive Livestock Operations, Market Gardens, Sod Farms, or Greenhouses;

“façade” means the exterior wall of a building (also see principal façade);

“family day home” means a licensed or unlicensed home based child care service operated from a private residence that provides care for up to six (6) children, at any one time, not including the children of the operator. (Bylaw 1843/2021)

“farm buildings” means any improvement, other than a dwelling unit or mobile home, used for extensive agricultural operations but does not include buildings used in connection with a stable, commercial feed lot, intensive livestock operation, livestock sales yard, worm farm, sod farm, greenhouse, market or nursery garden;

“flat roof” means a roof having a pitch of less than 1 unit of rise per 10 units of run. Where more than 25% of the roof area is flat as defined in the previous sentence, the entire roof shall be considered to be “flat roof”.

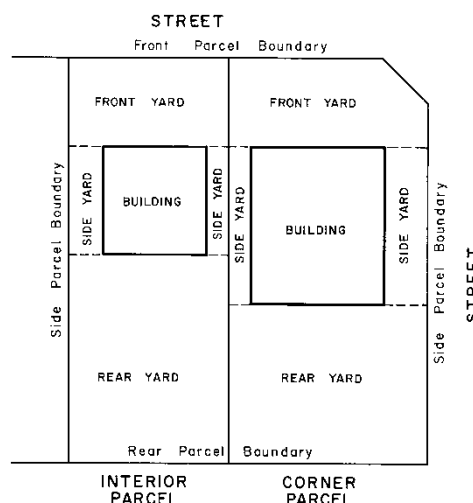
“floor area” means

- (a) for residential buildings, the total area of all floors in a building measured from the outside of exterior walls, but excluding floor areas of, basements, attached garages, sheds, carports, or open porches in all residential buildings, or
- (b) for commercial buildings, the total floor area of all floors in a building measured from the outside of exterior walls including basements but excluding mall areas;

“floor area ratio” means the quotient of the floor area of all buildings on a parcel divided by the area of the parcel;

“four-plex” means a building containing four dwelling units each with direct exterior access;

“front parcel boundary” means, in the case of an interior parcel, the boundary which abuts a street and in the case of a corner parcel, means the shorter of the two boundaries which abut a street;



"front yard" means a yard extending across the full width of a parcel measured perpendicularly from the front boundary of the parcel to the front wall(s) of the main building situated on the parcel;

"funeral home" means a business establishment where the bodies of the dead are prepared for burial or cremation, and where funeral services can be held. A crematorium is a separate use;

"fur farm" means any land, building or premises used for the keeping, breeding or rearing of 10 or more fur-bearing animals;

"garage suite" means a dwelling unit located above or forming part of a detached garage; (Bylaw 1818/2020)

"gas bar" means a site or portion thereof used for the sale of gasoline, the sale of lubricating oils and other automotive fluids or motor vehicle accessories but does not include repairs. This use may also include the sale of drinks, snacks, groceries, and other similar goods (typically found in a convenience store); (Bylaw 1818/2020)

"grade" means, the lowest level of finished ground elevation adjoining a building or structure at any exterior wall. In unique situations, the Development Authority may determine grade;

"greenhouses, commercial" means a building for the growing of flowers, plants, shrubs, trees, and similar vegetation which are sold directly from the parcel at retail or wholesale and may include the accessory sale of related supplies. A commercial greenhouse does not include a facility for growing, producing, packaging, storing or selling cannabis; (Bylaw 1759/2018)

"hard landscaping" means the use of non-vegetative material, other than monolithic concrete, or asphalt, as part of a landscaped area;

"hard surfacing" means asphalt/concrete/interlocking brick/paving stone or similar material satisfactory to the Development Authority that is used in the construction of a driveway or parking area but does not include gravel or granular materials;

"heavy equipment assembly, sales and service" means the assembly, sales, rental and service of any heavy vehicle or equipment used in commercial and industrial activities;

"heavy manufacturing and processing" means the manufacturing of products, the process of which may generate fumes, gases, smokes, vapors, vibrations, noise or glare, or similar nuisance factors that may impact users of adjacent land;

"height" means the distance between the average grade at the front of a building and the highest point of the building.

In unique situations, the Development Authority may determine grade.
In all cases, unless otherwise determined by the Development Authority, architectural features such as chimneys, steeples, cupolas, mechanical penthouses, and ventilation equipment will not be included in the calculation of building height.

(Bylaw 1748/2018)

“highway” means a primary highway and a secondary road numbered between 900 and 999, as defined in the *Public Highways Development Act*;

“home occupation, class A” means the secondary use of a principal dwelling unit by a permanent resident of the dwelling to conduct a business activity or occupation. The business shall not create additional traffic nor be detectable from the outside of the dwelling. Typical uses include self-employed persons providing professional and office services;

“home occupation, class B” means the secondary use of a principal dwelling unit by at least one permanent resident of the dwelling to conduct a business activity or occupation. The business may have up to 6 associated visits per day, but not employ any non-residents. Typical uses include self-employed persons providing professional, personal, financial, and office services;

“home occupation, class C” means the secondary use of a principal dwelling unit, its accessory buildings and site, or combinations thereof, by at least one permanent resident of the dwelling to conduct a business activity or occupation, which may create additional traffic and may have non-resident employee.

(Bylaw 1818/2020)

“hotel” means a building which provides rooms for temporary sleeping accommodation where each room has access from a common interior corridor;

“indoor merchandise sales” means the indoor sale or display of merchandise, including indoor storage of merchandise in quantities limited to the needs of the outlet. This excludes cannabis retail sales and adult oriented indoor merchandise sales;

(Bylaw 1759/2018)

“industrial training facility/school” means a development that provides for technical instruction to students and/or the training of personnel in industrial operations;

“intermunicipal development plan” means a plan adopted by a bylaw of the municipality and one or more other municipalities as an intermunicipal development plan pursuant to the Municipal Government Act;

“kennel” means any land on which 4 or more dogs and/or cats over 6 months of age are maintained, boarded, bred, trained or cared for in return for remuneration or kept for purposes of sale;

"landscaped area" means an area of land made attractive by the use of soft landscaping or a mixture of soft and hard landscaping; however, it shall not include areas occupied by garbage containers, storage, parking lots or driveways;

"Land Use Bylaw" means Bylaw No. 1695/2015 and amendments thereto;

"Land Use District" means an area as described in Part 9 and shown in Part 12 of this Land Use Bylaw; (Bylaw 1818/2020)

"lane" means a public thoroughfare which provides a secondary means of access to a parcel or parcels and which is registered in a land titles office;

"light manufacturing and processing" means the manufacture of products, excluding cannabis, the process of which does not create and emit fumes, gases, smokes, vapours, vibrations, noise or glare or other factors which are regarded as nuisances which would cause adverse effects to the users of adjacent land; (Bylaw 1759/2018)

"light repair service" means the repair and maintenance of small commercial equipment, and personal or household items, where there are no fumes, gases, smoke, vapours, vibrations, noise or glare to materially affect the users of adjacent land;

"live entertainment" means a performance by a person or persons who are physically present and may include, but is not limited to, musical acts including karaoke and disc jockey services, theatrical acts, and dancing (excludes dancing by patrons of the establishment); (Bylaw 1735/2017)

"livestock" means, but is not restricted to, cattle, horses, sheep, goats, swine and fowl;

"main use" means the principal purpose for which a building or parcel is used;

"manufactured home" means a prefabricated, transportable, single or multi section single family dwelling, conforming with applicable CSA certification standards at time of construction; (Bylaw 1818/2020)

"manufactured home park" means a parcel comprehensively designed, developed, operated and maintained to provide sites and facilities for the placement and occupation of manufactured homes on a long-term basis;

"market garden" means the growing of vegetables or fruit for commercial purposes. This use includes an area for the display and sale of goods or produce grown or raised on site. This use excludes cannabis and cannabis retail sales; (Bylaw 1759/2018)

"Matters Relating to Subdivision and Development Regulation" means the *Matters Relating to Subdivision and Development Regulation* (AR 84/2022) as amended; (Bylaw 1881/2023)

“mechanized excavation, stripping and grading” means the use of motorized equipment to remove, relocate or stockpile soil or vegetation in excess of normal landscape maintenance requirements; (Bylaw 1759/2018)

“mew” means a corridor used to allow improved pedestrian circulation through a site. (Bylaw 1908/2024)

“mixed-use” means a building that incorporates more than one type of land use, generally commercial and residential land uses; (Bylaw 1777/2018)

“mooring” means the act of parking or securing watercraft to a structure or buoy; (Bylaw 1818/2020)

“motel” means a building or a group of buildings on a parcel designed and operated to provide temporary sleeping accommodation for transient motorists and contains separate sleeping units, each of which is provided with an adjoining or conveniently located parking space;

“moved-in building” means a building that has been assembled at and/or used on a site and which is to be moved more or less whole to another lot. This use does not include a manufactured home.

“multiple housing development” means two or more buildings containing dwelling units, located on a parcel of land, where all the buildings, recreation areas, vehicular areas, landscaping and all other features have been planned as an integrated development;

“multiple housing development with commercial use” means two or more buildings containing dwelling units, one or more of which may include ground floor commercial/retail/restaurant uses, located on a parcel of land, where all the buildings, recreation areas, vehicular areas, landscaping and all other features have been planned as an integrated development;

“municipal development plan” means a plan adopted by the Council as a municipal development plan pursuant to the *Municipal Government Act*;

“Municipal Government Act” means the *Municipal Government Act*, RSA 2000, c M-26, as amended;

“municipal shop and storage yard” means the facility used by a municipality for the storage of materials used in fulfilling its various functions and the housing and repair of its equipment;

“municipal tag” means a form of ticket prescribed by the Town for a bylaw offence providing a person with the opportunity to pay a specified amount to the Town in lieu of prosecution;

“municipality” means the Town of Sylvan Lake;

“neighbourhood convenience store” means a commercial establishment with off-street parking established on the same site which serves the convenience shopping needs of the immediate neighbourhood only;

“non-conforming building” means a building

- (a) that is lawfully constructed or lawfully under construction at the date a land use bylaw affecting the building or land on which the building is situated becomes effective, and
- (b) that on the date the land use bylaw becomes effective does not, or when constructed will not, comply with the Land Use Bylaw;

“non-conforming use” means a lawful specific use

- (a) 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
- (b) that on the date the land use bylaw becomes effective does not, or in the case of a building under construction will not, comply with this Land Use Bylaw;

“non-renewable resources” means the deposits of oil, natural gas, coal, sand, gravel, clay and other minerals;

“office” means a facility primarily for the provision of professional, management, administrative, consulting, or financial services. Typical uses include the offices of lawyers, accountants, engineers, architects, real estate, insurance, clerical, secretarial, employment, telephone answering and office support services.

“Oilfield service and supply business – minor” means development that provides limited support services to pipeline, oilfield and mining operations, including but not limited to wireline services, safety services, retail parts and equipment sales, and transportation services. Outdoor storage of vehicles and equipment shall not exceed 50% of the parcel area, and does not include dangerous goods occupancy;

“Oilfield service and supply business – major” means development that provides support services to pipeline, oilfield, and mining operations, including but not limited to wireline services, safety services, and the sale, rental, storage, service or repair of heavy vehicles, machinery or mechanical equipment. This use may include manufacturing and dangerous goods occupancy; (Bylaw 1818/2020)

“open storage yard” means land that is used for the storage of products, goods or equipment;

“owner” means the person who is registered under the *Land Titles Act* as the owner of the fee simple estate in the land and, in respect of any property other than land, the person in lawful possession of it;

“outdoor boiler” means any type of solid fuel burning unit located separate from the principal building or any accessory buildings or as a stand-alone building for the generation of space heating or water heating;

“outdoor display area” means an outdoor area for the purpose of displaying goods, products, materials, or equipment intended and permitted to be sold or rented on site;

“outdoor fabrication units” means an accessory use that involves small structures, not on permanent foundations, for use by mobile tradespersons for the assembly, manufacturing or fabrication of equipment;

“outdoor storage area” means an outdoor area for the purpose of storing equipment and materials associated with the day to day operations or sales of a business

“parcel” means the aggregate of the one or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a land titles office;

“parcel coverage” means the area covered by buildings, including accessory buildings and enclosed or covered deck;

“parcel frontage” means the width of a parcel, measured at the front parcel boundary;
(Bylaw 1818/2020)

"park " means areas of public land known for their natural scenery and/or preservation for public recreation either active or passive;
(Bylaw 1759/2018)

"park model recreation unit" means a unit conforming to the applicable CSA standard, or equivalent, for park model recreational vehicles, built on a single chassis mounted to wheels that may be removed. A park model recreation unit cannot be placed on a basement or permanent foundation, and does not include manufactured homes or recreational vehicles;

"parking facility" means a structure or an area providing for the parking of motor vehicles;
(Bylaw 1759/2018)

“patio” means an at grade hard surfaced area adjacent to a dwelling, with a surface height less than 0.3m (1 ft.), that is intended for use as an outdoor amenity space. In a commercial development a patio means an outdoor area intended for use by patrons;

“permanent foundation” means:

- a) a foundation meeting CSA Z240.10.1 standard, or
- b) an engineer approved wood foundation, or
- c) a poured concrete basement, or
- d) a concrete block foundation

"permitted use" means a use which is compatible with other uses in the District and for which a development permit shall be issued provided it otherwise conforms to this Land Use Bylaw;

"personal services" means the provision of a service to individuals on a commercial basis and includes such services as photographers, travel agencies, beauty salons, dry cleaners, medical and health related services including their associated offices;

"plant nursery and landscape garden" means the growing of trees, shrubs and other plants for experimental purposes, transplanting or sale. This use excludes cannabis;
(Bylaw 1759/2018)

"playground" means an outdoor area intended for children to play in that contains equipment and/or structures;
(Bylaw 1759/2018)

"principal building" means a building which is considered the main or principal use of the parcel on which it is erected;

"principal façade" means the exterior wall of a building that is set along the front parcel boundary;

"projection" means a portion or part of a building that extends horizontally above and beyond the foundation of the building including, but not limited to uncovered decks, unenclosed steps, cantilevered windows, cantilevered box-outs or living space, fireplace chases, or eaves;
(Bylaw 1818/2020)

"public and quasi-public use" means a use of land or a building for purposes of public administration and services and shall also include a building for the purpose of assembly, instruction, culture, recreation or other community activity;

"public playground" means playgrounds located on municipally owned parks and may include playground equipment/structures, skateboard parks, spray parks, and outdoor fitness equipment;
(Bylaw 1759/2018)

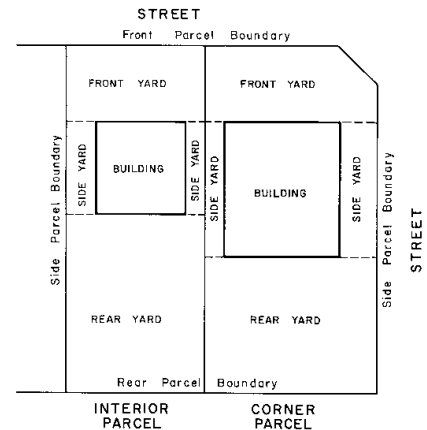
"public utility" means a public utility as defined in Part 17 of the *Municipal Government Act*;

"public utility building" means a building in which the proprietor of a public utility
(a) maintains its offices, or maintains or houses equipment used in connection with the public utility;

"railway uses" means a use of land or a building directly related to the building or operation of a railroad system;

"rear yard" means a yard extending across the full width of a parcel measured perpendicularly from the rear boundary of the parcel to the rear wall(s) of the main building situated on the parcel;

"recreation facility" means a public building and/or grounds for community entertainment, relaxation, social activity and other leisure needs, and may also include associated uses such as food and alcohol services, but does not include a building or the use of a building for a casino;
(Bylaw 1792/2019)



"recreation vehicle" means a vehicle designed to provide temporary living, sleeping or eating accommodation for travel, vacation, seasonal camping or recreational use and designed to be driven, towed, transported or relocated from time to time whether or not the vehicle is jacked up or its running gear is removed and built to CSA Z240 RV Series. This use includes, but is not limited to, Motor Homes, Travel Trailers, Fifth Wheel trailers, Truck Campers and Tent Trailers;

(Bylaw 1736/2017)
(Bylaw 1839/2021)

"recycling depot" means a development for collecting, sorting and temporarily storing recyclable materials such as bottles, cans, paper, boxes and small household goods, but does not include auto wreckers;

"renovations" means the alteration of any building that changes the outward appearance of a building façade, but does not structurally alter the building;

"restaurant" means an establishment where the primary purpose is the preparation or sale of food for consumption on the premises and may include takeout food service and entertainment, excluding adult entertainment, as an accessory uses. A restaurant may be licensed by Alberta Gaming Liquor and Cannabis such that alcoholic beverages may be served to the general public for consumption on the premises.

(Bylaw 1928/2025)

"road" means land:

(a) shown as a road on a plan of survey that has been filed or registered in a Land Titles Office, or

(b) used as a public road;

and includes a bridge forming part of a public road and any structure incidental to a public road, but does not include a highway;

"row housing" means a group of 3 or more dwelling units, each unit separated by a common or party wall and having a separate front and rear access to the outside grade;

“Sales and service outlet for agricultural products and supplies and materials”

means a facility for the purpose of supplying goods, materials and/or services that support agricultural uses, whether in retail, wholesale or bulk. This may include the sale and storage of seed, feed, fertilizers, chemical products, fuels, lubricants, servicing parts, and building materials, but does not include the rental, sale, repair, and/or servicing of farm machinery and equipment;

"sales and service outlet for automobiles, marine, light trucks, recreation vehicles or manufactured homes" means a facility providing for the sale, rental, service and repair of automobiles, boats or other watercraft, light trucks, recreation vehicles or manufactured homes;

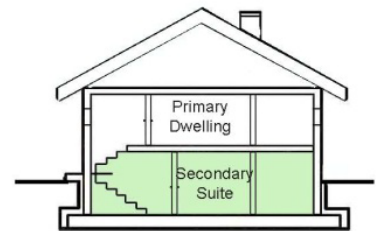
"sales and service outlet for farm equipment" means a facility providing for the sale, rental, service or repair of farm equipment;

"screening" means a fence, berm, hedge, wall, building, or other solid vertical division used to control sight lines and/or act as noise abatement between two or more properties;

(Bylaw 1818/2020)

“secondary suite” means a separate and subordinate dwelling unit contained within a principal residential building which meets the regulations for secondary suites and any other applicable requirements or regulations of this bylaw;

(Bylaw 1898/2024)



“service station” means a building or portion thereof for the servicing and repairing of motor vehicles and may include the sale of fuel, oils and other accessories for motor vehicles;

"set back" means a distance additional to minimum yard requirements which may be required on parcels adjacent to roads;

“shipping container” means a pre-fabricated steel container used for transporting cargo by sea, rail, road or air and which is intended for placement and use as a storage facility;

“short-term accommodation rental” means the business of offering a dwelling unit, or portion of, for consideration to persons who are not residents of that dwelling unit for the stay of 28 days or less;
(Bylaw 1851/2022)

“side yard” means a yard extending from the front yard to the rear yard between the side boundary of the parcel to the wall of the main building thereon;

“sign” means any word, letter, model, placard, board, notice, device or representation, whether illuminated or not, in the nature of and employed wholly or in part for the purposes of advertisement, announcement or direction and its supporting structure. Specific sign types are defined in section 8.2;

“small scale alcohol facility” a facility for the production and distribution of alcoholic beverages, and may include ancillary wholesale and retail space, restaurant or tasting areas;

“social care facility” means a building or part of a building wherein the occupants reside while being provided with specialized care, such as supervisory, medical, counselling or psychiatric services, on a short term basis;

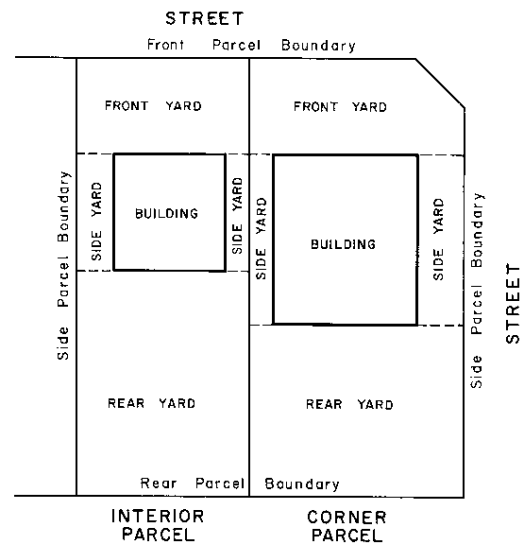
“sod farm” means the commercial growing of sod through seeding and stripping of top soil to sell the final product;

“soft landscaping” means the use of vegetative material as part of a landscaped area and may include grass, trees, shrubs, ornamental plantings and associated earthworks;

“solid waste transfer station” means a facility for the collection and temporary holding of solid waste in a storage container;

“stable” means a facility for the maintaining, boarding, breeding or care of livestock in return for remuneration or sale purposes;

“stacked row house” means a building containing 3 or more dwelling units, each unit separated by a common or party wall and having either a separate front or rear access to the outside grade. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units;



"statutory plan" means the Municipal Development Plan, an Intermunicipal Development Plan, an Area Structure Plan or an Area Redevelopment Plan adopted by a bylaw of the municipality, or any one or more of them;

"street" means any category of registered street or public roadway except a lane;

"structural alteration" means altering the main building components which support a building;

"structure" see building;

"Subdivision and Development Appeal Board" means the board established by the Subdivision and Development Appeal Board Bylaw 1299/2003, as amended;

"tandem parking" means two parking spaces, one behind the other, with one point of access to the manoeuvring aisle.

"temporary building" means a building without a foundation or footing and which is removed when the development permit for such building has expired. Temporary buildings may include soft-sided or fabric covered buildings.

"triplex" means a residential building containing three dwelling units each with direct exterior access; (Bylaw 1818/2020)

"truck wash" means a facility for the washing of large or commercial vehicles;

"use" means a building or an area of land and the function and activities therein or thereon;

"utility trailer" means a portable vehicular structure, enclosed or unenclosed, that is designed to be attached to or drawn by a motor vehicle and to transport property, household goods, tools, equipment, supplies or off highway vehicles. This definition does not include watercraft on a trailer; (Bylaw 1736/2017)

"veterinary clinic" means a facility for the medical care and treatment of animals, and includes provision for their overnight accommodation but does not include kennels, outdoor pens, runs or enclosures;

"veterinary hospital" means a facility for the medical care and treatment of animals and includes provision for their accommodation and confinement in outdoor pens, runs and enclosures;

"violation ticket" means a violation ticket as defined in the Provincial Offences Procedure Act, R.S.A. 2000, Chapter P-34, as amended or repealed and replaced from time to time;

"warehousing" means a facility for the indoor storage of goods and merchandise and may include offices related to the administration of the warehouse facility and/or the

retail sale of goods stored in the warehouse as accessory uses. Warehousing includes mini-storage facilities;

“Water access platform” means a structure placed in, on, or over the water that is intended to provide access to the water but is not intended to provide motorized watercraft mooring. Water access platforms are designed to be temporary in nature;

(Bylaw 1763/2018)

(Bylaw 1777/2018)

“works of improvement” means an alteration to a building except for those that change the outward appearance of a building façade;

"wrecking and salvage yard" means land and buildings that are used for the storage and dismantling or demolition of old or wrecked motor vehicles, machinery, or scrap metal for the purpose of recycling their components;

"yard" means an open space on the same site as a building and which is unoccupied and unobstructed from the ground upward except as otherwise provided herein.

All other words and expressions have the meaning respectively assigned to them in Part 17 of the *Municipal Government Act* and the *Matters Relating to Subdivision and Development Regulation*.

PART 3 THE DEVELOPMENT AUTHORITY

3.1 The Development Officer

- 3.1.1 The office of the Development Officer is hereby established and such office shall be filled by a person or persons to be appointed by the Town's Chief Administrative Officer. (Bylaw 1843/2021)
- 3.1.2 The Development Officer shall perform such duties that are specified in this Land Use Bylaw, including among other things,
- (a) keep and maintain for the inspection of the public, a copy of this Land Use Bylaw and all amendments thereto;
 - (b) keep a register of all applications for development, including the decisions thereon and the reasons therefore;
 - (c) receive, ensure the completeness of, and process all applications for development permits and applications to amend this Land Use Bylaw;
 - (d) review each development permit application to ascertain its appropriate use definition and, if necessary, require the applicant to apply for a permit for a different use definition or make application to amend this Land Use Bylaw;
 - (e) issue decisions and state terms and conditions on Permitted Use development permit applications;
 - (f) issue decisions and state terms and conditions on Discretionary Use applications, where the application complies with the regulations of this bylaw; (Bylaw 1843/2021)
 - (g) issue decisions and state terms and conditions for a Permitted Use or a Discretionary Use where the proposed development does not comply with the applicable regulations of this Bylaw if, in the opinion of the Development Officer:
 - (i) the proposed Development would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land; and
 - (ii) the proposed Development or use of land conforms with the use prescribed for the subject parcel in this Bylaw. (Bylaw 1843/2021)
 - (h) grant relaxations in accordance with section 3.3.1.

-
- (i) refer any development permit application to the Municipal Planning Commission for its consideration and decision when;
 - (i) multiple concerns which have been deemed relevant have been received in writing by the Development Officer during the referral period; or
 - (ii) in the opinion of the Development Officer the application is of a scale and/or interest to the general population of the Town of Sylvan Lake.

(Bylaw 1843/2021)

- (j) Refer all development permit applications within a Direct Control District to Council, except those uses listed below which are delegated to the Development Officer to consider and decide upon:
 - (i) signs, provided that the proposed sign complies with all regulations of this Bylaw;
 - (ii) a change in use, provided that the use complies with all regulations of this Bylaw and any applicable urban design guidelines;
 - (iii) a demolition application, where a valid development permit for redevelopment of the parcel has been issued;
 - (iv) residential accessory buildings or decks on parcels containing a dwelling;
 - (v) additions to an existing residential dwelling or residential accessory building, provided the proposed development conforms with the prescribed use for that land within the district;
 - (vi) additions to a commercial building, provided the proposed development conforms with the prescribed use for that land within the district, and where the addition does not result in a significant change to the building form or character to the satisfaction of the Development Officer;
 - (vii) any use, including those requiring a relaxation, applied for as a result of provincially imposed health measures for COVID-19.

(Bylaw 1843/2021)

- (k) refer any application to an adjacent municipality or any other agency or person which in their opinion may provide relevant comments or advice respecting the application;
- (l) issue all Orders, where appointed, with regard to contravention of the Act, or implementing regulations, Bylaws or permits;
- (m) sign and issue all valid development permits, Certificates of Compliance, Notices of Decision, and Notices; and
- (n) collect fees as prescribed by resolution of Council.

3.2 The Municipal Planning Commission

3.2.1 The Municipal Planning Commission:

- (a) is authorized to act as the Development Authority in those matters prescribed in this Bylaw and the Municipal Planning Commission Bylaw;
- (b) shall consider and if necessary state terms and conditions on any other planning or development matter referred by the Development Officer or Administration;
- (c) may direct the Development Officer or Administration to review, research or make recommendations on any other planning and development matter; and
- (d) make recommendations to Council on planning and development matters referred to them by the Development Officer or Administration.

(Bylaw 1843/2021)

3.3 Granting Relaxations

3.3.1 The Development Officer may grant a relaxation:

- (a) of up to 100 percent from the requirements of this Bylaw, subject to section 3.1.2 (g), and being satisfied that the relaxation will not result in a development that does not comply with the requirements of *the Municipal Government Act*, the *Matters Relating to Subdivision and Development Regulation* or any applicable Statutory Plans or Outline Plans adopted by the Municipality; and
- (b) if in the opinion of the Development Officer:
 - (i) the impact of the variance will be no more than minor in nature;
 - (ii) the proposed development would not materially interfere or affect the use, enjoyment or value of neighbouring parcels of land; and
 - (iii) the proposed development would not interfere with the safe passage of pedestrians or vehicles on adjoining sidewalks and roads.

(Bylaw 1881/2023)

(Bylaw 1843/2021)

3.3.2 Notwithstanding section 3.3.1, the Development Officer may grant any relaxation to the standards for water access platforms and associated stairs and/or ramps in existence at the time of passing of this bylaw, as outlined in the Marina Bay Residential District.

(Bylaw 1786/2019)

(Bylaw 1843/2021)

3.3.3 Notwithstanding section 3.3.1, the Development Officer may grant any relaxation to the standards when considering an application applied for as a result of provincially imposed health measures for COVID-19, including those in a Direct Control District.

(Bylaw 1824/2021)

(Bylaw 1843/2021)

3.3.4 The Municipal Planning Commission or Council may consider a relaxation of any standard as prescribed by this bylaw.

-
- 3.3.5 When considering a relaxation, the Development Authority shall:
- (a) not grant a relaxation if doing so would result in a development that does not comply with the requirements of the *Municipal Government Act*, the *Matters Relating to Subdivision and Development Regulation* or any applicable statutory plans or outline plans; (Bylaw 1881/2023)
 - (b) grant a relaxation only in the case of practical difficulty specific to the use, character or situation of the land or building and which is not generally common to other land in the district; and
 - (c) have regard to the purpose and intent of the district and the nature of developments on adjacent properties.
- 3.3.6 All requests for a relaxation shall be accompanied by a letter from the applicant clearly stating the reasons for the relaxation and the hardship incurred if not granted; (Bylaw 1843/2021)
- 3.3.7 Any relaxation granted by the Development Authority may be subject to an appeal in accordance with Section 4.10, Appealing a Decision of the Development Authority.

PART 4 DEVELOPMENT PERMITS

4.1 Permission Required for Development

- 4.1.1 Except as outlined in section 4.2, no development shall commence in the Town of Sylvan Lake unless a development permit has first been issued pursuant to this Bylaw.

4.2 Development Not Requiring a Development Permit

- 4.2.1 The following developments are exempt from the requirement of obtaining a development permit provided that the proposed development complies with all other regulations of this Bylaw:
- (a) the carrying out of works of improvement, maintenance or renovation to any building, provided that such works do not include structural alterations or additions, in all Districts except in the Heritage Direct Control District.
(Bylaw 1908/2024)
 - (b) the completion of any development which has lawfully commenced before the passage of the Land Use Bylaw or any amendment thereof, provided that the development is completed in accordance with the terms of any permit granted in respect of it, and provided that it is completed within 12 months of the date of commencement.
 - (c) the erection or construction of gates, fences, walls or other means of enclosure less than 1.0 m (3.28 ft.) in height in front yards and less than 2.0 m (6.56 ft.) in side and rear yards in all districts, and the maintenance, improvement and other alterations of any gates, fences, or walls or other means of enclosure, provided that such development complies with all applicable provisions of this Bylaw;
(Bylaw 1818/2020)
 - (d) accessory buildings or structures on a residential parcel, or bare land condominium recreation park in an RF district, provided the building does not exceed 10.0m² (107.6 ft²) in floor area and 2.5 m (8.2 ft.) in height and providing that all setbacks are met;
(Bylaw 1818/2020)
(Bylaw 1881/2023)
 - (e) the construction of decks which are less than 0.6 m (2 ft.) in height, providing that all setbacks and allowable projections are met;
 - (f) landscaping where the existing grade and natural surface drainage pattern is not materially altered, except where landscaping forms part of a development for which a development permit has been issued;
 - (g) any sign which does not require a development permit as listed in section 8.3, Signs Not Requiring a Development Permit;

-
- (h) a temporary building, the sole purpose of which is incidental to the carrying out of a development for which a permit has been issued under this Land Use Bylaw;
 - (i) temporary use of buildings or part thereof for election or census purposes;
 - (j) demolition of a building less than 25 m² (269 ft²);
 - (k) a flag attached to a single upright flag-pole, with the exception of any flag poles erected in the Waterfront Commercial, Marina Mixed-Use, Lakefront Direct Control districts; (Bylaw 1908/2024)
 - (l) one satellite dish antennae less than 0.75 m (2.46 ft.) in diameter subject to the provisions of section 7.40;
 - (m) solar energy and geothermal energy infrastructure, provided they meet all requirements in section 7.3, Alternative Energy Collecting and Storage Devices;
 - (n) the installation, maintenance, or repair of utilities;
 - (o) any development carried out by the Crown;
 - (p) any development carried out by or on behalf of the municipality provided that such development complies with all applicable provisions of this Land Use Bylaw;
 - (q) development specified in section 618 of the Municipal Government Act, which includes:
 - (i) a highway or road
 - (ii) a well or battery within the meaning of the Oil and Gas Conservation Act, or
 - (iii) a pipeline or an installation or structure incidental to the operation of a pipeline.
 - (r) shipping containers placed within the I1 and I2 districts provided that such development complies with all applicable provisions of this Land Use Bylaw;
 - (s) any Home Occupation A subject to the provisions of section 7.24;
 - (t) a Family Day Home; (Bylaw 1843/2021)
 - (u) subject to the compliance with all relevant provisions of the Bylaw, the placement of recreational vehicles in an approved bare land condominium recreation park under the Recreation Facility (RF) District. (Bylaw 1881/2023)

4.3 Applying for a Development Permit

4.3.1 A development permit application shall be made to the Development Officer in writing on the prescribed form and shall be accompanied by:

- (a) a site plan, in duplicate, drawn to scale that includes the following:
 - (i) north arrow and scale of plan;
 - (ii) legal description of the property;
 - (iii) site area, site coverage calculations, height in metres and number of storeys according to the definition in this Bylaw;
 - (iv) property lines, shown with dimensions;
 - (v) proposed front, side and rear yards shown with dimensions;
 - (vi) location of all existing and proposed buildings/structures, dimensioned to the property lines;
 - (vii) location of all registered utility easements and right-of-ways;
 - (viii) proposed improvements to all portions of the site including loading facilities, parking, fences, retaining walls, storage areas, and garbage facilities;
 - (ix) site parking layout, with dimensions, including existing and proposed onsite parking and loading areas, access and egress points, and abutting roads;
- (b) floor plans, drawn to scale, including the proposed use of the building(s) or addition, total floor space and dimensions of the building, and, where required, the allocation of floor space for different uses for parking calculations;
- (c) building elevations, drawn to scale, showing all sides of the building and indicating building height, exterior finishing materials and colors;
- (d) a copy of the Certificate of Title indicating ownership and encumbrances;
- (e) proof of authority to apply for a development permit if the applicant is not the landowner;
- (f) if applicable to the parcel, proof of approval from:
 - (i) the Developer if the parcel is covered by Architectural Controls;
 - (ii) the Homeowner's Association; or
 - (iii) the Condominium Authority.
- (g) a site grading plan, showing existing and proposed grades and slopes;
- (h) a landscaping plan along with the estimated cost of the landscaping project submitted by a qualified professional;

-
- (i) all sign locations and designs. For sign application requirements refer to section 8; and
 - (j) the applicable development permit fee. Development permit fees are determined by and may be varied through a resolution of Council;

4.3.2 In addition to the above requirements, the Development Officer may also require:

- (a) detailed studies regarding the potential impact and approach to dealing with traffic, parking, utilities, and storm drainage prepared by a qualified engineer;
- (b) a Visual Impact Assessment prepared by a qualified professional that assesses the impact of new development on view corridors and provides mitigation steps;
- (c) a shadow study, completed by a qualified professional, showing the impact of the proposed development on adjacent properties;
- (d) a geotechnical study prepared by a qualified engineer, if in the opinion of the Development Authority, the site is potentially hazardous or unstable;
- (e) an Environment Impact Assessment prepared by a qualified professional if the proposed development may, in the opinion of the Development Authority, result in potentially significant environmental effects;
- (f) a waterfront construction management plan, for developments within 300m (1000 ft.) of the waterfront, that outlines construction management practices that prevent erosion, sedimentation and flow of nutrients into the lake; and,
- (g) any other information or plans that the Development Officer or the Municipal Planning Commission may consider necessary to properly evaluate the proposed development.

4.3.3 In addition to the requirements in 4.3.1 and 4.3.2, development within the Neighbourhood Redevelopment Overlay District shall also be required to provide:

- a) Colour photographs of any existing development, including at least two existing developments directly adjacent on either side of the development (if applicable), across the street and across the rear lane or rear property boundary;
- b) For all discretionary use development resulting in the creation of three (3) or more dwelling units on a single parcel:
 - (i) A block plan showing the outline of one lot and existing structures on either side of the proposed development, indicating the setbacks from all property lines;

-
- (ii) An elevation of one lot and existing structures on either side of the proposed development, including building heights; and
 - (iii) A statement of garbage collection provisions (3 or more dwelling units to be serviced by a communal garbage receptacle), including a statement from a suitable waste management company confirming ability to service.

- c) A landscape plan, in accordance with section 7.26.28, for all discretionary use development resulting in the creation of four (4) or more dwelling units.

(Bylaw 1728/2017)

(Bylaw 1748/2018)

4.4 Review and Notice of Development Permit Applications

- 4.4.1 The Development Authority, upon receipt of a development permit application shall within 20 days, unless a longer time period has been agreed to in writing with the applicant:
 - (a) issue a notice to the applicant indicating the development permit application is complete; or
 - (b) issue a notice to the applicant indicating that the development permit application is incomplete. This notice shall outline the outstanding information required by the development authority to consider the application complete and a date the information referred to must be submitted by. A later date may be agreed upon between the development authority and the applicant, should the applicant request additional time in order to complete the application.
- 4.4.2 Notwithstanding section 4.4.1, if no notice is given by the Development Authority within the 20 days or an agreed time period, the application shall be considered complete.
- 4.4.3 If the requested information in section 4.4.1(b) is not received by the date indicated in the notice, or a later agreed upon date, the Development Authority shall issue a notice to the applicant deeming the development permit application refused and reasons for the refusal.
- 4.4.4 The Development Authority shall base a completed application decision on the information required to be submitted for the development permits as outlined in section 4.3.
- 4.4.5 In the opinion of the Development Authority, the quality of the information or materials supplied is inadequate to properly evaluate the proposed development, the application shall be deemed incomplete until all required details have been submitted.
- 4.4.6 Notwithstanding section 4.4.4, the Development Authority may deal with an application and make a decision without all the required information , if it is the

opinion of the Development Authority that a decision on the application can be properly made without such information.

(Bylaw 1748/2018)

4.5 Development Permit Referrals

- 4.5.1 The Development Officer may refer a development permit application to any internal department, external agency, or adjacent municipality for comments or advice.
- 4.5.2 The Development Officer may refer a development permit application for a discretionary use or an application for a variance or an application for a development permit in a Direct Control District to landowners within 50 m (164 ft.) of the subject property, indicating the location and nature of the proposed development, and ask for comments.
- 4.5.3 The Development Officer shall refer all development which would result in permanent overnight accommodation, including dwellings, or public facilities to the Alberta Energy and Utilities Board, if any of the land which is the subject of the application is within 1.5km (0.93 miles) of a sour gas facility and the proposed development is not, in the opinion of the Development Officer, an infill development.
- 4.5.4 If no response has been received by the date noted on the referral the Development application will be dealt with by the Development Authority as if there are no objections to the development.

4.6 Decision Process for Development Permits

- 4.6.1 Prior to making any decision on a development permit application the application shall be reviewed and the applicant notified in accordance with section 4.4.
(Bylaw 1748/2018)
- 4.6.2 In making a decision on a development permit application for a Permitted Use, the Development Authority:
 - (a) shall approve, with or without conditions, the application if the proposed development conforms with this Bylaw, the Municipal Government Act, and any statutory plans; or,
 - (b) shall refuse the application if the proposed development does not conform to this Bylaw, giving reasons for such refusal; or,
 - (c) may approve the application subject to conditions to ensure that the application conforms to the requirements of the Land Use Bylaw, the *Municipal Government Act* and the *Matters Relating to Subdivision and Development Regulation* and statutory plans.
(Bylaw 1881/2023)

-
- 4.6.3 In making a decision on a development permit application for a Discretionary Use, the Development Authority:
- (a) may approve the application, with or without conditions, if it meets the requirements of this Bylaw, the Municipal Government Act, and any statutory plans; or,
 - (b) refuse an application giving reasons for its refusal.
- 4.6.4 The Development Authority may approve an application for a development permit or subdivision approval, if the proposed development does not comply with this Land Use Bylaw or is a non-conforming building, if in the opinion of the Development Authority.
- (a) the proposed development or subdivision would not:
 - (i) unduly interfere with the amenities of the neighbourhood, or
 - (ii) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land; and
 - (b) the proposed development conforms with the use prescribed for that land or building in the Land Use Bylaw, and
 - (c) the proposed subdivision conforms to the use prescribed for that land in the Land Use Bylaw.
- 4.6.5 The Development Authority may issue a development permit with any condition deemed necessary to ensure that the development complies with the Municipal Government Act, this Bylaw and any or all statutory plans.
- 4.6.6 Where the Council is the Development Authority, it may approve, with or without conditions, or may refuse an application for a development permit in a Direct Control District.
- 4.6.7 The Council's decision upon an application for a development permit in a Direct Control District shall be final and binding on all parties.
- 4.6.8 An application for a development permit may, at the option of the applicant, be deemed to be refused when a decision on the application is not made by the Development Authority within 40 days of the receipt of the completed application unless a time extension agreement is signed by the applicant.
- 4.6.9 In the case where an application for a development permit has been refused pursuant to this Part or ultimately after appeal, the submission of another application for a permit on the same parcel and for the same or similar use of land by the same or any other applicant may not be accepted by the Development Officer for at least 6 months after the date of the final decision unless in the opinion of the Development Officer the reasons for refusal have been adequately addressed or the circumstances of the application have changed significantly.

4.7 Attaching Conditions to a Development Permit

- 4.7.1 In making a decision on a Permitted or Discretionary Use, the Development Authority may impose conditions it considers appropriate, either on a permanent basis or for a limited time period, in order to approve a development permit application.
- 4.7.2 The Development Authority may impose any conditions it deems appropriate to ensure compatibility with the amenities of the neighbourhood and the use, enjoyment and value of neighbouring parcels of land, including but not limited to the following:
- (a) limiting the time of operation including hours of the day, days of the week, and parts of the year;
 - (b) limiting the number of patrons;
 - (c) requiring attenuation or mitigation of noise, odour, or any other nuisances that may be generated by the proposed development;
 - (d) regarding the size, location, character, and appearance of buildings or structures;
 - (e) regarding site grading, landscaping, and natural vegetation; environmental contamination and reclamation;
 - (f) addressing safety concerns regarding traffic, pedestrians, or protection of the site from other developments or to protect other developments from the site;
 - (g) regarding parking;
 - (h) requiring consolidation of parcels;
 - (i) establishing a period of time for which a development permit is valid;
 - (j) the timing of the completion of any part of the proposed development;
- 4.7.3 Where this Bylaw requires a minimum standard, the Development Authority may impose a condition on a discretionary development permit requiring a higher standard where it is deemed appropriate.
- 4.7.4 The Development Authority may impose conditions necessary to ensure satisfactory arrangements for the supply of water, electric power, sanitary sewer, storm sewer, natural gas, cable, vehicular or pedestrian access and circulation, parking, loading, landscaping or drainage, or any of them, including payment of the costs of installation or construction of any such utility or facility by the applicant.
- 4.7.5 The Development Authority may impose a condition of development permit that requires an irrevocable letter of credit, up to a value equal to the estimated costs of the proposed landscaping, to ensure that the required landscaping is carried out with reasonable diligence. Landscaping securities shall be collected in accordance with Section 7.26.

4.7.6 As a condition of development approval, the Development Authority may require the developer to enter into a development agreement with the municipality to do any or all of the following:

- (a) to construct or pay for the construction or upgrading of:
 - (i) any roads required to give access to the development;
 - (ii) a pedestrian walkway system to serve the development or to provide pedestrian access to adjacent developments, or both;
 - (iii) off-street or other parking facilities; and,
 - (iv) loading and unloading facilities;
- (b) to install or pay for the installation of, any public utilities that are necessary to serve the development;
- (c) to pay an off-site levy or redevelopment levy;
- (d) to provide an irrevocable letter of credit, or other form of security acceptable to the Development Authority, to ensure compliance with the terms of the agreement and the conditions of the development permit;
- (e) to repair or reinstate, or to pay for the repair or reinstatement, any street furniture, curbing, sidewalk, boulevard landscaping and tree planting which may be damaged, destroyed, or otherwise harmed by development or building operations upon the site; and/or,
- (f) to attend to all other matters the Development Authority considers appropriate.

4.7.7 To ensure compliance with a development agreement, the Town may register a caveat pursuant to the provisions of the *Land Titles Act* and the *Municipal Government Act* against the Certificate of Title for the property being developed. This caveat shall be discharged once the agreement has been complied with.

4.7.8 The developer shall be responsible for all costs associated with the preparation of a development agreement, as well as the costs associated with registering the caveat at Land Titles and discharging the caveat when all conditions have been met.

4.8 Notification of a Decision on a Development Permit

4.8.1 A decision of the Development Authority on an application for a development permit shall be given in writing and sent to the applicant by ordinary mail, or where the applicant has agreed, by electronic notification. All applications which have been refused shall contain reasons for such refusal.

(Bylaw 1748/2018)

4.8.2 Where a decision has been made on an application for a Permitted Use, the Development Officer shall post a notice of the decision on the Town's website.

4.8.3 Where a decision has been made on an application for a Discretionary Use, or a permitted use that includes a relaxation, the Development Officer may:

-
- (a) mail a notice of the decision to all persons whose use, enjoyment or value of property may, in the opinion of the Development Officer/Municipal Planning Commission, be affected; and/or
 - (b) post a notice of the decision on the Town's website; and/or
 - (c) publish in a newspaper circulating in the municipality a notice of the decision.

(Bylaw 1748/2018)

4.9 Effective Date and Validity of a Development Permit

4.9.1 When a development permit has been approved by the Development Authority it shall not be issued unless and until:

- (a) any conditions of approval, except those of a continuing nature, have been met; and
- (b) the time period for an appeal to the Subdivision and Development Appeal Board has expired or, if an appeal has been filed, a decision has been rendered by the Subdivision and Development Appeal Board to confirm the issuance of the development permit subject to any variations directed by the Subdivision and Development Appeal Board.

4.9.2 If the development authorized by a permit is not commenced within 12 months from the date of its decision, or the date of decision of the Subdivision and Development Appeal Board upon appeal, nor carried out with reasonable diligence as determined by the Development Authority, the permit ceases to be effective, unless an extension to this period, being no longer than an additional 12 months, has previously been granted by the Development Authority.

4.9.3 Where an application for a development permit has been refused another application for a permit on the same parcel for the same or similar use of land may not be submitted by the same or any other applicant for 6 months after the date of the previous refusal unless in the opinion of the Development Officer the reasons for refusal have been adequately addressed or the circumstances of the application have changed significantly.

4.10 Failure to Complete Development

4.10.1 Once a development is initiated in relationship to an approved development permit, the permit remains valid until the work is completed. However, if a development is not completed to a standard acceptable to the Development Officer within 2 years of the issuance of the permit, or any extension thereof, the Development Officer may direct that the site be returned to its original condition or a state acceptable to the Development Officer.

4.11 Cancelling, Suspension or Revocation

4.11.1 The Development Authority may cancel, suspend or revoke a development permit if:

- (a) There is a contravention of any condition under which such permit was issued;
- (b) The permit was issued in error; or
- (c) The permit was issued on the basis of incorrect information.

4.12 Appealing a Decision of the Development Authority

4.12.1 An appeal may be made to the Subdivision and Development Appeal Board (SDAB) by:

- (a) the applicant, if the Development Authority:
 - (i) Refuses or fails to issue a development permit;
 - (ii) Issues a development permit with conditions;
 - (iii) Fails to make a decision with respect to an application within 40 days of receipt of a completed application or within such longer period as the applicant may have approved in writing;
 - (iv) Issues an order under section 645 of the Municipal Government Act; or
 - (v) Issues a refusal for an incomplete development permit application.
(Bylaw 1748/2018)
- (b) Or any person claiming to be affected by an order, decision or development permit made or issued by a Development Authority.

4.12.2 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.

4.12.3 An appeal shall be commenced by filing written notice of the appeal, stating reasons for such appeal and accompanied by the appeal fee as established in the fee schedule, with the Secretary of the SDAB within 21 days after:

- (a) In the case of an appeal made by a person referred to in section 4.12.1 (a):
 - (i) The date on the notice of the order or decision of the development permit; or
 - (ii) If no decision is made with respect to the application for a development permit within the 40 day period or within any extension of this time limit referred to under section 4.12.1 (a) (iii), the date the period or extension expires; or
 - (iii) The date on the notice of a refused development permit application.

-
- (b) In the case of an appeal made by a person referred to in section 4.12.1 (b), after the date on which the notice of the issuance of the permit was received or posted. (Bylaw 1748/2018)
- 4.12.4 A decision on a development permit application within a Direct Control District may be appealed only if the Development Authority did not follow the directions of Council. If the Board finds that the Development Authority did not follow Council's directions, it may, in accordance with Council's directions, substitute its decision for that of the Development Authority. Where Council is the Development Authority no right of appeal exists.
- 4.12.5 The SDAB shall hold an appeal hearing within 30 days of the receipt of a notice of appeal.
- 4.12.6 The procedures followed for an appeal hearing are governed by the Municipal Government Act.
- 4.12.7 The decision of the SDAB is final and binding except on a question of jurisdiction or law, in which case the appellant may appeal to the Court of Appeal as provided in the Municipal Government Act.

PART 5 AMENDING THE LAND USE BYLAW

5.1 Initiating an Amendment

- 5.1.1 The Council may, on its own initiative, amend this Land Use Bylaw.
- 5.1.2 A person may request to amend this Land Use Bylaw by application in writing to the Development Officer. The application shall include:
 - (a) a statement of the specific amendment requested;
 - (b) reasons for the application;
 - (c) if the application is for a change of District, the legal description of the lands, or a plan showing the location and dimensions of the lands;
 - (d) the applicant's interest in the lands; and
 - (e) an application fee, the amount of which shall be determined from time to time by resolution of Council.
 - (f) If the amendment is for a re-designation of land, the Development Officer may require:
 - (i) an outline plan for the area to be re-designated to the level of detail specified by the Development Officer; and
 - (ii) payment of a fee to the Town equal to the costs incurred by the Town to review the proposed re-designation and related outline plan, or if necessary to prepare an outline plan.

5.2 Processing an Amendment

- 5.2.1 Upon receipt of an application for amendment to this Land Use Bylaw, the Development Officer shall initiate or undertake an investigation and analysis of the potential impacts of development resulting from or allowed as a result of the proposed amendment. The analysis shall be based on the full development potential of the proposed amendment and not on the merits of any particular development proposal. The analysis shall, among other things consider the following impact criteria:
 - (a) relationship to and compliance with approved statutory plans and Council policies;
 - (b) relationship to and compliance with statutory plans or outline plans in preparation;
 - (c) compatibility with surrounding development in terms of land use function and scale of development;

-
- (d) traffic impacts;
 - (e) relationship to, or impacts on, services such as water and sewage systems, and other public utilities and facilities such as recreation facilities and schools;
 - (f) relationship to municipal land, right-of-way or easement requirements;
 - (g) effect on stability, retention and rehabilitation of desirable existing uses, buildings, or both in the area;
 - (h) necessity and appropriateness of the proposed amendment in view of the stated intentions of the applicant; and
 - (i) relationship to the documented concerns and opinions of area residents regarding development implications.
- 5.2.2 The Development Officer shall determine when the application will be placed before the Council and shall issue not less than 5 days notice to the applicant advising that they may appear before the Council at that time and speak to the application. An application for an amendment shall be placed before the Council within 60 days of its receipt by the Development Officer.
- 5.2.3 The Council, in considering an application for an amendment to this Land Use Bylaw, may:
- (a) refuse the application; or
 - (b) refer the application for further information; or
 - (c) pass first reading to a bylaw to amend this Land Use Bylaw, with or without conditions or amendments; or
 - (d) defeat first reading of a bylaw to amend this Land Use Bylaw; or
 - (e) pass first reading of an alternative amendment to this Land Use Bylaw, with or / without conditions.
- 5.2.4 Following first reading of an amending bylaw, the Council shall:
- (a) establish the date, time and place for a public hearing on the proposed bylaw;
 - (b) outline the procedure to be followed by anyone wishing to be heard at the public hearing; and
 - (c) outline the procedure by which the public hearing will be conducted.
- 5.2.5 Following first reading of an amending bylaw, the Development Officer must give notice of the public hearing by:
- (a) publishing notice at least once a week for 2 consecutive weeks in at least one newspaper or other publication circulating in the area to which the proposed bylaw relates; and
 - (b) if the amending bylaw proposes to change the district designation of a parcel of land, mailing or delivering notice to every owner of adjacent land in and around the parcel or parcels to which the proposed bylaw relates.

5.2.6 A notice must contain:

- (a) a statement of the general purpose of the proposed bylaw and public hearing;
- (b) the address where a copy of the proposed bylaw and any documents relating to it or the public hearing may be inspected;
- (c) the date, place and time where the public hearing will be held.

5.2.7 In the case of an amendment to change the district designation of a parcel of land, the Development Officer must, in addition to the requirements of section 5.2.5 and 5.2.6:

- (a) include in the notice
 - (i) the municipal address, if any, and the legal address of the parcel of land, and
 - (ii) a map showing the location of the parcel of land,
- (b) give written notice containing the information described in section 5.2.7 and section 5.2.6 to the assessed owner of that parcel of land at the name and address shown in the assessment roll of the municipality, and
- (c) give written notice containing the information described in (a) above and section 5.2.6 to every owner of land located within 50 metres (164 ft.) of the parcel or parcels to which the proposed bylaw relates the name and address shown for each owner of the assessment roll of the municipality.

5.2.8 If the land referred to in subsection 5.2.7 (c) is in Red Deer County, the Summer Village of Jarvis Bay or the Summer Village of Norglenwold, the written notice must be given to the County or Summer Village, as the case may be, and to each owner of land located within 50 metres of the parcel or parcels to which the proposed bylaw relates at the name and address shown for each owner on the tax roll of the County or the Summer Village.

5.2.9 Notwithstanding section 5.2.4 the Land Use Bylaw may be amended without giving notice or holding a public hearing if the amendment corrects clerical, technical, grammatical, or typographical errors and does not materially affect the Land Use Bylaw in principle or substance.

5.2.10 In the public hearing, the 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 the Council; and

-
- (b) may hear any other person who wishes to make representations and whom the Council agrees to hear.
- 5.2.11 After considering the representations made to it about the proposed bylaw at the public hearing and after considering the Town's statutory plans and any other matter it considers appropriate, the Council may:
- (a) refer it for further information or comments;
 - (b) pass the bylaw;
 - (c) make any amendment to the bylaw it considers necessary and proceed to pass it without further advertisement or hearing; or
 - (d) defeat the bylaw.
- 5.2.12 Prior to third reading of the proposed bylaw, Council may require the applicant to apply for a development permit and negotiate a development agreement in respect of the proposal which initiated the application for amendment.
- 5.2.13 The Development Officer shall not accept an application of an amendment which is identical or similar to an application which was refused by the Council, for a period of 6 months after the date of the refusal unless, in the opinion of the Development Officer, the reasons for refusal have been adequately addressed or the circumstances of the application have changed significantly.

PART 6 CONTRAVENTION AND ENFORCEMENT

6.1 Contravention

6.1.1 Where the Development Authority finds that a use is not in accordance with the *Municipal Government Act*, this Land Use Bylaw or the *Matters Relating to Subdivision and Development Regulations*, a development permit or a subdivision approval, the Development Authority may, by notice in writing, order the registered owner, the person in possession of the land or buildings, the person responsible for the contravention, or all or any of them to:

- (a) stop the development or use of the land or buildings in whole or in part as directed by the notice;
- (b) demolish, remove or replace the development, or
- (c) take such other measures specified in the notice so that the development or use of the land or buildings is in accordance with the *Municipal Government Act*, this Land Use Bylaw, the *Matters Relating to Subdivision and Development Regulations*, a development permit or a subdivision approval, as the case may be;

within the time specified by the notice.

(Bylaw 1881/2023)

6.1.2 If a person fails or refuses to comply with an order directed to them under section 6.1.1 or an order of the Subdivision and Development Appeal Board upon appeal in accordance with the *Municipal Government Act*, a designated officer may, in accordance with the *Municipal Government Act*, enter upon the land or building and take such action as is necessary to carry out the order.

6.1.3 When a designated officer carries out an order, the Council shall cause the costs and expenses incurred in carrying out the order to be placed on the tax roll as an additional tax against the property concerned and that amount shall be collected in the same manner as taxes on land.

6.1.4 The Town may register a caveat with respect to an Order against the Certificate of Title for the subject property.

6.2 Right of Entry

6.2.1 For the purpose of entering and inspecting land or structures as described in the *Municipal Government Act*, the Development Officer and any other persons appointed by Council, are hereby declared to be a "designated officer".

6.3 Offences and Penalties

6.3.1 Any person who:

- (a) Contravenes or fails to comply with any provision of this Bylaw, the *Municipal Government Act* or the *Matters Relating to Subdivision and Development Regulation*; (Bylaw 1881/2023)
- (b) Uses land in a manner contrary to the provisions of this Bylaw or any subdivision or development permit for such land;
- (c) Contravenes or fails to comply with any development permit or subdivision approval, or conditions forming part thereof;
- (d) Contravenes or fails to comply with a decision of the Subdivision and Development Appeal Board;
- (e) Obstructs or otherwise hinders in any manner any person in the exercise or performance of that person's powers authorized under this or any other Bylaw or enactment; or
- (f) Contravenes or fails to comply with a stop order issued pursuant to section 6.1 of this Bylaw;

is guilty of an offence and is liable on summary conviction to a fine.

6.3.2 A person who contravenes or fails to comply with any provision of this Bylaw is guilty of an offence and is liable to a penalty for a first and each subsequent offence in the amount specified in Part 10 of this Bylaw, or in the case of an offence for which there is no specified penalty in Part 10 to a fine of not less than \$250.00 and not more than \$10,000.00 or to imprisonment for not more than one year, or to both fine and imprisonment.

6.3.3 If a person is found guilty of an offence under the *Municipal Government Act*, the *Matters Relating to Subdivision and Development Regulation* or this Land Use Bylaw, the court may, in addition to any other penalty imposed, order the person to comply with the Act or this Land Use Bylaw or a permit issued under this Bylaw, or a condition of any of them. (Bylaw 1881/2023)

6.3.4 Any Designated Officer who has reasonable and probable grounds to believe that any person has contravened any provision of this Bylaw, may issue and serve:

- (a) A municipal tag allowing payment of the specified penalty to the Town, which payment will be accepted by the Town in lieu of prosecution for the offence; or
- (b) A violation ticket, allowing a voluntary payment of the specified penalty to the Provincial Court, or, requiring a person to appear in court without the alternative of making a voluntary payment;

and the recording of the payment of a specified penalty made to the Town pursuant to a municipal tag or the Provincial Court of Alberta pursuant to a violation ticket shall constitute an acceptance of a guilty plea and conviction for the offence.

-
- 6.3.5 Where a contravention or offence is of a continuing nature, further municipal tags may be issued by the Designated Officer for each day the offence continues.
- 6.3.6 Service of a municipal tag shall be sufficient if it is:
- (a) personally served; or
 - (b) sent and served by regular mail to the person's last known mailing address.
- 6.3.7 If payment of a municipal tag is not made within the time specified, a Designated Officer may issue a violation ticket requiring the alleged offender to make a voluntary payment or appear in court on the date indicated on the violation ticket.
(Bylaw 1736/2017)

6.4 Enforcement of Signage Regulations

- 6.4.1 A development officer or a designated officer may by notice in writing delivered to the property owner and, if their name and address are included on the permit application, the sign owner:
- (a) direct the owner to correct the condition of any sign within a reasonable time frame not exceeding 30 days, of receipt of the notice where, in the opinion of the designated officer, that condition constitutes a violation of this Bylaw or any permit hereunder;
 - (b) order the owner to stop work on a sign if it is proceeding in contravention of this Bylaw or if the sign is deemed to be in an unsafe condition;
 - (c) revoke or refuse to issue a permit where, in the opinion of the development officer, the work done or proposed fails to meet the requirements of this or any other Town Bylaw;
 - (d) direct the removal within a reasonable time frame, not exceeding 30 days, of such notice of any sign placed in violation of this or any other bylaw;
 - (e) where a sign by reason of accident, damage by fire or any other cause is in a dangerous or unsafe condition, or is liable to cause injury to any person or property, order the owner to cause it to be repaired so that it is safe to the satisfaction of the development officer, or to remove the sign; and
 - (f) order the owner to paint, repair, alter, maintain or remove any sign which is in bad repair, dilapidated or has been abandoned, such work to be completed within a reasonable time frame, not exceeding 30 days, of the receipt of such notice.
(Bylaw 1736/2017)
- 6.4.2 A designated officer who believes on reasonable grounds that a sign is not authorized pursuant to this Bylaw may:
- (a) in the case of a sign for which no permit has been issued, without prior notice to any person perform any or all of the following actions:
 - (i) enter onto the property in order to inspect and/or remove and impound the sign;

(ii) issue a municipal tag or violation ticket; (Bylaw 1736/2017)

(iii) authorize the entry onto the property by other parties deemed necessary in order to remove an offending sign.

6.4.3 Notwithstanding section 6.4.2 (a), no sign which is located in or upon or which is affixed to a building shall be removed without either the consent of the owner of the building, the consent of the owner of the sign or a court order.

6.4.4 Following the impounding and removal of a sign, written notice shall be sent to the owner of the sign (if known) and to the owner of the premises from which the sign is removed, advising of the removal. The owner of the sign may secure its release from impound upon payment in full of all applicable impounding and storage charges.

6.4.5 An impounded sign which has not been redeemed within 30 days of the date of the service of notice as specified in section 6.4.4 may be disposed of by the municipality without further notice to any person and without any liability to compensate the owner of the sign.

PART 7 SUPPLEMENTARY REGULATIONS

7.1 Accessory Buildings

7.1.1 In a Residential District:

- (a) No accessory building or any portion thereof shall be erected or placed within the front yard of a parcel.
- (b) An accessory building shall be situated so that the exterior wall is at least 1.0 m (3.28 ft.) from the side and rear boundaries of the parcel, except in the RMB district where all accessory buildings shall be situated at least 4.5 m (14.76 ft.) from the rear parcel boundary.
- (c) An accessory building on a corner parcel shall not be situated closer to the street than the principal building and maintain a side yard setback from the street consistent with the requirements of that district.
- (d) Notwithstanding subsections (b) and (c) of this section, in any residential district other than the RMB district, an accessory building or any portion thereof may be erected or placed on the rear or side boundary common to two parcels provided the accessory building serves the two abutting parcels. The Town may as a condition of approval, require the owners to construct a firewall and cause to register a party wall agreement on both affected titles.
- (e) An accessory building shall not be more than 5.0 m (16.4 ft.) in height, and shall not exceed the height of the principal building.
- (f) Notwithstanding section (e) above, a garage suite shall not be more than 7.5m (24.6 ft.) in height and shall not exceed the height of the principal building.
- (g) An accessory building erected or placed on a parcel shall not be used as a dwelling unless a permit has been issued for the development of a garage suite.
- (h) Notwithstanding section (a) above and other than in the RMB district, an accessory building may be allowed in the front yard of a residential parcel that abuts either Sylvan Lake or a reserve or open space parcel (public or private as determined by the Development Authority) abutting Sylvan Lake. Accessory buildings in such a case must be sited as follows:
 - (i) The exterior wall is a minimum of 1.0 m (3.28 ft.) from any side parcel boundary, and 6.0 m (19.68 ft.) from the front parcel boundary.
 - (ii) Unless otherwise approved by the Municipal Planning Commission, no accessory building shall be sited so as to be closer to Sylvan Lake than the principal building.

-
- (i) Soft-sided or fabric covered buildings shall not be permitted in residential districts except on a temporary basis, subject to section 7.44, temporary buildings or for use as a greenhouse.
 - (j) Accessory buildings shall take into account the principal dwelling appearance to ensure compatibility and incorporate similar exterior cladding colours and materials.
 - (k) No accessory residential building shall have a balcony or rooftop deck, with the exception of approved garage suites. (Bylaw 1818/2020)
(Bylaw 1748/2018)

7.1.2 All Other Districts:

- (a) No accessory building or any portion thereof shall be erected or placed within the front yard of a parcel or any yard adjacent to a highway or major road.
- (b) Accessory buildings shall take into account the principle building appearance to ensure compatibility and incorporate similar exterior cladding colours and materials. (Bylaw 1748/2018)
- (c) For all soft-sided or fabric covered buildings visible from a highway and/or major road, the Development Authority shall also take into account the building appearance, orientation, and design, and may add any conditions necessary to ensure such building is suitable to the character of the existing development in the district, as well as its effect on adjacent districts. A higher level of landscaping and buffering may also be required to ensure that the building is appropriately screened to the satisfaction of the Development Authority.

7.2 Adult Entertainment Establishments and Adult Oriented Indoor Merchandise Sales

- 7.2.1 Unless otherwise approved by Council, an adult entertainment establishment or an adult oriented indoor merchandise sales development shall not be located on a parcel having a minimum radial separation distance of less than 150 m from the boundary of a parcel which contains a residential building, and from the boundary of a parcel accommodating a school, church, day care facility, public park, playground, municipal building, medical and health related service, public and quasi-public use, or any other adult entertainment establishment or adult oriented indoor merchandise sales development.

7.3 Alternative Energy Collecting and Storing Devices

- 7.3.1 Solar energy devices attached to a principal or accessory building shall:

- (a) be integrated so as to mimic the roof or wall/ structure. The mounted panel shall project no more than 0.15 m (6 in) from the surface of the building;

- (b) where located on buildings with flat roofs, not project vertically more than 1.0 m (3.28 ft.) above the roof line in residential districts and not more than 1.8 m (6 ft.) above the roof line in all other districts; and,
- (c) not extend beyond the outermost edge of the roof or wall to which it is mounted;



7.3.2 Solar energy devices not attached to a building shall:

- (a) be located in a side or rear yard only;
- (b) not exceed 2.5 m (8.2 ft.) in height above the ground; and
- (c) be screened from adjacent properties with a fence or landscaping, to the satisfaction of the Development Authority.

7.3.3 Wind Energy Devices shall:

- (a) Be located in a side or rear yard only;
- (b) Be subject to the district requirements for height on the parcel which they are located;
- (c) Be sized appropriately to the district in which they are located. Devices located on residential lots shall be designed specifically to be for such use;
- (d) not generate any noise that extends beyond the property boundary in a residential district;

7.3.4 The Development Authority may require provision of a visual and noise impact statement including steps proposed to mitigate such impacts.

7.3.5 Geothermal Energy Devices shall:

- (a) Be permitted provided its underground components meet the required setbacks for accessory buildings in the district;
- (b) In the case of above ground components, adhering to the following:
 - (i) in a residential district, be subject to the district requirements for an accessory building on the lot where the device is located;
 - (ii) in all other districts, be subject to the district requirements for a principal building on the lot where the device is located; and
 - (iii) not require a development permit, subject to meeting the requirements of the district in which they are located.

7.4 Bed and Breakfast Services

7.4.1 Bed and Breakfast services shall only be allowed in detached dwellings in those districts where it is listed as a use.

-
- 7.4.2 The operation and appearance of the bed and breakfast service shall not unduly impact the amenities and character of the residential neighbourhood. This includes visual, noise, traffic, and any other impact identified by the Development Authority.
- 7.4.3 The number of guest rooms shall be limited to 2 unless otherwise determined by the Development Authority based upon the merits of the individual proposal. The rooms shall have access from within the dwelling. The rooms shall not be dwelling units as defined in this Bylaw.
- 7.4.4 On-site parking shall be provided on a basis of one (1) parking stall per guest room. This is in addition to the parking requirement for the detached dwelling itself.
- 7.4.5 Signage shall be permitted in accordance with Part 8, Signs.
- 7.4.6 No business, other than one (1) Class A home occupation shall be permitted in a detached dwelling that contains a bed and breakfast service.
- 7.4.7 Secondary suites and garage suites are not permitted on a parcel that contains a bed and breakfast service.
- 7.4.8 No person other than a permanent resident of the dwelling shall be employed in the bed and breakfast service. The hiring of casual labour for such tasks as yard and building maintenance and housekeeping services is permissible.
- 7.4.9 Approval of a development permit does not exempt the operator of a bed and breakfast service from complying with any federal, provincial or other municipal legislation.
- 7.4.10 A short-term accommodation rental is not considered a Bed and Breakfast as per this section of the Land Use Bylaw. All short-term accommodation rentals shall be required to follow the regulations as set out in the Short-Term Accommodation Licensing Bylaw. (Bylaw 1851/2022)

7.5 Building Demolition

- 7.5.1 An application to demolish a building shall not be approved without a statement or plan which indicates:
- (a) how the operation will be carried out so as to create a minimum of dust or other nuisance; and
 - (b) the final reclamation of the parcel;
- to the satisfaction of the Development Authority.

7.6 Building Orientation and Design

- 7.6.1 The design, character and appearance of any building, or series of buildings, structure or sign proposed to be erected or located in any District must be acceptable to the Development Authority having due regard to the character of the existing development in the District , as well as its effect on adjacent districts.
- 7.6.2 Where applicable, buildings shall comply with any statutory planning documents which set out specific guidelines as to the design, character, appearance or building materials to be used within a district or area, or any architectural control guidelines adopted by Council. (Bylaw 1777/2018)
- 7.6.3 Site layout and building design shall have regard to adjacent properties and the effect on amenities such as privacy, sunlight and other microclimate effects. View corridors to and from the lake shall be maintained wherever possible to the satisfaction of the Development Authority.
- 7.6.4 All sides of a building exposed to a highway or public road shall be treated as a principal façade and finished in an appropriate manner to the satisfaction of the Development Authority.
- 7.6.5 Front entries should be clearly defined and orientated towards the front façade of the building.
- 7.6.6 Rooflines and facades of buildings shall be articulated and varied appropriately to the size of the site and the scale of the building in order to reduce the perceived mass and linear appearance of buildings and ensure an interesting streetscape.
- 7.6.7 Mechanical equipment on the roof of any building should be concealed by incorporating it within the building roof, or by screening it in a way that is consistent with the character and finishing of the building to the satisfaction of the Development Authority.
- 7.6.8 The design of rooftops visible from higher buildings should be considered and where feasible, rooftop gardens and patios should be incorporated to improve aesthetics and provide additional amenity space.
- 7.6.9 Crime Prevention Through Environmental Design (CPTED) principles and strategies should be used in site and building design where appropriate, pursuant to section 7.12.

7.7 Commercial Patios

- 7.7.1 A commercial patio shall be deemed permitted, provided the patio is located on a site with an approved principal use and is in accordance with the following regulations:
 - (a) no commercial patio shall exceed the gross floor area of the principal use;

-
- (b) no commercial patio shall be located within any yard that abuts a residential district;
 - (c) all outdoor lighting and speakers shall be directed inwards, away from adjoining properties and streets;
 - (d) patios constructed on a rooftop are to be entirely enclosed by a fence or wall with a minimum height of 1.21m (4.0 ft.) and may be required to be setback from the edge of the building eave. In addition, rooftop patios should be sited so as to minimize their potential impact on the use and enjoyment of surrounding land uses, particularly residential uses; and
 - (e) parking is to be provided at the same ratio as the principal use.

(Bylaw 1818/2020)

7.7.2 In addition to the requirements set out in 7.7.1, the following requirements shall apply to all licensed commercial patios:

- (a) patios shall be fully enclosed by a minimum 1.0m (3.3 ft.) high physical barrier which is permanent and immovable;
- (b) patios adjacent to each other shall be separated by a minimum 1.8m (6 ft.) high wall or barrier; and
- (c) patios shall be designed to be accessible via the interior of the establishment only, with the exception of emergency exits as required.

7.7.3 A commercial patio enclosures shall:

- (a) be designed to be aesthetically pleasing and complimentary to the architecture of the building it is accessory to;
- (b) be made of materials, such as tempered glass, that allows for two-way visual surveillance where enclosures exceed 1.0m (3.3 ft.) in height;
- (c) not incorporate any sharp or pointed pickets; and
- (d) be designed to the satisfaction of the Development Authority.

7.7.4 Live entertainment is permitted on commercial patios from 9:00 am to 9:00 pm Monday to Sunday.

7.7.5 Notwithstanding 7.7.4, live entertainment is permitted on commercial patios from June 1 to September 30 on Thursdays, Fridays, and Saturdays, as well as on Sundays when the following Monday is a statutory holiday in Alberta, from 9:00 am to 11:00 pm.

7.7.6 Commercial patios shall not:

- (a) be used as a dance floor for the purposes of dancing by the patrons of the establishment; or
- (b) permit adult entertainment, the main feature of which is the nudity or partial nudity of any person.

(Bylaw 1735/2017)

7.8 Cannabis Retail Sales

7.8.1 Cannabis retail sales is a use:

- (a) where cannabis is sold for consumption off the premises;

-
- (b) where consumption of cannabis must not occur;
 - (c) that may include the ancillary retail sale or rental of merchandise;
 - (d) where all cannabis that is offered for sale or sold must be from a federally approved and licensed facility; and
 - (e) that has been licensed by the Alberta Government.
- 7.8.2 Unless otherwise approved by the Development Authority, a cannabis retail sales development shall not be located within a radial distance of 150 meters, when measured from the closest point of an exterior wall of the building in which the proposed cannabis retail sales use is located, to the closest point of a parcel that contains a:
- (a) School;
 - (b) School reserve;
 - (c) Provincial health care facility;
 - (d) Public municipal indoor recreation facility;
 - (e) Community centre; and
 - (f) Public library
- 7.8.3 Unless otherwise approved by the Development Authority, a cannabis retail sales development shall not be located within a radial distance of 150 meters from another cannabis retail sales development. For the purposes of this subsection only:
- (a) The 150 meter radial separation distance shall be measured from the closest point of the exterior wall of the building in which the proposed cannabis retail sales development is located, to the closest point of the other cannabis retail sales development.
- 7.8.4 Unless otherwise approved by the Development Authority, a cannabis retail sales development shall not be located within a radial distance of 150 meters from a public playground. For the purposes of this subsection only:
- (a) The 150 meter radial separation distance shall be measured from the edges of the playground structures to the closest point of the exterior wall of the building in which the proposed cannabis retail sales development is located; and
 - (b) The term “public playground” is limited to playgrounds that are located on municipal parks and may include playground equipment/structures, skateboard parks, spray parks and outdoor fitness equipment installations.
- 7.8.5 The use shall not emit nuisances including, but not limited to, odour noise and light that may have a negative impact to adjacent sites surrounding the area.
- 7.8.6 No outdoor storage or outdoor display areas shall be allowed on the site.
- 7.8.7 It is prohibited to have cannabis products, accessories or any other cannabis related item or material visible from the exterior of the premises.

-
- 7.8.8 A cannabis retail sales development shall comply with all federal, provincial and municipal regulations.
- 7.8.9 A valid development permit and business license issued by the Town are required to operate a retail cannabis store.
- 7.8.10 An application for a development permit for cannabis retail sales will require:
(a) Proof of submission of an application to AGLC for a Cannabis Retail Store License. (Bylaw 1759/2018)

7.9 Cigar Lounge

- 7.9.1 The applicant shall provide floor plans confirming enclosure, entry locations, and separation from common areas or other tenancies to demonstrate compliance with provincial Tobacco, Smoking and Vaping Reduction Regulation and the Town's Smoke Free Bylaw.
- 7.9.2 The cigar lounge shall be served by a dedicated HVAC system that does not recirculate air to or from any other interior space within the building.
- 7.9.3 The exhaust outlet shall be located to minimize impacts on adjacent properties, including public spaces, walkways, building intakes and access points, and shall comply with all applicable Building Code requirements.
- 7.9.4 The Cigar Lounge shall be equipped with a filtration system designed to minimize odours at the exhaust outlet.
- 7.9.5 The Development Authority shall require the submission of a mechanical engineer's letter and drawings verifying compliance with:
- a) the Tobacco, Smoking and Vaping Reduction Regulation,
 - b) the Town's Smoke Free Bylaw, and
 - c) the Land Use Bylaw.

(Bylaw 1944/2026)

7.10 Comprehensive Site Planning and Design

- 7.10.1 Where the site is part of a larger area the whole of which may eventually be developed, the Development Authority may require the submission of a comprehensive Development Phasing Plan for the whole area before dealing with the initial application and may require that the plan be prepared by a qualified professional.

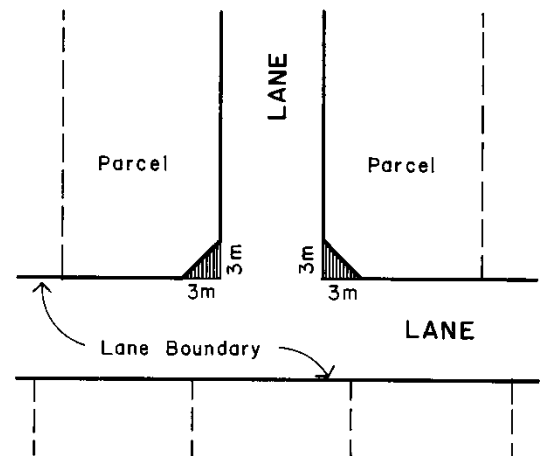
7.11 Community Gardens

- 7.11.1 Community gardens shall be considered a discretionary use in all districts and are subject to approval by the Development Authority and any applicable Town policies.

7.12 Corner Visibility Setbacks

- 7.12.1 No person shall erect, place, allow or permit any building, fence, vehicle or trailer, screening material or object, and no person shall plant or permit to grow any hedges, trees or vegetation which exceeds 0.9 m (2.95 ft.) in height on a portion of a corner site determined as follows:

- (a) Where the corner site is at the intersection of two lanes, a lane and a street, or two streets, a sight triangle of 3.0 m (9.84 ft.) in length shall be provided (see figure).



- 7.11.2 At the intersection of two streets, the Development Officer/Municipal Planning Commission may require the calculation of sight triangles where:
- (a) one of more rights-of-way is less than 15.0m (49.21 ft.), or
 - (b) regulated vehicle speed exceeds 50 km/h, or
 - (c) one of the carriageways is not centred in its right-of-way, or
 - (d) an intersection leg is curved or skewed, or
 - (e) an intersection leg is sloped at 2% or greater.

7.13 Crime Prevention Through Environmental Design

- 7.13.1 All developments are encouraged to be designed, where appropriate, using Crime Prevention Through Environmental Design Principles including:
- (a) Natural Surveillance – includes designing the site in a manner that increases the perception that people can be seen from buildings and spaces on the site. Design elements include individual walk up entrances to residential buildings, windows that face the street, and lighting and landscaping designed to promote natural observation.
 - (b) Natural Access Control – includes increasing the perception of risk for potential offenders by limiting access and controlling flow on the site.

Design elements include the use of fencing, landscaping, and lighting to restrict access as well as selectively placing entrances and exits and having clearly identifiable entry points.

- (c) Natural Territorial Reinforcement – includes limiting the opportunity for crime by clearly differentiating between public space and private space. Defining ownership with fencing, paving, landscaping, and building design.

7.13.2 The Development Authority may add conditions to any development permit to ensure that the development adheres to CPTED principles.

7.13.3 The Development Authority may require a CPTED analysis be completed for any commercial or public use development.

7.14 Dangerous Goods

7.14.1 Prior to making any decision on a development application which involves dangerous goods or development on adjacent land or in close proximity to any dangerous goods the Development Officer/Municipal Planning Commission shall refer the development proposal to the appropriate regulatory authority for comments.

7.14.2 A dangerous goods occupancy is considered any use where dangerous goods, as defined in the Transportation of Dangerous Goods Act, are loaded, unloaded, stored, processed or otherwise handled, unless otherwise specified by the Fire Chief.

7.15 Decks

7.15.1 A deck shall be permitted to project into the:

- (a) minimum front yard of the district a maximum of 1.5 m (4.9 ft.);
- (b) minimum side yard of the district a maximum of 0.6 m (2 ft.); and
- (c) minimum rear yard of the district a maximum of 3.0 m (9.8 ft.).



7.15.2 When a deck becomes enclosed or covered, it shall be considered an addition to the principal building and is required to meet all setback requirements of that district for such buildings.

-
- 7.15.3 A deck with a height of less than 0.6 m (2 ft.) shall not require a development permit, providing all setbacks and allowable projections within the district are met.

7.16 Development in Proximity to Oil and Gas Wells

- 7.16.1 In accordance with the *Matters Relating to Subdivision and Development Regulation*, development that would result in permanent additional overnight accommodation or public facilities, as defined by the Alberta Energy Regulator (AER), shall be in excess of 100 m (328.1 ft.) from the well head of a gas or oil well, unless, in the opinion of the Development Officer/Municipal Planning Commission, it may be considered an infill development or is otherwise approved in writing by the AER. (Bylaw 1881/2023)

7.17 Development Setbacks for Wastewater Treatment Plants

- 7.17.1 In accordance with the *Matters Relating to Subdivision and Development Regulation*:

- (a) A school, hospital, food establishment or residential building must not be approved and a residential building must not be constructed if the building site is within the distances of the working area of an operating wastewater treatment plant specified in the *Matters Relating to Subdivision and Development Regulation*, and
- (b) a wastewater treatment plant must not be approved within the distances from any existing or proposed school, hospital, food establishment or residential building specified in the *Matters Relating to Subdivision and Development Regulation*,

unless the development is approved in writing by the Deputy Minister of Alberta Environment & Parks.

(Bylaw 1881/2023)

7.18 Development Setbacks from Landfills and Waste Sites

- 7.18.1 In accordance with the *Matters Relating to Subdivision and Development Regulation*:

- (a) a school, hospital, food establishment or residence must not be approved and a residence must not be constructed if the building site is within the distances from a sanitary landfill, modified sanitary landfill, hazardous waste management facility, dry waste site, waste processing site, waste storage site, waste sorting station or waste transfer station specified in the *Matters Relating to Subdivision and Development Regulation*, and

-
- (b) a sanitary landfill, modified sanitary landfill, dry waste site, hazardous waste management facility, waste processing site, waste storage site, waste sorting station or waste transfer station must not be approved within the distances from the property boundary of a school, hospital, food establishment or residence specified in the *Matters Relating to Subdivision and Development Regulation*.

unless the development is approved in writing by the Deputy Minister of Alberta Environment & Parks.

(Bylaw 1881/2023)

7.19 Drinking Establishments

7.19.1 No development application for the construction or renovation of a drinking establishment may be approved unless it meets the following requirements:

- (a) No openings, such as a public entrance door or opening window, and no outdoor patio balcony, shall be located on a side of the subject building that faces or abuts a residential district or a lane or road separating the site from a residential district. This prohibition does not apply to emergency exits, loading-bay doors or non-opening windows;
- (b) The parking areas of the drinking establishment, which are located adjacent to a residential area, shall be screened to the satisfaction of the Development Authority;
- (c) No drinking establishment with a total occupancy capacity of 100 patrons or more, shall be located on a parcel that is within 50 m (164 ft.) of a parcel that contains a residential building, unless in the opinion of the Development Authority the proposed drinking establishment will not:
 - (i) unduly interfere with the amenities of the residential neighbourhood; and
 - (ii) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land;
- (d) The main entrance of a drinking establishment which has a capacity of 100 or more patrons may not be located closer than 100 m to the main entrance of any other drinking establishment with a capacity of more than 100 patrons;
- (e) Lighting of a site containing a drinking establishment shall be provided to the satisfaction of the Development Authority and so as to minimize the potential impact on any adjacent residential uses;

(Bylaw 1735/2017)

-
- (f) In making its decision, the Development Authority shall be mindful of Crime Prevention Through Environmental Design (CPTED) principles in accordance with section 7.12.

7.19.2 Processing of an application for a development permit for a drinking establishment may include:

- (a) Prior to making either a decision on an application for a development permit for a drinking establishment or a recommendation to Council regarding an application for a drinking establishment in a direct control district, the Development Authority may refer the application to any of the following for comment / input:
 - (i) The RCMP;
 - (ii) Applicable Municipal Boards or Committees;
 - (iii) A Crime Prevention Through Environmental Design (CPTED) expert; and
 - (iv) Adjacent / area landowners, businesses and residents,
- (b) The Development Authority may require the applicant or proponent to prepare and submit an impact statement pursuant to Section 7.23, Impact of Adjacent Uses on Residential Districts.
- (c) The Development Authority may require the applicant or proponent to host a public open house meeting so that the general public may review what is being proposed and may provide verbal and written feedback on the proposal.

7.20 Drive-Through Businesses



7.20.1 Drive-through businesses, including gas bars and carwashes, shall be located only where the Development Authority is satisfied that the development and resulting vehicle circulation patterns will not adversely affect the function of public roadways, internal roadways, or internal vehicle circulation routes.

7.20.2 Queuing space shall be provided on the same site as the development as follows:

-
- (a) For drive-through food services and other development having a service window or automated machine, a minimum of 5 inbound queuing spaces shall be provided for vehicles approaching the service window or automated machine. One outbound queuing space shall be provided on the exit side of the service window or automated machine. Additional queuing spaces may be required in order to ensure the development does not impact adjacent roadways.
 - (b) For drive-through vehicle services, inbound queuing spaces shall be provided at the discretion of the Development Authority based on the specific use and anticipated traffic. A minimum of one inbound queuing space per bay shall be provided.
 - (c) Each queuing space shall be a minimum of 5.5 m (18 ft.) long and 3.05 m (10 ft.) wide. Queuing lanes shall provide sufficient space for turning and maneuvering.

7.21 Driveways

- 7.21.1 Any building into which a vehicle may enter other than in the RMB Land Use District shall have a driveway on the parcel at least 6.0 m (19.69 ft.) in length, except where the driveway enters from a lane, where it shall be a minimum of 1.0 m (3.28 ft.) from the property line. In the case where a driveway does not provide access into a building, the driveway shall meet the minimum requirements for parking stalls as listed in section 7.38, regardless of where access is taken from.
(Bylaw 1736/2017)
- 7.21.2 Notwithstanding 7.20.1, in the case where an easement has been placed along the rear property line, the building setback shall be a minimum of the width of the easement plus 0.5 m (1.64 ft.).
- 7.21.3 At street intersections, driveways shall be setback from the parcel boundaries which form the intersection not less than:
 - (a) 6.0 m (19.69 ft.) where the driveway serves not more than four dwelling units, or
 - (b) 15.0 m (49 ft.) for all other uses,except where existing or planned traffic volumes indicate that a greater distance is required to improve or maintain traffic safety and efficiency.
- 7.21.4 The maximum width of a driveway in commercial and industrial districts shall be 10.0 m (32.8 ft.).
- 7.21.5 The maximum width of a driveway in a residential district shall be 8.0 m (26.25 ft.), and shall be grouped together in pairs to maximize the amount of space

available for on street parking. Driveway location shall be identified to the satisfaction of the Town at time of subdivision.

7.21.6 The minimum distance between driveways shall be:

- (a) nil, where the driveways serve single dwelling units,
- (b) 6.0 m (19.69 ft.), where the driveways serve any other use,

except where existing or planned traffic volumes indicate that a greater distance is required to improve or maintain traffic safety and efficiency.

7.21.7 The minimum angle for a driveway to a use which generates high traffic volumes shall be 70°.

7.21.8 To ensure that the movement of traffic is both safe and efficient, driveways are not allowed on the streets identified in Part 11.

7.21.9 Driveways and parking areas shall be hard surfaced if access is gained directly from or to a paved road.
(Bylaw 1736/2017)

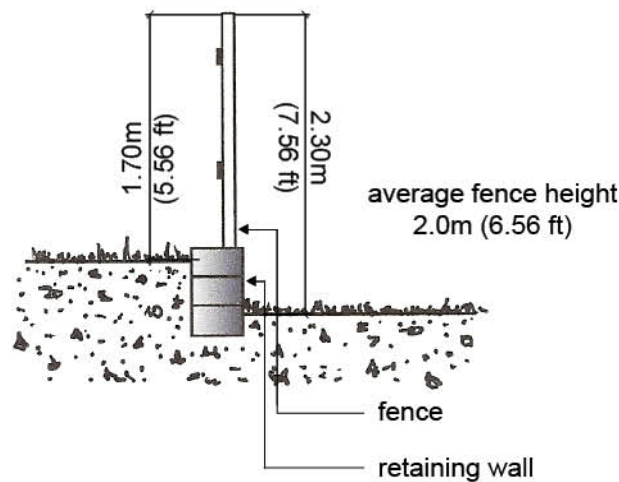
7.22 Fencing and Screening

7.22.1 The maximum height of a fence, as measured from grade, shall be:

- (a) 2.0 m (6.56 ft.) in the rear and side yards; and
- (b) 1.0 m (3.28 ft.) in the front yard;

7.22.2 Notwithstanding 7.21.1, a higher fence may be approved for public safety, security, privacy, or buffering purposes at the discretion of the Development Authority.

7.22.3 Where a fence is constructed on a retaining wall or where a significant difference in grade exists on adjacent parcels, height shall be calculated as the average combined height measured from grade on both sides of the fence and/or retaining wall.



- 7.22.4 All fencing shall compliment the character and quality of the principal building.
- 7.22.5 Fences containing barbed wire are not permitted except in an industrial or commercial district where the barbed wire is required for security purposes and is located only in the side and rear yards, above a height of 2.0 m (6.56 ft.).
- 7.22.6 Electric fences shall not be permitted.
- 7.22.7 All commercial and industrial developments, which share a property line with a residential development or a lane which abuts a residential development, shall be screened from the view of the residential development with a 2.0m (6.56 ft.) fence and/or landscaping to the satisfaction of the Development Authority.
- 7.22.8 For sites containing bulk outdoor storage, including but not limited to auto wrecking yards, lumber yards, pipe storage and similar uses, screening in the form of a fence, landscape planting, earth berm, or any combination thereof to the satisfaction of the Development Authority, shall be required.
- 7.22.9 For any site where noise is a potential nuisance, the Development Authority may specify that fencing be designed to attenuate noise. Where noise attenuation fencing is required, the developer/applicant may be required to submit a report, prepared by a qualified professional, outlining the type and specifications for the fencing.
- 7.22.10 Materials and landscaping used for screening and buffering shall provide year round screening.

7.23 Garage Suites

7.23.1 Notwithstanding section 7.1, an accessory building containing a garage suite may be used as a subordinate dwelling to the principal dwelling unit on the parcel.

7.23.2 Garage Suites shall have an entrance separate from the entrance to the detached garage.



7.23.3 Garage Suites shall be restricted to sites that:

- (a) can be accessed by a rear lane and are:
 - (i) lots which back onto a lane adjacent to an arterial road that is separated from the lane by a landscaped boulevard; or
 - (ii) lots where a side or rear lot line abuts a site containing a row housing, four-plex, or apartment development; or
 - (iii) lots where a side or rear lot line abuts a High Density Residential District (R3), a Public Facility District (PF), or a Commercial District;
 - (iv) a corner lot; or
 - (v) located within the Neighbourhood Redevelopment Overlay District boundary across a rear lane from a parcel designated DC-2 (Direct Control District).

(Bylaw 1728/2017)

(Bylaw 1818/2020)

- (b) directly abut Sylvan Lake or a reserve or open space abutting Sylvan Lake.

- (c) Comply with the regulations as stated within the Neighbourhood Redevelopment Overlay District.

(Bylaw 1728/2017)



7.23.4 There may only be one garage suite per parcel and a parcel containing a garage suite shall not be allowed to have a secondary suite, except parcels which comply with the requirements of the Neighbourhood Redevelopment Overlay District.

(Bylaw 1728/2017)

7.23.5 A parcel containing a garage suite may also accommodate a Class A or B home occupation as described in section 7.24.

7.23.6 One on-site parking stall shall be provided per garage suite, in addition to the number of stalls required for the principal building. All parking stalls shall be hard surfaced.

7.23.7 Tandem parking shall not be permitted as a method for meeting the parking requirements for a garage suite.

7.23.8 Garage Suite Design Guidelines:

- (a) Garage and suite exteriors shall relate to the house exterior by utilizing similar design elements, colours and finish materials.
- (b) Windows and platform structures, including balconies and stairwells, shall be designed to face a flanking roadway, interior of the lot, or the lane, so as to provide privacy for adjacent properties.

7.23.9 All garage suites shall comply with the Province of Alberta's Building Code and Fire Code.

7.23.10 A garage suite shall not be subject to separation from the principle dwelling through a condominium conversion or subdivision.

7.23.11 In addition to the other regulations listed herein, the following standards shall apply to garage suites not located in the W-DC District:

- (a) Garage suites shall only be located on parcels containing single detached dwellings
- (b) The minimum parcel area that may contain a garage suite is 428 m² (4607ft²).
- (c) The maximum floor area of a garage suite is 60 m² (645 ft²).
- (d) The minimum side yard shall be the same as the primary dwelling requirement for the district.
- (e) The maximum height of a garage suite is 7.5 m (24.6 ft.) above grade and shall not exceed the height of the principal dwelling.

(Bylaw 1777/2018)
(Bylaw 1851/2022)

7.24 Garbage and Recycling Storage

7.24.1 All garbage, waste, and recycling material shall be:

- (a) Stored in weatherproof and animal proof containers;
- (b) Located at the side or rear of the principal building;
- (c) Provided in a location easily accessible for pickup; and
- (d) Visually screened from all adjacent sites and public thoroughfares; to the satisfaction of the Development Authority.

7.24.2 All multi-family and non-residential development shall provide onsite garbage, waste, and recycling storage.

7.25 Home Occupations

7.25.1 A Class A home occupation shall:

- (a) be operated from within the dwelling and not use any accessory building or any outdoor part of the parcel except for a parking space;
- (b) not store any materials outside the dwelling;

-
- (c) not employ any person on site who is not a permanent resident of the dwelling;
 - (d) create no noise, dust, odour, smoke, vibration or any other nuisance which is discernible beyond the boundaries of the parcel;
 - (e) not use any dangerous goods which would not reasonably be used in association with the residential use of the dwelling;
 - (f) not require any additional parking stalls;
 - (g) not use any vehicle in the operation of the home occupation which would not reasonably be used in association with the residential use of the dwelling;
 - (h) not have any associated vehicle visits to the premises;
 - (i) not display any signage; and
 - (j) not operate without a Business License issued by the municipality.

7.25.2 A Class B home occupation shall:

- (a) be operated from within the dwelling and not use any accessory building or any outdoor part of the parcel except for a parking space;
- (b) not store any materials outside the dwelling;
- (c) not employ any person on site who is not a permanent resident of the dwelling;
- (d) create no noise, dust, odour, smoke, vibration or any other nuisance which is discernible beyond the boundaries of the parcel;
- (e) not use any dangerous goods which would not reasonably be used in association with the residential use of the dwelling;
- (f) provide one parking stall in addition to the stalls required for the dwelling in accordance with section 7.38;
- (g) not use any vehicle in the operation of the home occupation which would not reasonably be used in association with the residential use of the dwelling;
- (h) not cause more than a total of 6 visits a day to the dwelling;
- (i) not display any sign other than one un-illuminated window sign, not exceeding 50% of the area of the window, or a board sign no larger than 0.3 m² (3.2 ft²) advertising the one or more home occupations operated from the parcel;
- (j) not operate without a valid development permit and Business License issued by the municipality.

7.25.3 A Class C home occupation shall:

- (a) be operated from within the dwelling or an accessory building;
- (b) not store any materials outside the dwelling or an accessory building;
- (c) not use any dangerous goods which would not reasonably be used in association with the residential use of the dwelling;
- (d) not have more than one (1) employee, who is not a permanent resident of the dwelling, on the parcel at any one time;
- (e) create no dust, odour, smoke, vibration or any other nuisance, other than

-
- noise, which is discernible beyond the boundaries of the parcel;
 - (f) provide the following parking spaces, in addition to the stalls required for the principal dwelling in accordance with section 7.38:
 - (i) one space for visitors; and
 - (ii) one parking space for each employee who works on the parcel but who is not a permanent resident of the dwelling;
 - (g) not cause a level of additional traffic which, in the opinion of the Development Authority, will be to the detriment of the amenities and safety of residents in the vicinity of the parcel;
 - (h) not display any sign other than one un-illuminated window sign, not exceeding 50% of the area of the window, or a board sign no larger than 0.3 m² (3.2 ft²) advertising the one or more home occupations operated from the parcel;
 - (i) not operate without a valid development permit and Business License issued by the municipality.

7.25.4 A development permit for the establishment of a Class B Home Occupation shall have a maximum time limit of 3 years. Upon expiration of the original permit the Development Authority may consider granting an approval with no specified time limit.
(Bylaw 1818/2020)

7.25.5 A development permit for a Class C Home Occupation shall have a maximum time limit of 2 years. Upon expiration of the original permit, the applicant may reapply for additional two year approvals.
(Bylaw 1818/2020)

7.25.6 Vehicles associated with the home occupation including trailers and trucks shall be parked in the rear yard where permissible.

7.25.7 Tandem parking may be considered for home occupations where appropriate.

7.25.8 A short-term accommodation rental is not considered a home-based business as per this section of the Land Use Bylaw. All short-term accommodation rentals shall be required to follow the regulations as set out in the Short-Term Accommodation Licensing Bylaw.
(Bylaw 1851/2022)

7.26 Impact of Uses on Adjacent Residential Districts

7.26.1 The Development Authority may require the submission of an impact statement as part of the development permit application for any proposed non-residential use that is in close proximity (as determined by the Development Authority) to one or more residential districts. The impact statement shall outline the measures proposed to be taken to mitigate all confirmed or potential impacts (which may include noise, visual impacts, or other) so that the proposed use will not negatively affect the said residential district(s).

7.26.2 To ensure that confirmed or potential impacts on adjacent parcels are mitigated,

the Development Authority may require additional measures be taken, including but not limited to additional requirements for landscaping, buffer zones, berming, fencing, building orientation and appearance, or any combination thereof.

7.27 Landscaping

- 7.27.1 All new development or substantial enlargement, excluding a change of use in an existing structure, shall be required to follow the landscaping requirements as set out in section 7.26. Landscaped area shall be as follows:



Land Use District	Landscaped Area
R1, R1A, RMB, R5, R5A, LF-DC	35%
R2, R3	30%
CN, RWV	20%*
CNS, CH, CC	15%*
I1	60% of front yard setback area*
I2	50% of front yard setback area*
RC1 and RC2	Refer to district regulations
MMU	25%
*Commercial and Industrial developments may be required to provide additional landscaping if the development abuts more than one road or highway.	

(Bylaw 1908/2024)

- 7.27.2 Where ever possible existing vegetation shall be preserved and protected or replaced as specified within this bylaw. Existing trees which are removed or damaged by development shall be replaced in accordance with section 7.26.
- 7.27.3 With the exception of single detached dwellings, duplexes and triplexes, all development shall follow planting requirements as follows:
- (a) a minimum of one tree per 35 m² (376.75 ft².) of landscaped area;
 - (b) a minimum of one shrub per 25 m² (269.11 ft²) of landscaped area;
 - (c) a minimum of one third (33%) of the required trees shall be coniferous;
 - (d) deciduous trees shall have a minimum calliper size of 50mm for small trees and a minimum calliper size of 75 mm for large trees at the time of planting. Ornamental trees shall be an exception and shall have a minimum calliper size of 35 mm and shall be considered small trees;
 - (e) Coniferous trees shall have a minimum height of 1.8 m for small trees and a minimum height of 2.5 m for large trees at the time of planting;
 - (f) 50% of all trees planted shall be large trees;
 - (g) shrubs shall be a minimum of #2 container pot size at the time of planting;

-
- (h) calliper size shall be measured 6 inches above the ground; and,
 - (i) all plant material shall be of a species capable of healthy growth in the Town of Sylvan Lake and shall conform to the standards of the Canadian Nursery Trades association for nursery stock;
- 7.27.4 Where the calculation of the required number of trees and shrubs results in fractions, the values shall be rounded up to the next whole number.
- 7.27.5 Existing soft landscaping retained on site may be considered in the fulfilment of the total landscaping requirement.
- 7.27.6 The use of xeriscaping or native drought resistant plant materials shall be encouraged where possible.
- 7.27.7 For all multiple housing developments, including row housing, four-plexes, and apartments, landscaping should be designed to encourage the protection of the privacy of residences with windows on the main floor or in basements. This may include plantings around lower level windows and the design of walkways that maintain a separated distance from such windows.
- 7.27.8 A maximum of 10% of the parcel area may be hard-landscaped unless trees and shrubs are incorporated into the design to the density specified in section 7.26.3(a) and (b).
- 7.27.9 A sufficient depth of topsoil to facilitate growth in the soft landscaped areas shall be provided, with areas not planted to trees and shrubs being seeded to grass, sodded or left with its natural grass cover.
- 7.27.10 Trees should, for the most part, be planted in groups and contain an odd number of trees as well as a complimentary grouping of shrubs to the satisfaction of the Development Officer.
- 7.27.11 Landscaping shall be provided within all required yards that are adjacent to streets, roads, or highways, with the majority to be provided in the front yard, to the satisfaction of the Development Officer.
- 7.27.12 If any side of the property that faces a street, road or highway is to be fenced, the amount of landscaping that is to be provided outside of the fence shall be at the discretion of the Development Authority. Such landscaping shall be provided within the subject property, with the fence located inside the property boundary.
- 7.27.13 Commercial and Industrial developments which are adjacent to residential land use districts must be designed and intensively landscaped to mitigate their impact on residential properties to the satisfaction of the Development Authority. This includes the appropriate screening of outside storage areas, parking facilities and loading areas.

-
- 7.27.14 In commercial and industrial districts adjacent to major roads, the Development Authority may require a higher standard of landscaping.
- 7.27.15 Landscaping shall be completed by the end of the first full growing season following completion of construction or the commencement of the use. For phased developments, each phase of landscaping shall be completed by the end of the first full growing season following completion of the particular phase of development.
- 7.27.16 Development constructed in phases shall include the portion of landscaping associated with each phase at the time of development of that phase. Landscaping shall be completed for each phase as set out in section 7.26.15.
- 7.27.17 The landscaped areas shown on the landscape plan as approved by the Development Authority shall be maintained for the duration of the development permit.
- 7.27.18 In addition to the on-site landscaping requirements, the Town boulevards adjoining the site shall be landscaped and maintained by the developer and successor.

Landscaped Islands within Parking Areas

- 7.27.19 All at grade parking areas required by this Bylaw to accommodate 40 or more vehicles shall incorporate landscaped islands or open space and pedestrian walkways within the parking area. A minimum of 2 landscaped islands shall be required, with an additional two islands for every additional 20 stalls.
- 7.27.20 Landscaped islands shall be placed to:
- (a) provide visual relief;
 - (b) assist vehicular circulation; and
 - (c) fragment large areas of parking into smaller cells.
- 7.27.21 Each landscaped island shall:
- (a) provide 1 tree per 25 m² and 1 shrub per 10 m², with a minimum of no less than 1 tree and 2 shrubs per island; and
 - (b) be designed to the satisfaction of the Development Authority.
- 7.27.22 Landscaped islands shall be designed to include pedestrian walkways to direct pedestrians through the park area. These walkways shall be hard surfaced.

Landscaping Securities

- 7.27.23 The applicant shall provide an estimate of the cost of landscaping, including all site work and irrigation work, to the Approving Authority, prior to Development Permit issuance.

-
- 7.27.24 An irrevocable Letter of Credit shall be provided for 100% of the established costs of landscaping or a minimum of three thousand dollars (\$3000.00), whichever is greater, which shall be held by the Town until such time that it has been determined that all landscaping has been installed. After the landscaping has been provided, as approved in the landscaping plan, the Letter of Credit may be reduced to 50%, which will be held for one growing season as a maintenance period to ensure the plant material survives.
- 7.27.25 If said landscaping is not provided as indicated on the approved landscaping plan or within the time specified in 7.26.15, then the amount specified in the irrevocable Letter of Credit shall be paid to the Town on demand for its use absolutely.
- 7.27.26 If the landscaping does not survive a one year maintenance period for all landscaping, the applicant must replace it to the satisfaction of the Development Officer or forfeit the portion of the Letter of Credit equal to the cost of replacing the landscaping materials.
- 7.27.27 After the maintenance period for all landscaping has expired and all landscaping and other improvements have been completed to the satisfaction of the Development Authority, the Letter of Credit will be released.

Landscape Plans

- 7.27.28 Applications for development permits shall be accompanied by a landscaping plan and shall include the following, to the satisfaction of the Development Officer:
- (a) name of the project and/or applicant;
 - (b) north arrow, plan scale and legal description/lot, block and plan number of the lot;
 - (c) a site plan showing lot boundaries and lot area measured in square meters, along with the location of proposed landscaping and related landscaping features (e.g. planting beds, boulders, etc.) in relation to all existing and proposed buildings, signs, outdoor storage areas, parking areas, display areas, approaches, driveways, fences, storm water utility areas, and utility right-of-ways;
 - (d) location of existing plant materials to be retained;
 - (e) new plant materials shall be accurately scaled to mature size;
 - (f) location of planting beds and identification of bedding material;
 - (g) minimum site area, in square meters, required to be landscaped pursuant to the requirements of this Land Use Bylaw and the site area, in square meters, of the proposed landscaped area, as well as the percentage of the lot area;
 - (h) minimum number of trees and shrubs, in the required coniferous/deciduous ratio, required to be provided pursuant to the requirements of this Land Use Bylaw and the total number of trees and shrubs proposed, as well as the proposed coniferous/ deciduous ratio;

-
- (i) a list of proposed variances from the minimum requirements, if any;
 - (j) a plant material list identifying the species/type of trees or shrubs, including the common names, and their planted size;
 - (k) 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 within the right-of-way. This may be provided in the form of a letter stating that they are in support of the plan; and
 - (l) all other physical features, existing or proposed; including berms, walls, fences, outdoor furniture and decorative paving.

7.28 Environmental Conservation and Protection of Natural Areas

7.28.1 On-site environmental conservation and protection of natural areas shall be encouraged wherever possible in all new and existing developments. To the satisfaction of the Development Authority the following natural elements shall be conserved to the greatest extent possible:

- (a) Wetlands, swamps, gullies and natural drainage courses;
- (b) unstable land;
- (c) land subject to flooding by a 1:100 year flood;
- (d) land with a natural gradient of 15% or greater;
- (e) a strip of land not less than 30.0 m (98.4 ft.) in width along any river, stream, creek or lake, such distance to be measured from the top of the bank. A lesser setback may be considered if it can be proven that the development will have no adverse impact on the quality or flow of the watercourse, as determined by a qualified professional; and
- (f) existing trees and shrubs to the maximum extent possible.

7.28.2 Any healthy, mature tree that is required to be removed to allow for a development shall be replaced at a minimum ratio of 1:1 (new tree: existing tree), in addition to the landscaping requirements as set out in section 7.26.

7.29 Lighting

7.29.1 All development shall incorporate 'dark sky friendly' lighting practices that minimize light pollution, glare and adverse illumination on adjacent parcels, while maintaining night time, on-site safety and security while allowing for illumination of buildings, landscaping and outdoor displays.

7.29.2 Where artificial outdoor lighting is required to illuminate a site or building, the lighting shall be located and directed in such a manner that it does not, in the opinion of the Development Authority:

- (a) adversely illuminate adjacent developments;
- (b) adversely affect the use, enjoyment or value of any residential property in the area; or

-
- (c) pose a potential hazard to vehicle or pedestrian traffic on highways or roads in the area.

7.29.3 As a condition of the development permit approval, the Development Authority may require a site lighting plan, prepared by a qualified professional.

7.30 Manufactured Home Design

7.30.1 The external appearance of manufactured homes not located in the Manufacture Home District (R4) District must be acceptable to the Development Authority having regard to compatibility with other buildings in the vicinity and must have:

- (a) A minimum roof pitch of 4:12
- (b) A roof surface of wood or asphalt shingles, clay or concrete tiles, slates or wood shakes
- (c) A minimum roof overhang or eaves of 0.40 m (16 in) from each external wall
- (d) A maximum length to width ratio of 3:1
- (e) A minimum width of 7.3 m (24 ft.)
- (f) A permanent foundation
- (g) Been constructed after 1990.

7.31 Mechanized Excavation, Stripping and Grading of Parcels

7.31.1 A development permit is required to excavate, strip or grade land within the Town and shall be deemed a discretionary use within the district, unless the land is subject to an active development permit or endorsed subdivision and development agreement. No permits shall be issued under this section without full disclosure of the reason for the proposed works and change in the use of the site.

7.31.2 Applications for a development permit for mechanized excavation, stripping and grading shall provide the following information:

- (a) The legal description of the subject site, and a site plan indicating the areas to be impacted;
- (b) The type, size and location of any vegetation on the site;
- (c) Detailed cut and fill plan;
- (d) A drainage plan indicating current and proposed elevations;
- (e) An erosion and sedimentation control plan;
- (f) A timeline for the work, a schedule indicating the times of day the work will occur, and how any nuisances will be mitigated, including dust abatement;
- (g) Location of fencing to secure any open excavation, as required;
- (h) Confirmation of insurance of landowner and contractors;
- (i) Security as required by Development Authority. (Bylaw 1736/2017)

7.31.3 All development permit applications for mechanized excavation, stripping and

grading shall be circulated to the Town's Operations department prior to approval.

- 7.31.4 A temporary fence shall be erected around all excavations which in the opinion of the Development Authority may possibly be hazardous to the public.
- 7.31.5 Where finished ground elevations are established, all grading shall comply therewith.
- 7.31.6 All parcels shall be graded to ensure that storm water is directed to a road without crossing adjacent land, except as permitted by the Development Authority.

7.32 Moved-in Buildings

- 7.32.1 No person shall:
 - (a) place on a parcel, a building which has previously been erected or placed on a different parcel, or
 - (b) alter on a parcel, the location of a building which has already been constructed on that parcel
- 7.32.2 unless a development permit has been issued by the Development Authority. In addition to fulfilling the requirements of section 4.3, Applying for a Development, an application to locate a moved-in building on a site shall also be accompanied by:
 - (a) recent colour photographs showing all sides of the building;
 - (b) a statement on the age, size and structural condition of the building; and
 - (c) a statement of proposed improvements to the building.
- 7.32.3 Where a development permit has been granted for the relocation of a building either on the same parcel or from another parcel, as a condition of approval, the applicant shall be required to provide an irrevocable Letter of Credit, as a security, in the sum of \$20,000 to ensure all renovations are completed to the satisfaction of the Development Authority.
- 7.32.4 All structural and exterior renovations shall be completed within one year of the issuance of a development permit.

7.33 Multiple Housing Developments

- 7.33.1 All multiple housing development applications shall submit a comprehensive site plan showing all buildings, parking, amenity space, and landscaping.
- 7.33.2 Multi-unit dwelling developments shall provide amenity space for the residents to the satisfaction of the Development Authority. This amenity space may be private, communal, or a combination of both.

7.33.3 Private outdoor amenity space shall be designed to provide visual privacy and be comprised of one or both of the following:

- (a) Patios or courtyards: a minimum width or length of 2.4 m (7.87 ft.) and a minimum area of 7.4 m² (79.65 ft²) for each dwelling unit located at or below grade;
- (b) Balconies: a minimum width or length of 1.5 m (4.9 ft.) and a minimum area of 4.5 m² (48.43 ft²) for each dwelling unit.

7.33.4 Communal amenity space shall be designed for recreational use and enjoyment of all residents of the development. The amenity space shall be indoor or outdoor, or a combination thereof, and may include landscaped courtyards, swimming pools, fitness centers, games rooms, and children's play areas complete with equipment.

7.33.5 For dwelling groups having 10 or more dwelling units, a minimum of 10% of the site shall be provided for a communal amenity space.

7.33.6 Buildings shall be arranged on the site to maximize privacy and shall be subject to the approval of the Development Authority.

7.34 Non-conforming Buildings and Uses

7.34.1 Any development permit that has been issued before the final approval of this Land Use Bylaw, or a bylaw to amend this bylaw, continues in effect notwithstanding that the enactment of the bylaw would render the development a non-conforming use of land or building.

7.34.2 A non-conforming use of land or a building may be continued but if that use is discontinued for a period of 6 consecutive months or more, any future use of the land or building must conform to the Land Use Bylaw then in effect.

7.34.3 A non-conforming use of part of a building may be extended throughout the building but the building, whether or not it is a non-conforming building, may not be enlarged or added to and no structural alterations may be made to it or in it.

7.34.4 A non-conforming use of part of a parcel may not be extended or transferred in whole or in part to any other part of the parcel and no additional buildings may be constructed on the parcel while the non-conforming use continues.

7.34.5 A non-conforming building may continue to be used but the building may not be enlarged, added to, rebuilt or structurally altered except:

- (a) to make it a conforming building;

-
- (b) for routine maintenance of the building, if the Development Authority considers it necessary, or
 - 7.34.6 If a non-conforming building is damaged or destroyed to the extent of more than 75% of the market value of the building above its foundation, the building may not be repaired or rebuilt except in accordance with this Land Use Bylaw.
 - 7.34.7 The land use or the use of a building is not affected by a change of ownership or tenancy of the land or building.

7.35 Number of Buildings on a Parcel

- 7.35.1 The number of dwelling units permitted on a parcel shall be limited to one, except where:
 - (a) in the opinion of the Development Authority, either;
 - (i) the building is clearly designed to be divided into more than one dwelling; or
 - (ii) the development of the parcel is clearly designed to include more than one dwelling; and
 - (b) the use conforms to the uses prescribed in Part 9 for the District in which the parcel is located; and
 - (c) subject to section 3.3, Granting Relaxations, the development complies with the provisions of this Land Use Bylaw; and
 - (d) a development permit is issued for the use.

7.36 Objects Prohibited or Restricted in Yards

- 7.36.1 No person shall allow a motor vehicle which is in a dilapidated or unsightly condition, or a derelict vehicle to remain or be parked on a parcel in a residential District, unless it is suitably housed or screened to the satisfaction of the Development Authority.
- 7.36.2 No person shall park:
 - (a) A recreational vehicle or utility trailer on a parcel in a residential district, except for:
 - (i) Any recreational vehicle or utility trailer parked in the rear yard of a parcel;
 - (ii) Any recreational vehicle parked on an approved, hard surfaced front or side yard parking area between April 1 and October 31 inclusive; or
 - (iii) Any utility trailer parked on an approved, hard surfaced front or side yard parking area.

-
- (b) A recreational vehicle or utility trailer in any manner that reduces the number of available off-street parking stalls below that required for the uses of the parcel in section 7.38.1 and in accordance with section 7.38.12.
(Bylaw 1818/2020)
 - (c) A vehicle, recreational vehicle or utility trailer or any part thereof unless entirely contained within the property boundaries of the parcel, and not within 0.25 m of a sidewalk, curb, lane or roadway; or in any manner that protrudes, poses a traffic or safety hazard, or is otherwise not entirely within the property boundaries of the parcel.
 - (d) A passenger vehicle of any kind in the front or side yard of a residential district, except on a driveway or on an approved, hard surfaced parking area, as described in accordance with section 7.38.9.
- 7.36.3 In a residential district, no person shall allow or permit a recreation vehicle to be used for living or sleeping accommodations from September 16 to May 14. Additionally, only one recreation vehicle is allowed to be occupied on a site at any time and no rent or fees shall be paid for the use of the site or facilities.
(Bylaw 1715/2016)
- 7.36.4 In all other non-residential districts, a recreational vehicle may only be used for living and sleeping accommodation when parked in an approved campground.
- 7.36.5 Shipping containers shall be prohibited in all districts, with the exception of the CH, I1, I2 and PF districts. Shipping containers shall be deemed a discretionary use within the CH and PF districts. Shipping containers within the industrial district shall not require a development permit.
- 7.36.6 Shipping containers, permitted under section 7.35.5, shall only be used for shipping or storage purposes accessory to the principal use of the site and shall comply with the site requirements for accessory buildings within the applicable district.
- 7.36.7 A shipping container located within the CH district shall only be considered on properties where the placement of the container is not visible from a highway or road.
- 7.36.8 Notwithstanding section 7.35.6, shipping containers may be temporarily placed on a site in any district:
- (a) During active construction on a site when the shipping container is solely for the storage of supplies and equipment that are used for the site, provided that a valid building permit has been issued for the construction. The shipping container must be removed from the site upon completion of construction; or

-
- (b) For the purposes of loading and unloading of items associated with the principal use for a period of not more than ten (10) days in any six month period.

7.36.9 When placed on a site pursuant to section 7.35.8, the shipping container shall:

- (a) Be located so as to not create a safety hazard;
- (b) Not be located within 1.2 m of a property boundary; and
- (c) Be located in the rear yard where possible.

7.36.10 All types of outdoor boilers are prohibited.

7.37 Outdoor Display Areas

7.37.1 The purpose of outdoor display areas shall be to display goods, products, materials or equipment intended and permitted to be sold or rented on a site.

7.37.2 Outdoor display areas shall be considered accessory to the primary use of the parcel.

7.37.3 All merchandise being displayed shall be maintained in good condition and shall be kept in a neat and orderly manner.

7.37.4 All outdoor display areas shall be appropriately designed and landscaped to compliment the character of the development and surrounding parcels, to the satisfaction of the Development Authority.

7.37.5 Outdoor display areas shall be maintained as such and shall not be used for the purpose of outdoor storage.

7.37.6 Does not include cannabis retail sales. (Bylaw 1759/2018)

7.38 Outdoor Storage

7.38.1 The purpose of outdoor storage areas shall be to store equipment and materials associated with the day to day operations or sales of a business.

7.38.2 Outdoor storage areas shall be considered accessory to the primary use of the parcel.

7.38.3 No outdoor storage shall be permitted within the front yard of any non-residential district.

7.38.4 All outdoor storage of goods, products, materials or equipment shall be kept in a neat and orderly condition at all times and shall be screened from adjacent sites and thoroughfares, consistent with section 7.20 – fencing and screening, to the satisfaction of the Development Authority.

7.38.5 Sites with approved outdoor storage adjacent to a residential district or public roadway shall be required to provide additional landscaping, exceeding that of the minimum requirements as set forth in this bylaw, to the satisfaction of the Development Authority.

7.38.6 Does not include cannabis retail sales. (Bylaw 1759/2018)

7.39 Parking

7.39.1 The following minimum number of parking spaces shall be provided and maintained upon the use of a parcel or a building in any District as described in Part 9 of this Land Use Bylaw. Any calculation of the number of parking spaces which produces a fractional number shall be rounded up to the next whole number. (Bylaw 1851/2022)

- a) The minimum number of parking spaces identified in table 1 shall be provided and maintained upon the use of a parcel or a building in all districts, except those identified in 7.38.1 b), as described in Part 9 of this Land Use Bylaw. Any calculation of the number of parking spaces which produces a fractional number shall be rounded up to the next whole number.

(Bylaw 1908/2024)

(Bylaw 1927/2025)

Table 1:

RESIDENTIAL	
Dwelling Unit (Detached, duplex, multi-attached)	2.0/unit
Secondary or Garage Suite	1.0/unit
Apartment/Stacked Row house	
Bachelor – 1 bedroom unit	1.0/unit*
2 – 3 bedroom unit	1.5/unit*
More than 3 bedrooms	2.0/unit*
	*Plus an additional 0.2/unit clearly indicated as visitor parking
Adult Care Residence	1.0/4 beds + 1.0/2 employees at max. staff
Bed & Breakfast	1.0/guest room
All Other	2.0/dwelling
COMMERCIAL	
Offices	2.0/100 m² (1076 ft²)
Personal Services	2.0/100 m² (1076 ft²)
INDOOR MERCHANDISING	
District shopping centre	5.0/100 m² (1076 ft²)
Other	2.0/100 m² (1076 ft²) (min. 4 stalls)
Hotel/Motel	1.0/guest room + 1 stall / staff on duty at night
Restaurant/Drinking Establishment	1.0/6 seats

Repair Services	2.0/100 m ² (1076 ft ²)
Vehicle & equipment sales	2.0/100 m ² (1076 ft ²)
Campground	1.0/campsite + 1.0 visitor stalls/10 sites
INDUSTRIAL	
Manufacturing – minimum	6.0
Office area	2.0/100 m ² (1076 ft ²)
Other	1.0/100 m ² (1076 ft ²)
Warehousing & Storage - minimum	4.0/bay
Office area	2.0/100 m ² (1076 ft ²)
Other	1.0/100 m ² (1076 ft ²)
Mini-storage	1.0/25 storage units
PUBLIC	
Hospitals/Urgent care	1.0/100 m ² (1076 ft ²)
Nursing homes	1.0/4 beds + 1.0/2 staff at max. staffing
Places of Worship/Public Assembly	1.0/5 seats
Schools	
Elementary/Middle School	1.0/worker
High School	1.0/worker + 1.0/ 12 students

- b) The minimum number of parking spaces identified in table 2 shall be provided and maintained upon the use of a parcel or a building in the West Village Residential (RWV), Civic Center (CC), Central Residential 1 (RC1), Central Residential 2 (RC2), Waterfront Commercial (CW) and Marina Mixed-Use (MMU) and **Lakefront** Direct Control (LF-DC) districts as described in Part 9 of this Land Use Bylaw. Any calculation of the number of parking spaces which produces a fractional number shall be rounded up to the next whole number. (Bylaw 1908/2024)

Table 2:

BUILDING TYPE	MINIMUM PARKING REQUIREMENTS
Detached Residential	2 stalls per unit
Rowhouses	2 stalls per unit
Bachelor -1 Bedroom Apartments	1 stall per unit
2-3 Bedroom Apartments	1.25 stalls per unit
More than 3 bedrooms	1.5 stalls per unit
Parking requirements for offices, hotels/motels, adult care residence, bed and breakfast and places of worship/public assembly shall be provided in accordance with table 1 or to the satisfaction of the development authority.	

(Bylaw 1908/2024)

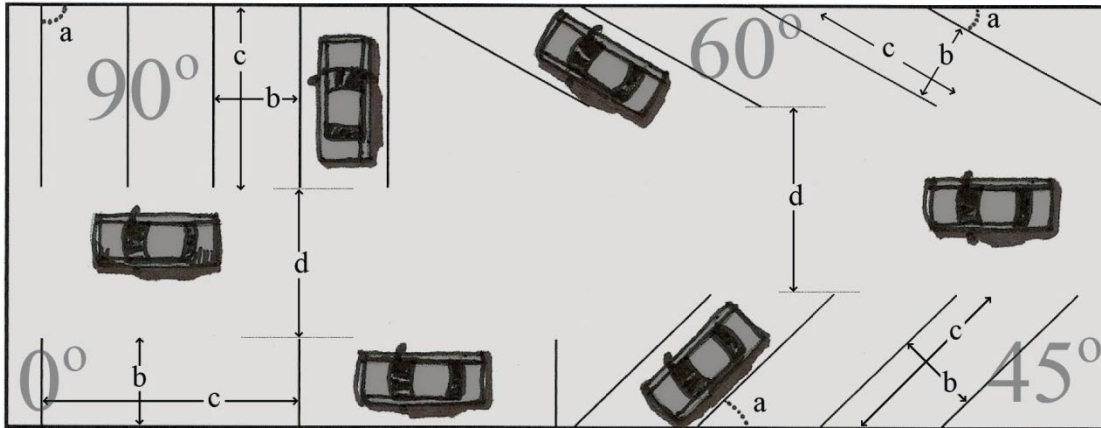
(Bylaw 1927/2025)

- 7.39.2 Where a use is not listed in this section, on-site parking shall be provided as required by the Development Authority, having regard to similar uses listed and the estimated traffic generation for the proposed use.
- 7.39.3 When a building is enlarged or the use of a parcel or a building is changed or increased in intensity, the developer shall provide additional parking, calculated

on the basis of the enlargement, alteration, or change in use. Any parking spaces that may have been removed due to the enlargement or alteration shall be replaced.

7.39.4 The parking space requirement on a parcel which has or is proposed to have more than one use shall be the sum of the requirements for each of those uses.

7.39.5 The dimensions of parking areas shall be as set out in the following diagram and table.



PARKING ANGLE (IN DEGREES) (a)	MINIMUM STALL WIDTH (b)	MINIMUM STALL LENGTH (c)	MANEUVERING SPACE (d)
0° (Parallel)	2.6 m (8.5 ft.)	9.0 m (29.53 ft.)	3.6 m (11.8 ft.)
45°	2.6 m (8.5 ft.)	5.7 m (18.07 ft.)	4.0 m (13.12 ft.)
60°	2.6 m (8.5 ft.)	6.0 m (19.69 ft.)	5.5 m (18.0 ft.)
90°	2.6 m (8.5 ft.)	5.5 m (18.0 ft.)	7.0 m (23.0 ft.)

7.39.6 At the discretion of the Development Authority, payment may be considered in lieu of providing the total number of parking spaces required by this section, where deemed appropriate for the use. Payment shall be made to the Town of Sylvan Lake at a rate established by resolution of Council.

7.39.7 Parking areas shall be hard surfaced where the proposed use is for commercial, four-plex, stacked row housing, apartment or multiple housing purposes.

- 7.39.8 Parking areas for other uses including detached dwellings, duplex, triplex, and row housing purposes shall contain all weather surfaces (gravel), where access is taken from a lane. (Bylaw 1818/2020)
- 7.39.9 Parking areas shall be hard surfaced if access is gained directly from or to a paved road, with the exception of a lane. (Bylaw 1818/2020)
- 7.39.10 Parking facilities used at night shall have adequate lighting for the entire parking facility. Such lighting shall be directed away from adjacent properties.
- 7.39.11 All required on-site parking shall be graded and paved so as to ensure that drainage will be confined to the site and disposed of in a manner satisfactory to the Development Authority.
- 7.39.12 Any recreation vehicle, trailer, or watercraft parked on a residential property shall not block or restrict access to the minimum number of parking stalls required for the principal and accessory uses of the site.
- 7.39.13 **TANDEM PARKING**
- (a) For detached dwellings, duplexes, and manufactured homes, 2 parking spaces per dwelling may be in tandem and may include 1 garage space. Tandem parking accessed via a rear lane shall be avoided wherever possible.
 - (b) Parking spaces may be configured in tandem for row housing developments where individual driveways are provided for each unit. Lane accessed tandem parking may be considered if the development includes rear garages.
- 7.39.14 Any consideration of a relaxation to parking requirements may require the contribution to additional community amenities or offsite parking facilities as outlined in relevant Council policy.

Alternate On-Site Parking

- 7.39.15 For non-residential uses, a minimum of 60% of the parking spaces required by this section shall be located on the same parcel as the use for which they are being provided except that, subject to the approval of the Development Authority, the spaces may be located on another parcel provided that:
- (a) the alternate parking spaces are within 150 m (492.1 ft.) of the proposed development;
 - (b) a caveat, ensuring the use of the parcel for the required number of parking spaces is registered against the Certificate of Title for that parcel.

Shared Parking

7.39.16 Shared use of the same on-site parking spaces to meet the requirements of 2 or more developments may be permitted at the discretion of the Development Authority, provided:

- (a) the normal business hours of each development do not overlap; and
- (b) the total quantity of spaces is at least equal to the required spaces for the development in operation at any given time.

7.39.17 Repealed

(Bylaw 1908/2024)

Parking for People with Disabilities

7.39.18 Parking spaces for people with physical disabilities shall be provided in accordance with the following table:

Number of Parking Stalls Required	Number of Designated Stalls for Use by Persons with Physical Disabilities
1-25	1
26-50	2
51-100	3
For each additional increment of 100 or part thereof	One additional stall

7.39.19 All spaces shall:

- (a) have a minimum width of 3.7 m (12.1 ft.) and length of 5.5 m (18 ft.);
- (b) be clearly marked as being for the use of persons with disabilities through the use of appropriate signage, identifiable in all seasons;
- (c) be level-surfaced and located close to an entrance; and
- (d) be included as part of, and not in addition to, the applicable minimum parking requirement as outlined in section 7.38.1.

Parking Lot Design

7.39.20 All parking lots shall be designed, located, and constructed for the safe and efficient movement of motor vehicles and pedestrians, adequate maintenance, an aesthetically pleasing appearance from public roads, and easy access to all parking spaces.

7.39.21 Parking lots shall include, where appropriate, sidewalks designed to move pedestrians through the site and connect the development with any adjacent municipal sidewalk(s) to the satisfaction of the Development Authority.

7.39.22 All at grade parking areas required by this Bylaw to accommodate 40 or more vehicles shall incorporate landscaped islands or open space within the parking area in accordance with section 7.26, Landscaping.

Bicycle Parking

7.39.23 In order to encourage alternative forms of transportation in addition to the required vehicular parking, bicycle parking shall be provided as follows:

- (a) A residential site of 20 or more dwellings and all non-residential uses the Development Authority deems necessary, shall provide bicycle parking equal to a minimum of 10% of the number of vehicular parking spaces required for the use;
- (b) Educational facilities shall provide a minimum of 10% of the required number of vehicular parking spaces; and
- (c) Repealed



(Bylaw 1908/2024)

7.39.24 Required bicycle parking spaces shall be wholly provided on the same site as the building, with the exception of those within the Waterfront Commercial District and 50th Street Direct Control District. Where the parking cannot be appropriately designed within the site, bicycle parking shall be provided as cash in lieu in these districts at a rate established by the Town. Consideration may also be given for cash in lieu of bicycle parking in other districts where deemed appropriate by the Development Authority.

(Bylaw 1908/2024)

7.39.25 Required bicycle parking spaces shall be illuminated and located on hard paved surfaces;

7.40 Loading Spaces

7.40.1 Loading spaces shall be required for all non-residential development and apartments.

7.40.2 Loading spaces shall be designed and located so that all vehicles using those spaces can be parked and manoeuvred entirely within the bounds of the parcel before moving onto a road.

-
- 7.40.3 Loading spaces shall be located in rear and side yards only.
 - 7.40.4 A loading space shall be at least 3.5 m x 8.0 m (11.48 ft. x 26.25 ft.), with an overhead clearance of at least 4.0 m (13.1ft).
 - 7.40.5 All loading spaces shall be hard surfaced.

7.41 Satellite Dish, Radio and Other Antennas

- 7.41.1 A satellite dish antenna greater than 0.75 m (2.46 ft.) in diameter shall only be located in the rear yard, or side yard that does not abut a street.
- 7.41.2 A satellite dish antenna shall be situated so that no part of it is closer than 1.0 m (3.28 ft.) from the side or rear boundaries of the parcel. On corner parcels, no part of the antenna shall be located closer to the street than the principal building.
- 7.41.3 Where any part of a satellite dish antenna is above the peak of the roof of the main building, or when it is located other than described in section 7.40.2, it shall be both screened and located to the satisfaction of the Development Authority.
- 7.41.4 No advertising other than the manufacturer's name and logo shall be allowed on a satellite dish antenna.
- 7.41.5 The illumination of a satellite dish antenna is prohibited.
- 7.41.6 A satellite dish antenna greater than 0.75 m (2.46 ft.) in diameter is an accessory use which requires an approved development permit.

7.1A Repealed

(Bylaw 1898/2024)

7.42 Secondary Suites

- 7.42.1 General provisions for a parcel containing a secondary suite:
 - (a) shall only be located on a titled lot within a single detached, duplex or row house dwelling ; (Bylaw 1898/2024)
 - (b) be located within a neighbourhood where the density of secondary suite development does not exceed thirty (30) percent of single detached, duplex and row house dwellings in the neighbourhood. This calculation shall be based on registered lots. Neighbourhoods are defined in Part 12 – Secondary Suite Map; (Bylaw 1898/2024)
 - (c) provide three (3) on-site hard surface parking stalls;
 - (d) have a floor area that does not exceed the ground floor area of the principal building; (Bylaw 1818/2020)
 - (e) contain a maximum of two bedrooms;
 - (f) have a separate entrance from the principal dwelling; either from a common indoor landing or directly from the side or rear of the building;

- (g) tandem parking shall not be permitted as a method for meeting the parking requirements for a secondary suite;
- (h) shall not be allowed to have a garage suite on the same parcel, except parcels which comply with the requirements of the Neighbourhood Redevelopment Overlay District; and
(Bylaw 1728/2017)
(Bylaw 1777/2018)
- (i) shall comply with the Province of Alberta's Building Code and Fire Code.
(Bylaw 1851/2022)

7.42.2 In addition to 7.41.1 secondary suites that are located on a titled lot with a single detached, duplex or row house dwelling may also accommodate a Class B home occupation as described in section 7.24, as a discretionary use.
(Bylaw 1898/2024)

7.42.3 Secondary suites, in addition to 7.41.1, that are located within row housing developments must meet the following criteria:

- (a) be an individual dwelling unit located on its own titled lot;
- (b) be located on an end or corner unit with lane access;
- (c) constructed as a walk out basement, in accordance with the approved building grade certificate; and
- (d) contain a front attached garage.

(Bylaw 1862/2022)
(Bylaw 1898/2024)

7.43 Storm Drainage

7.43.1 All roof drainage from any building shall be directed onto the parcel upon which the building is situated by means of eaves troughs and downspouts, or other means to the satisfaction of the Development Authority.

7.44 Swimming Pools and Hot Tubs

7.44.1 Every swimming pool shall be enclosed by a 1.8 m (6 ft.) fence measured from grade or equivalent means of protection and shall be secured against entry by the public other than owners, tenants or their guests.

7.44.2 Every outdoor hot tub shall be secured against entry by the public other than owners, tenants or their guests.

7.44.3 Outdoor pools and hot tubs shall not be located within any front or required side yard.

7.44.4 All permanent in ground pools and in ground hot tubs shall require a development permit.



7.45 Temporary Buildings

- 7.45.1 The general purpose for permitting construction of a temporary building is to allow them in situations where a permanent building is planned but not yet erected or for special events of a short-term or seasonal nature.
- 7.45.2 A temporary building may not be erected without the permission of the Development Authority which may be granted as follows:
- (a) any district other than a residential district subject to the owner agreeing to remove such a building in accordance with the terms and conditions stipulated by the Development Authority including but not limited to:
 - (i) the size, height, and location of the building;
 - (ii) the appearance of the building;
 - (iii) the length of time within which the building may remain erected to a maximum of 12 months; and
 - (iv) the payment of a security, provided to the Town as a Letter of Credit or other form acceptable by the Town, in an amount equivalent to the cost of removing the building, to ensure its removal within 30 days of the expiry of the development permit.
 - (b) a residential land use district provided that:
 - (i) a principal dwelling already exists on the site;
 - (ii) no such temporary building shall have a floor area exceeding 16.5 m² (177.6 ft²), be more than 3 m (9.8 ft.) in height or be set back less than 1.0 m (3.28 ft.) from the side property line; and
 - (iii) the owner enters into an agreement to remove such a building in accordance with the terms and conditions stipulated by the Development Authority;
 - (iv) there shall be no more than one temporary building per site
 - (v) a temporary building being used as a garage must be placed in the rear yard only;
 - (vi) in the case of a pre-manufactured temporary building, the elevations shall be subject to the approval of the Development Authority; and
 - (vii) the building is completed in accordance with terms stipulated by the Development Authority, provided that the temporary building permit shall expire at the end of 24 months and that such building will comply with this Bylaw and all other Town Bylaws.
 - (c) Notwithstanding 7.44.2(b) a temporary building may be approved in a residential district for the purpose of supporting the construction and sales activities within the surrounding development area provided that:
 - (i) the owner enters into an agreement to remove such a building in accordance with the terms and conditions stipulated by the Development Authority;
 - (ii) there shall be no more than one temporary building per parcel;

- (iii) in the case of a pre-manufactured temporary building, the elevations shall be subject to the approval of the Development Authority; and
- (iv) the building is completed in accordance with terms stipulated by the Development Authority, provided that the temporary building permit shall expire at the end of 24 months and that such building will comply with this Bylaw and all other Town Bylaws.

7.45.3 A temporary building's footprint shall be included in the site coverage calculation and shall not be permitted if it would cause the site to exceed the maximum site coverage regulation as provided in the district regulations.

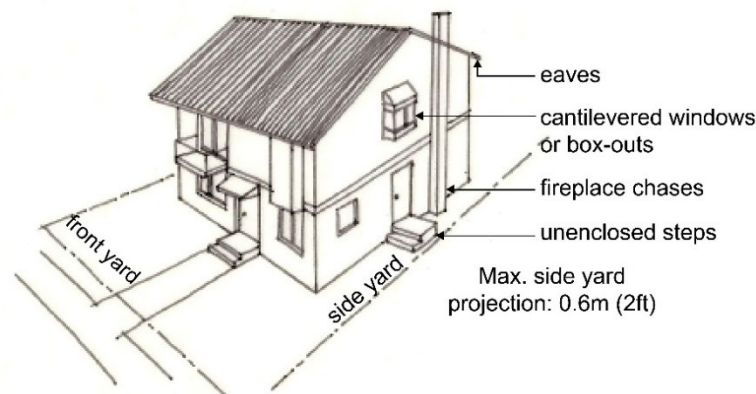
7.46 Repealed

(Bylaw 1851/2022)

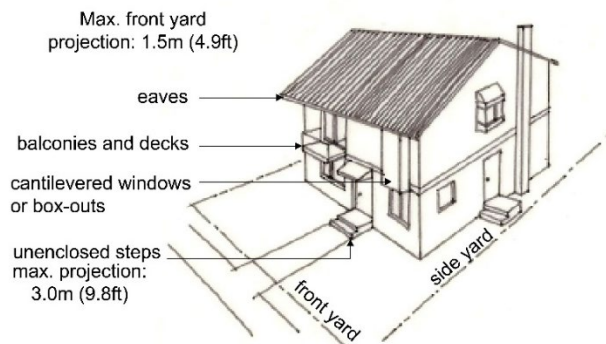
7.47 Yards

7.47.1 In a residential district, the portion of and attachments to a principal or accessory building which may project over or on a minimum yard are outlined as follows:

- (a) Side Yards – any projection, including unenclosed steps, uncovered decks, eaves, fireplace chases, and cantilevered windows or box-outs, provided they do not exceed 0.6m (2 ft.) into the minimum side yard setback.



- (b) Front Yards – any projection, provided it does not exceed 1.5m (4.9 ft.) into the minimum front yard setback, with the exception of unenclosed steps, which may project up to 3.0m (9.8 ft.) into the minimum front yard. The Development Authority may make exceptions for handicapped access ramps.



- (c) Rear Yards – any projection provided it does not exceed 3.0m (9.8 ft.) into the minimum rear yard setback, with the exception of lots 1-34, Block 1, Plan 172 2438 (see Map A2), which shall be allowed a projection not exceeding 2.0m (6.56 ft.) into the minimum rear yard.
- (d) Where a cantilevered projection as specified in 7.46.1(a) is proposed, the length of any one projection shall not exceed 3.0m (9.8 ft.). In the case of more than one projection, the sum of all projections shall not exceed one-third (1/3) of the length of the building wall (not including the garage walls).

7.47.2 In all other Districts, with the exception of the Recreation Facility District, the portion of and attachments to a principal or accessory building which may project over or on a minimum yard are outlined as follows:

- (a) Front and Rear Yards – any projection, provided it does not exceed 1.5m (4.9 ft.) into the minimum front or rear yard setback.
- (b) Side Yards – any projection, provided it does not exceed 0.6m (2 ft.) into the minimum side yard setback.
- (c) Any projection that is an exterior fire escape not exceeding 1.2m (3.9 ft.) in width. A minimum clearance of 2.4m (8 ft.) above grade must be maintained.

(Bylaw 1881/2023)

7.47.3 No portion of a building other than eaves, signs or canopies shall project into a public or private right-of-way.

7.47.4 No projection will be permitted if, in the opinion of the Development Authority, it may interfere with a loading space, parking area, driveway, or other vehicular or pedestrian circulation or access.

7.47.5 A principle building situated on a parcel in a laneless subdivision, without an attached garage, shall not have any projections with the exception of eaves, in the required 3.0m (9.8 ft.) side yard setback area.

(Bylaw 1818/2020)

7.48 Zero Side Yard Developments

- 7.48.1 Except in the R1 Large Lot Residential District the Development Authority may reduce the side yard to zero metres where;
- (a) the owner(s) of the adjacent site(s) grant a 3.0 m (10 ft.) maintenance access and eave and footing encroachment easement on the adjoining site in perpetuity. The easement shall be to the satisfaction of the Development Officer and shall be registered against the title of the said site.
 - (b) in a laneless subdivision, adequate provision shall be made for rear access.
- 7.48.2 In the Waterfront Commercial (CW) District, zero side yard developments shall be considered for mixed-use developments, to the satisfaction of the Development Authority.
(Bylaw 1777/2018)
(Bylaw 1908/2024)
- 7.48.3 In the 50th Street Direct Control District (DC-50), zero side yard developments shall meet the requirements of the 50th Street Urban Design Guidelines.

7.49 Guidelines for other Land Uses

- 7.49.1 All uses which are not covered by specific regulations in Part 7 shall, in accordance with the following guidelines, be:
- (a) Separated from adjacent uses by such a distance as to ensure that there will be no adverse impact upon or by those adjacent uses;
 - (b) At a density which is consistent with that prevailing in the area, unless otherwise provided for in a statutory plan;
 - (c) Set back from any parcel boundary abutting a road a sufficient distance to ensure that the development will not be visually intrusive, having regard to any possible changes in surrounding uses;
 - (d) Of a height which will be consistent with that prevailing in the area;
 - (e) developed in such a manner that there will be no adverse impact upon or by traffic on adjacent roads; and
 - (f) developed in conformance with any applicable statutory plan policies.

PART 8 SIGNS

8.1 Intent

8.1.1 There are two main goals of this section. Firstly, it is meant to assist in preserving and enhancing the aesthetic qualities of the unique setting and natural environment that distinguishes the Town as a significant tourist and recreation destination within the region. The preservation of the visual environment from excessive and obtrusive signs is a matter of critical importance to the Town because of its economic reliance on the resort and tourism industry.

However, the importance of exterior signage to those businesses operating within the Town is duly recognized. Therefore the sign regulations shall strive to allow local businesses to advertise their presence to local citizens and tourists in a manner that balances the requirement to advertise with the overall aesthetics of the Town.

8.2 Sign Definitions

8.2.1 In this Bylaw:

A-Board – means a self-supporting A-shaped local advertising sign which is set upon the ground and has no external supporting structure.

Alteration – means a structural modification of a sign but does not include routine maintenance, painting or change in face, copy or lettering.

Awning Sign – means a local advertising sign inscribed on or affixed flat upon the covering material of an awning.

Band Sign – see “Fascia Sign”.

Billboard – means a sign to which advertising copy is pasted, glued, painted or otherwise fastened to permit its periodic replacement and includes poster panels and painted structures. A billboard displays non-local advertising.

Banner Sign – a sign with characters, letters, or illustrations applied to a flexible material intended to be hung or suspended without a rigid enclosing framework.

Blade Sign – See “Projecting Sign”.

Board Sign – flat boards which are typically painted or made of a material including but not limited to wood, metal or vinyl and is attached to the side of the building, most commonly next to the entry.

Building Façade – means that portion of any exterior elevation of a building extending

from grade to the top of the parapet wall or eave line and the entire width of the building elevation.

Canopy – means any permanently fixed structure other than an awning, which is roofed solid and projects from the face of the building for the purpose of affording protection or shelter from the weather.

Canopy Sign – means a local advertising sign attached to and forming part of the face of a canopy or a sign suspended and supported under a canopy.

Changeable Copy, Automatic – means copy on a sign that changes automatically and may include an electric message centre, or an electronic time and temperature unit.

Changeable Copy, Manual – means copy on a sign that can be changed manually through the use of attachable letters, numbers, or pictorial panels and includes but is not limited to chalkboards and dry erase boards.

Cooperative Advertising – means sign copy that advertises products or services available within the business located on the property containing the sign.

Construction Sign – means a temporary sign erected by an individual or a firm to advertise a redevelopment, new development or subdivision.

Contractor Sign – means a temporary sign erected by an individual or a firm on a premises undergoing construction, for which the sign is advertising such items as labour, services, materials, or financing.

Copy – means the message of the advertising sign including letters, symbols, and pictures.

Directional Sign – means a sign which indicates the distance and/or direction to a place of business or other premises indicated on the sign. Directional signs shall only be erected by the Municipality or other regulating body.

Drive- through Signage – means signage located in a drive-through area for the purpose of directing traffic through the parking lot or drive-through, taking orders at restaurants, or menu boards listing the items for purchase.

Fascia Sign – means a local advertising sign attached to, marked or inscribed on and parallel to the face of a building but does not include a billboard, wall, or board sign.

Freestanding Sign – means a sign that is supported by a foundation extending below the frost line independent of a building, wall or structure and does not include a portable sign.

Fringe – that portion of an awning that hangs vertically from the front of the awning.

Identification Sign – means a sign which contains no advertising but is limited to the

name, address, and number of a building, institution, or person.

Local Advertising – means sign copy which advertises the business on the property where the sign is located.

Neighbourhood Identification Sign – means a sign which states the name of a community area and may contain a logo, symbol or map which is related to the community name. Such signs may also be referred to as a Subdivision Entrance Sign.

Painted Wall Mural – means a scene or picture painted directly upon an exterior wall surface or another surface which is mounted or fixed to an exterior wall surface of a building.

Painted Wall Sign – means a sign which is painted directly upon the exterior of a wall surface, or which may be mounted or fixed to an exterior wall surface that is decorative in nature and only displays local advertising.

Portable Sign – means any sign, that can be carried or transported from one site to another, including but not limited to changeable copy signs, balloons and inflatable devices used as signs, banners, and signs attached to or painted on vehicles parked and visible from a public right-of-way unless said vehicles are used in the normal day-to-day operation of a business. A portable sign does not include an A-Board sign.

Post Sign– means a sign which is hung from a decorative post, typically made of metal or wood, designed to be decorative in nature and displays local advertising only.

Projecting Sign (Blade Sign) – means a sign which projects from a structure or building face but does not include a canopy sign or awning sign.

Public and quasi-public use – means a use of land or a building for purposes of public administration and service and shall also include a building for the purpose of assembly, instruction, culture, recreation or other community activity.

Roof Sign – means a sign or portion of a sign which is erected upon or above a roof or parapet of a building.

Sign – means any device used to identify or advertise a place of business or a product, whether words or numbers are used or not.

Sign Area – means the entire surface area on a single side of a sign on which advertising could or is intended to be placed.

Window Sign – means a sign which is painted on, attached to, or installed behind a window for the purpose of being viewed from outside the premises.

8.3 Signs Not Requiring a Sign Permit

8.3.1 The following signs shall not require a sign permit but must comply with the regulations of this bylaw:

- (a) signs authorized and/or erected by the Town of Sylvan Lake on any streets, sidewalks, or other public property;
- (b) signs, notices, placards or bulletins required to be displayed:
 - (i) by or on behalf of federal, provincial or municipal governments;
 - (ii) pursuant to the provisions of federal, provincial or municipal legislation; and
 - (iii) on behalf of a department, a commission, a board, a committee or an official of the federal, provincial or municipal government.
- (c) election signs provided they are placed in accordance with the Election Signs Bylaw as amended;
- (d) signage associated with an event to be held on Municipal property, in which a valid special event permit or a rental agreement has been issued by the Town, provided the signage type and location has been approved by the Development Authority;
- (e) holiday signs and decorations provided they are erected no longer than the season or holiday they depict and in any case no longer than 60 days in a year;
- (f) street numbers or letters displayed on premises where together the total sign area is less than 1.2 m² (12.9 ft²);
- (g) a board sign which is attached to a residential dwelling unit or its accessory building and states no more than the name of the building or the name of the persons occupying the building or both, provided that the total sign area does not exceed 0.3 m² (3.2 ft²);
- (h) a board sign which is attached to a building other than a residential dwelling unit and states no more than:
 - (i) the name or address of the building;
 - (ii) the name of the person or institution occupying the building; and
 - (iii) the activities carried on in the building including hours of operation and rates charged provided the total sign area does not exceed 0.3 m² (3.2 ft²) in area.

-
- (i) temporary real estate signs provided that:
 - (i) they are located entirely on the property that they are advertising;
 - (ii) the total area of a sign does not exceed 1.0 m² (10.7 ft²) in a residential district or 3.0 m² (32 ft²) in any other district; and
 - (iii) only one sign per street frontage is erected.
 - (j) open house or show home signs provided that:
 - (i) the signs do not exceed a size of 1.4 m² (15.07 ft²) or 0.61 m (2 ft.) x 0.92 m (3 ft.) if A-Board style;
 - (ii) open house signs may be placed adjacent to residential districts where the sale is taking place for a 48 hour period prior to the event and while the open house event is taking place; and
 - (iii) show home signs may be placed in the front yard or adjacent to the street where the show home is located and at the entrance to the subdivision where the show home is located. For this purpose, the entrance to the subdivision shall be deemed where the collector road entering the subdivision meets an arterial roadway. A maximum of 5 show home signs shall be permitted in any neighbourhood.
(Bylaw 1715/2016)
 - (k) garage sale signs provided that:
 - (i) there are no more than 3 signs per garage sale event;
 - (ii) all signs are self-supporting. Signs shall not be placed on municipal poles, mailboxes, or any other freestanding structure;
 - (iii) the signs do not exceed a size of 0.37 m² (2ft x 2ft);
 - (iv) Each sign contains the address where the sale is taking place and the date(s) of the sale;
 - (v) the signs are posted no earlier than 72 hours prior to the event; and
 - (vi) the signs are removed no later than 24 hours following the garage sale event.
 - (l) contractor signs, provided that:
 - (i) there shall not be more than a total of four contractor signs per site;
 - (ii) in residential subdivisions, the total area of all four contractor signs shall not exceed 6.4 m² (68.9 ft²) with no individual contractor sign exceeding 3.0 m² (32.3 ft²);
 - (iii) in commercial and industrial subdivisions, the total area of all four contractor signs shall not exceed 25 m² (269 ft²) with no individual sign exceeding 12 m² (129 ft²);
 - (iv) they are located only on private property;
 - (v) they are erected no earlier than three months before the date of intended construction and removed within three months following completion of construction; and;

-
- (vi) they are only supported by being attached to a construction fence or on a non-transportable base (e.g. signs on the side of a trailer would not be permitted).
 - (m) Bed and Breakfast Signs provided that:
 - (i) they are located entirely on private property;
 - (ii) a maximum of 2 signs shall be allowed per Bed and Breakfast subject to the following regulations:
 - (1) permitted sign types include: board, post, and window.
 - (2) no two signs on a single site may be the same type.
 - (3) no board sign shall exceed an area of 0.6 m² (6.5 ft²) or extend more than 1.8 m (5.9 ft.) above grade;
 - (4) window signs shall conform to regulations in 3.1 (n) below;
 - (5) no sign shall be internally lit;
 - (6) notwithstanding section 8.3.1 (m) post signs shall require a permit and shall conform to the Post Sign regulations as listed in 8.15.
 - (n) window signs provided that:
 - (i) they are only erected on properties containing approved commercial and industrial uses, bed and breakfasts, and home occupations;
(Bylaw 1851/2022)
 - (ii) they are applied directly to the glass surface or placed behind the glass;
 - (iii) the maximum area of a window that may contain signage shall be 50% of the area of the window;
 - (iv) they do not incorporate any type of flashing or intermittent light; and
 - (v) in the Waterfront Commercial (CW), Marina Mixed-Use (MMU), and Lakefront Direct Control (LF-DC) districts;
 - (1) the maximum area of a window that may contain signage shall be one third of the height of the glass pane by 90% of the glass pane width; and
 - (2) they are not internally lit. (Bylaw 1908/2024)
 - (o) cooperative advertising signs provided that:
 - (i) they are only located on sites in commercial and industrial districts;
 - (ii) a business may not also display cooperative advertising signs at the same time a portable sign is also displayed;
 - (iii) no more than 3 signs are erected per business;
 - (iv) they do not exceed 1.0 m² (10.8 ft²) in area;
 - (v) they are located a minimum of 3.0 m (10 ft.) of any access/egress to/from a property; and
 - (vi) they are located 1.5m (4.9ft) from all property lines adjoining a road.

-
- (p) copy inserts being changed in existing fascia signs. This applies to existing fascia signage where no structural components are being modified or added (this includes illumination) and the size and location of the sign remains the same;
 - (q) drive-through signage, as they shall be considered to be accessory to the use of the development. All locations for drive-through signage shall be approved by the Development Authority prior to the placement of the signs.
 - (r) A-Board signs within all non-residential districts, including the Waterfront Commercial (CW), Marina Mixed-Use (MMU), Lakefront Direct Control (LF-DC), Civic Centre (CC), 50th Street Direct Control (DC-50) and Direct Control 1 (DC-1) districts, provided the sign is located adjacent to the business that is being advertising for.
(Bylaw 1736/2017)
(Bylaw 1908/2024)

8.3.2 All signage exceeding the requirements listed above shall require a permit and be at the discretion of the Development Authority.

8.4 Applying for a Sign Permit

8.4.1 Except as provided for in section 8.3, no person shall:

- (a) place, erect or use any sign; or
- (b) replace a sign with another sign;

without first obtaining from the Development Authority a sign permit in the form approved by the Development Authority.

8.4.2 An application for a sign permit shall be accompanied by the following:

- (a) name and address of the applicant;
- (b) name and address of the lawful owner of the sign (if different from the applicant);
- (c) location of the sign, including: legal and civic address; elevation drawing or site plan of the property showing: distance to front and side property lines; approaches or driveway locations; distances from existing building(s); and distances from existing signs;
- (d) amount of projection from the face of the building or above the building roof or parapet wall, if applicable;
- (e) height of sign above ground level;
- (f) height of a freestanding sign and a drawing showing the sign's foundation detail;
- (g) amount of projection over public property;
- (h) detailed illustration of the sign including:

-
- (i) overall dimensions of the sign and the copy face(s);
 - (ii) design of the sign copy, including lettering and colours;
 - (iii) manner of illuminating the sign in any form of animated or intermittent lights; and
 - (iv) type of construction and finish to be utilized;
 - (i) such additional information as the Development Authority deems necessary; and
 - (j) application fee.
- 8.4.3 An application for a sign permit shall not be considered complete and final and received for processing by the Town until the Development Officer determines that all the requirements of section 8.4.2 have been completed.
- 8.4.4 The Development Officer shall issue a sign permit if the application complies with the provisions of this Bylaw.
- 8.4.5 The Development Officer may:
- (a) at their discretion, approve a sign permit application exceeding the limits of this Bylaw in accordance with 8.4.6; or (Bylaw 1881/2023)
 - (b) refer said application to the Municipal Planning Commission for its consideration.
- 8.4.6 The Development Authority may approve a sign permit application exceeding the limits of this bylaw provided the applicant has demonstrated to the satisfaction of the Development Authority that the purpose of the sign cannot be achieved by adhering to the applicable sign regulations. (Bylaw 1881/2023)

8.5 General Provisions

- 8.5.1 The general regulations of section 8.5 apply to all signs erected in the Town. Where a discrepancy between these regulations and regulations pertaining to specific sign types is identified, the latter shall prevail.
- 8.5.2 A sign shall not conflict with the general character of the surrounding streetscape or the architecture of nearby buildings.
- 8.5.3 No approval shall be granted for a sign which will overhang a street, sidewalk or other Town property until the applicant enters into an encroachment agreement with the Town.
- 8.5.4 Where a sign projects over public property, a minimum clearance of 2.5 m (8.2 ft.) above ground level shall be maintained.
- 8.5.5 A larger clearance of 4.6 m (15 ft.) shall be maintained where a sign is located or projects into or over a driveway or other area of vehicle movement.

-
- 8.5.6 No person shall erect, construct or maintain a sign or sign structure so as to create a hazard for pedestrian or vehicular traffic.
- 8.5.7 A sign shall not obstruct the view of or be liable to be confused with any authorized traffic sign, signal or device or otherwise pose a potential hazard to traffic.
- 8.5.8 A sign shall not display lights which may be mistaken for the flashing lights customarily associated with danger or those used by police, fire, ambulance or other emergency vehicles.
- 8.5.9 The owner of a sign shall be responsible for maintaining their sign in a proper state of repair and shall:
- (a) keep it properly painted at all times;
 - (b) ensure that all structural members and guy wires are properly attached to the sign and building and meet proper safety standards;
 - (c) clean all sign surfaces as it becomes necessary; and
 - (d) ensure that interior supports and lighting are concealed from public view at all times.
- 8.5.10 With the exception of billboard signs or freestanding signs used solely by community organizations, the subject matter of all signs shall relate to the use or ownership of the property on which the sign is located.
- 8.5.11 Any event to be held on Municipal property, in which a valid special event permit or a rental agreement has been issued by the Town, shall be permitted to have signage associated with the event located on Municipal property.
(Bylaw 1777/2018)
- 8.5.12 Where a sign no longer fulfils its function under the terms of this Bylaw, the Designated Officer may resolve to order the removal of the sign and the lawful owner of the sign, or where applicable the registered property owner, shall upon resolution:
- (a) remove the sign and all related structural components within 30 days, or a reasonable time frame established by the Designated Officer, from the date of receipt of such notice;
 - (b) restore the immediate area around the sign to the satisfaction of the Town; and
 - (c) bear all costs related to such removal and restoration.

8.6 Changeable Copy

- 8.6.1 Subject to the provisions of this part, manual changeable copy as part of a sign application shall be permitted:
- (a) on signs related to public or quasi-public uses; and
 - (b) on all properties containing approved commercial uses



with the exception of Home Occupations:

- 8.6.2 Subject to the provisions of this part, automatic changeable copy as part of a sign application shall be permitted on signs related to public or quasi-public uses.
- 8.6.3 Notwithstanding sections 8.6.1 and 8.6.2, changeable copy displaying only time and temperature and/or gas prices shall be allowed on signs in all commercial and industrial districts.
- 8.6.4 Only one sign per business shall contain changeable copy.
- 8.6.5 Changeable copy may form up to 50% of the copy area of a sign, excluding portable signs which may contain up to 100% changeable copy.
- 8.6.6 Changeable copy signs shall:
 - (a) be restricted to local and cooperative advertising only with the exception of not-for-profit organizations and community sponsored events; and
 - (b) incorporate covering(s) that will protect the changeable copy and associated supports from elements such as rain, snow and wind in order to prevent deterioration of the sign copy and accumulation of dust and dirt within the copy's supporting elements.

8.7 A-Board Signs

- 8.7.1 Subject to the provisions of this part, A-board signs shall be permitted on all properties containing approved commercial uses with the exception of:
 - (a) Home Occupations.
- 8.7.2 A-board signs shall not be permitted on a site that also contains a portable sign.
- 8.7.3 Only one sign per business per street frontage shall be displayed.
- 8.7.4 For businesses with zero front setbacks, one sign may be placed on Town property adjacent to the front property boundary provided that the sign is:
 - (a) located as close as possible to the front of the building; or
 - (b) the sign is placed wholly within 1.0 m (3 ft.) of the curb placed as close as practical to any parking meter, street tree, garbage bin, or other piece of street furniture where available in front of the business in order to maintain a minimum 2.0 m width for pedestrian passage.
- 8.7.5 A-Board signs shall:
 - (a) be on display only during those hours that the business is open;
 - (b) only display local and cooperative advertising;



- (c) be of a size not exceeding 0.61 m (2 ft.) wide by 0.92 m (3 ft.) high;
- (d) be of a painted finish, be neat and clean, and be maintained in such condition; and
- (e) not use fluorescent, 'day-glo', luminous or reflective lettering or backgrounds.

8.8 Awning and Canopy Signs

8.8.1 Subject to the provisions of this part, awning and canopy signs shall be permitted on all properties containing approved commercial or industrial uses with the exception of:

- (a) Home Occupations.

8.8.2 Awnings shall:

- (a) only display local advertising;
- (b) be constructed of durable, colour-fast material and relate to the architectural design of the building to which they are attached; and
- (c) be tightly stretched over a rigid frame in order to minimize the accumulation of dirt through sagging, and also to improve their neat appearance.



8.8.3 No person shall erect an awning, canopy or under awning/canopy sign unless such sign:

- (a) is at a clearance of not less than 2.5 m (8.2 ft.) from the grade of the sidewalk;
- (b) does not project from the building to a point greater than 0.6 m (2 ft.) from the face of the curb.

8.8.4 Awning sign copy may be located on a fringe, provided that the fringe is a maximum 0.25 m (0.8 ft.) in height and spans the full body width of the awning.

8.8.5 Awning and canopy sign copy, excluding under awning/canopy signs, shall be restricted to 33% of the surface area of the awning and fringe in recognition that their primary purpose is to provide shelter from the sun, rain and snow.

8.8.6 Awning and canopy signs shall not be internally lit.

8.8.7 Under awning/canopy signs are permitted provided they:

- (a) are oriented perpendicular to the building;
- (b) do not extend beyond the awning or canopy;
- (c) maintain a vertical clearance from the ground of 2.5 m (8.2 ft.); and
- (d) are not internally lit.

8.9 Billboard Signs

8.9.1 Subject to the provisions of this part, Billboard signs shall be permitted in:

(a) industrial districts.

8.9.2 The maximum dimensions of a billboard shall be 3.1 m (10 ft.) high by 6.10 m (20 ft.) long.

8.9.3 The maximum height above grade of a billboard shall be 4.5 m (14.76 ft.).

8.9.4 Illumination of billboards shall be restricted to gooseneck type lighting that directs light downward toward the sign.



8.10 Board Signs

8.10.1 Subject to the provisions of this part and section 8.3.1 (g) and (h), board signs shall be permitted on all properties.

8.10.2 The materials and colour scheme of board signs shall be chosen to complement rather than conflict with the architecture and colour scheme of the building façade.

8.10.3 Board signs shall:

- (a) only display local advertising;
- (b) be located next to an entry;
- (c) not extend more than 1.8 m (6 ft.) above grade; and
- (d) shall not be internally lit.



8.10.4 The maximum area of a board sign shall be:

- (a) 0.3 m² (3.2 ft²) when identifying a private residence or home occupation; and
- (b) 0.6 m² (6.5 ft²) for all other purposes.

8.11 Fascia Signs

8.11.1 Subject to the provisions of this part, fascia signs shall be permitted on all properties containing approved commercial, industrial, and public and quasi-public uses with the exception of:

- (a) Home Occupations.



8.11.2 Fascia signs shall only display local advertising.

8.11.3 The materials and colour scheme of fascia signs shall be chosen to complement rather than conflict with the architecture and colour scheme of the building façade.

8.11.4 Fascia signs shall not be located above any portion of a street or project over public property unless there is a minimum clearance from grade of 2.5 m (8.2 ft.) and a maximum projection of 0.3 m (1 ft.).



8.11.5 No fascia sign shall be higher than the eave line of the building.

8.11.6 A fascia sign shall not cover more than 20% of the visible area of the façade of each wall of the building on which it is located.

8.11.7 Fascia signs shall not obscure significant architectural elements of a building including but not limited to windows, doorways, sills, moldings, and cornices.

8.11.8 All fascia signs shall be separated from adjacent fascia signs by a minimum of 0.6 m (2 ft.).

8.11.9 In addition to 8.11.1 – 8.11.8, fascia signs located in the Waterfront Commercial (CW), Marina Mixed-Use (MMU), Civic Centre (CC) and the Lakefront Direct Control (LF-DC) districts :

(a) shall be no higher than the second floor windows or the equivalent height in the case of a sign attached to a windowless wall, on a 2 storey or higher building unless otherwise approved by the Development Authority; and



(b) not be internally lit. Instead, gooseneck lighting where the light shines downward onto the sign shall be used. Where lighting other than gooseneck is proposed, illumination should be restricted to individually back lit letters and the illumination shall not cause adverse glare to the satisfaction of the Development Officer.

(Bylaw 1748/2018)
(Bylaw 1908/2024)

8.12 Freestanding Signs

8.12.1 Subject to the provisions of this part, freestanding signs shall be permitted in all commercial, industrial, residential, public facility, future designation, recreation facility and direct control districts, with the exception of the following:

- (a) Waterfront Commercial District (CW);
 - (b) Lakefront Direct Control District (LF-DC_;
 - (c) Marina Mixed-Use District (MMU)
 - (d) Civic Centre District (CC); and
 - (e) 50th Street Direct Control District (DC-50).
- (Bylaw 1908/2024)

8.12.2 For freestanding signs in commercial, industrial, public facility, future designation, recreation facility, and direct control districts where the purpose is to identify a single tenant:

- (a) only one sign shall be permitted on a single parcel;
- (b) the maximum height shall be 7.5 m (24.6 ft.); and
- (c) the maximum sign area shall be 9 m² (97 ft²) per face with a maximum of two faces per sign.

8.12.3 For freestanding signs in commercial and industrial districts where the purpose is to identify multiple tenants on a single parcel:

- (a) only one freestanding sign per street frontage shall be permitted;
- (b) the maximum height shall be 9.1 m (30 ft.); and
- (c) the maximum area shall be 15 m² (160 ft²) per face with a maximum of two faces per sign.

8.12.4 Notwithstanding sections 8.12.2 & 3, for freestanding signs located in Neighbourhood Commercial Districts (CN):

- (a) only one sign shall be permitted on a single parcel;
- (b) the maximum height shall be 5.5 m (18 ft.);
- (c) the maximum area shall be 5 m² (54 ft²) per face with a maximum of two faces per sign;
- (d) backlighting shall be restricted to the illumination of individual letters, symbols and borderlines contained on a sign face, with the remainder of the sign area being opaque such that no light is emitted; and
- (e) automatic changeable copy is prohibited, except to display time and temperature or gas prices.



8.12.5 In residential districts:

- (a) a maximum of one freestanding sign per street frontage shall be permitted on sites containing 10 or more residential units;
- (b) the maximum height shall be 3.0 m (10 ft.);
- (c) the maximum area shall be 3.7 m² (40 ft²) per face with a maximum of two faces per sign;
- (d) sign copy shall be restricted to the name and address of the building; and
- (e) signs may not be internally lit. External lighting shall be directed so that it only lights the surface area of the sign.

8.12.6 Notwithstanding 8.12.1 freestanding construction signs shall be permitted on all properties, subject to the provisions contained in herein. Freestanding construction signs shall be permitted to be erected for a period of time prior to redevelopment of a site, new construction, or development of a new subdivision until a time specified in the development permit that reflects the date when the project is expected to be substantially complete:

- (a) A maximum of one sign per street frontage shall be permitted
- (b) Sign(s) shall be located entirely on private property;
- (c) Sign(s) shall be self-supporting freestanding signs constructed using durable, weather resistant material;
- (d) The maximum height shall be 3.6 m (12 ft.);
- (e) The maximum copy area of each sign shall be 5.5 m² (60ft²);
- (f) Construction signs shall only display the name of the developer(s), name of development, symbols, or a map of the development;
- (g) The use of fluorescent, 'day-glo', reflective or luminous lettering or backgrounds shall not be permitted;
- (h) signs may not be internally lit. External lighting shall be directed so that it only lights the surface area of the sign; and
- (i) Notwithstanding (d) and (e), all signage proposed for new neighbourhoods, in association with an approved outline plan, shall have a maximum height of 4.6m (15ft) and a maximum copy area of 12.1 m² (130 ft²).

8.12.7 All supports of freestanding signs shall be placed upon private property unless otherwise stated.

8.12.8 No part of a freestanding sign shall project over the property line.

8.12.9 Freestanding signs shall not be placed so as to interfere with vehicle parking, traffic circulation, or traffic sightlines and visibility.

8.12.10 The colour scheme and architectural detail of a freestanding sign shall relate to the onsite building(s).

8.12.11 A minimum distance separation of 50 m (164 ft.) shall be maintained between freestanding signs. However;

- (a) distance requirements between freestanding signs shall not apply to entrance or exit signs used for the purpose of directing traffic provided:

-
- (i) Those signs do not display any advertising message, excluding a logo; and
 - (ii) The sign area does not exceed 1.4 m² (15 ft²).

8.12.12 A maximum of one freestanding sign per street frontage shall be permitted on a site.

8.13 Neighbourhood Identification Signs/Subdivision Entrance Signs

8.13.1 A neighbourhood identification sign may be erected by a developer at the entrances to a subdivision, subject to the developer entering into a Development Agreement to the satisfaction of the Town and dealing with the precise location, number, size, design and character of the sign and making provision for the perpetual maintenance and care of the sign.

8.13.2 Neighbourhood identification signs shall:

- (a) be for neighbourhood identification purposes only;
- (b) display no advertising; and
- (c) be constructed of maintenance free material wherever possible.



8.13.3 A neighbourhood identification sign shall not:

- (a) encroach upon utility rights-of-way; or
- (b) affect traffic safety.

8.14 Painted Wall Murals

8.14.1 Subject to the provisions of this part, painted wall murals shall be considered discretionary on all properties containing approved commercial, industrial, and public and quasi-public uses, with the exception of home occupations.

8.14.2 Painted Wall Murals shall not display any form of advertising.

8.14.3 Painted Wall Murals shall only be located on side or rear walls which are visible to the community. This may include walls along pedestrian walkways, leading into alleys or parking areas, or those viewed from a street or roadway.

8.14.4 Painted Wall Murals shall be decorative or artistic in nature, displaying a scene or picture, to the satisfaction of the Development Authority.

8.14.5 The Development Authority shall have regard to the subject matter and imagery of the mural, ensuring that it enhances the area in which it is being placed and is appropriate for the location in which it is being proposed.

-
- 8.14.6 The Development Officer or Development Authority may refer the proposed mural application to an additional committee or professional for third party review and recommendation prior to making a decision on the application.
- 8.14.7 Additional information may be requested by the Development Authority, Development Officer, or third party review including but not limited to:
- (a) the grade and quality of paint and finishing coats to be used for the mural production;
 - (b) previous examples of the artist's work;
 - (c) the expected life of the mural and a plan outlining how it will be maintained for that time period.

8.15 Painted Wall Signs

- 8.15.1 Subject to the provisions of this part, painted wall signs shall be considered discretionary on all properties containing approved commercial, industrial, and public and quasi-public uses, with the exception of home occupations.
- 8.15.2 Painted Wall Signs shall:
- (a) be decorative in nature;
 - (b) only contain local advertising, and may include the name, logo, or slogan for the business on which it is located;
 - (c) only be permitted to have 20% or less of the area of the sign containing advertising in the form of written copy;
 - (d) be located on a side or rear facing wall only.
- 8.15.3 The Development Authority shall have regard to the subject matter and imagery of the sign, ensuring that it enhances the area in which it is being placed and is appropriate for the location in which it is being proposed.
- 8.15.4 The Development Officer or Development Authority may refer the proposed sign application to an additional committee or professional for third party review and recommendation prior to making a decision on the application.
- 8.15.5 The Development Authority may require that the sign be periodically repainted, or if it no longer fulfills its original purpose, the Development Authority may require that the sign be refinished to its satisfaction.



8.16 Portable Signs

8.16.1 Subject to the provisions of this part, portable signs shall be permitted in all commercial, industrial, public facility and direct control districts with the exception of the following:

- (a) Waterfront Commercial District (CW);
- (b) Lakefront Direct Control District (LF-DC);
- (c) Marina Mixed-Use District (MMU);
- (d) Civic Centre District (CC); and
- (e) properties containing approved Home Occupations.



(Bylaw 1908/2024)

8.16.2 Notwithstanding section 8.16.1, banners signs shall be permitted in all commercial, industrial, public facility and direct control districts.

8.16.3 Intent:

- (a) Portable signs are intended for temporary on site advertising relating to the commercial activities of the landowner or tenants. Portable signs may only contain local and cooperative advertising with the exception those that have been issued a valid special event permit or rental agreement by the Town; and
- (b) On sites containing multiple tenants, the portable sign owner or licensee, not the Town will determine which tenant(s) shall have the benefit of the portable sign;

8.16.4 Repealed

(Bylaw 1818/2020)

8.16.5 The maximum length of a permit for a portable sign shall be 90 days. The maximum duration of display per business for each portable sign shall be 90 days twice a year provided, however, that no portable sign shall remain at one location for more than 90 consecutive days at a time. A business shall remain free of portable signs for a minimum of 30 days before a further permit for such site can be issued. No permit may be applied for more than 30 days in advance of the date of placement.

8.16.6 The maximum length of a permit for inflatable or banner signs shall be 28 consecutive days or a maximum of 28 days over an entire 365 day (1 year) period. The applicant shall indicate on the sign application those dates that the inflatable or banner sign shall be erected.

8.16.7 A portable sign shall be placed wholly on the property to which the sign applies.

8.16.8 No portable sign shall be placed on any Town owned property, except those that have been issued a valid special event permit or rental agreement by the Town and all locations and signage types related to said event have been approved by the Development Authority.

8.16.9 A portable sign may be allowed in a setback area as established by this bylaw.

8.16.10 No portable sign shall be located closer than 50 m (164 ft.) to any other portable sign.

8.16.11 No portable sign shall be located on a site which contains an A-board sign.

8.16.12 Portable Signs shall adhere to the following:

- (a) The sign area shall not exceed 3.3 m² (36 ft²) per face, with a maximum of two faces per sign permitted;
- (b) No portable sign shall exceed 2.0 m (6.56 ft.) in height from grade;
- (c) No portable sign shall be illuminated or employ any flashing or sequential lights or any mechanical or electronic device to produce or simulate motion;
- (d) A portable sign shall not interfere with pedestrian and/or vehicular traffic;
- (e) No portable sign shall be located within 3.0 m (9.8 ft.) of any access/egress to/from a property or within 10.0 m (33 ft.) of any intersection;
- (f) A portable sign must be stabilized but shall not use unsightly or potentially hazardous methods. The means by which stability is to be provided shall be included as part of the permit application. An inflatable sign may, however, use guy wires;
- (g) A portable sign in use shall at all times be maintained in good condition and, specifically, shall contain lettering and signage which is secure and complete. Any damaged or missing signage must be repaired within 48 hours of knowledge of same coming to the attention of the permit holder; and

8.16.13 Notwithstanding 8.16.12 (b), in addition to the regulations pertaining to portable signs, inflatable signs shall not exceed the maximum free standing sign height allowable for the district, measured from grade to the top of the inflatable sign.

8.16.14 In addition to the regulations pertaining to portable signs, banner signs shall:

- (a) only be attached to a permanent structure located on the site;
- (b) not exceed 10% of the gross area of the face of the structure to which it is attached;
- (c) not obscure any significant architectural features or windows of the structure to which it is attached; and
- (d) be maintained in good condition and promptly removed if damaged.



8.17 Post Signs

8.17.1 Subject to the provisions of this part, post signs shall be permitted in all commercial, industrial, public facility, recreation facility and direct control districts.

8.17.2 Only one sign per business per street frontage shall be displayed.

8.17.3 Post signs shall only display local advertising.

8.17.4 Post signs shall:

- (a) be located in a landscaped front or side yard;
- (b) have a maximum post height of 2 m (6.56 ft.) and the horizontal arm shall not exceed 1.67 m (5.5 ft.) in height;
- (c) have a maximum copy area of 0.5 m² (5.4 ft²);
- (d) be of a decorative nature, having materials and a colour scheme that complement the architecture and colour scheme of the building façade;
- (e) not be internally lit;
- (f) be permanently affixed to the ground



8.18 Projecting/Blade Signs

8.18.1 Subject to the provisions of this part, projecting signs shall be permitted in all commercial, industrial, public facility, and recreational facility districts.



8.18.2 Projecting and blade signs shall only display local advertising.

8.18.3 No part of a projecting sign shall be less than 2.5 m (8.2 ft.) above finished grade. The top of a projecting sign may be no more 3.6 m (12 ft.) above grade. However, a projecting sign may not project above the eave line of a building.

8.18.4 The near edge of a projecting sign shall be no more than 0.3 m (1 ft.) from the wall of the building to which the sign is attached.

8.18.5 The maximum area of a projecting sign in the Waterfront Commercial (CW) and Lakefront Direct Control (LF-DC) districts shall be 0.6 m² (6 ft²).

(Bylaw 1908/2024)

8.18.6 The maximum area of a projecting sign in any other district shall be 0.83 m² (9 ft²).

-
- 8.18.7 Only one projecting sign per street frontage per business may be erected.
- 8.18.8 The incorporation of flashing or intermittent lighting with projecting signs is prohibited. Instead, backlighting or gooseneck style lighting angled down onto the sign face may be used.

8.19 Roof Signs

- 8.19.1 Subject to the provisions of this part, roof signs shall be permitted in all industrial districts.
- 8.19.2 Roof signs shall only be allowed provided the Town is satisfied that the purpose of the sign cannot be achieved by another type of sign.
- 8.19.3 Roof Signs shall:
- (a) limit copy to local advertising only;
 - (b) have a maximum area of 9 m² (97 ft²), exclusive of support mechanisms, provided the support mechanisms do not contain any copy;
 - (c) not exceed the maximum height allowable for buildings within the district;
 - (d) utilize structural support elements that are designed in a manner such that they are concealed from view; and
 - (e) only utilize lighting that is directed downward onto the sign and does not incorporate any form of intermittent or flashing lights.



PART 9 LAND USE DISTRICT REGULATIONS

9.1 LARGE LOT RESIDENTIAL DISTRICT (R1)

General Purpose:	To provide an area for low density residential development in the form of detached dwellings and compatible uses, herein listed, on large urban lots.	
Permitted Uses:	Accessory buildings Detached dwellings Home occupation, Class B, provided the parcel does not contain a secondary suite and it is the first on the parcel (Bylaw 1898/2024) Secondary Suites (Bylaw 1898/2024)	
Discretionary Uses:	Accessory uses Adult care residences Bed and breakfast services Day care facilities in detached dwellings Garage Suites Home occupation, Class B, if the parcel contains a secondary suite or it is the second or subsequent home occupation on the parcel (Bylaw 1898/2024) Home occupation, Class C Parking facilities for uses in this District Parks Playgrounds Public and quasi-public uses Public Playgrounds Public utility buildings Moved-in building Social care facilities Wind energy device Temporary building (Bylaw 1851/2022)	

District Regulations:

The following regulations apply to detached dwellings, social care facilities and adult care residences:

Minimum Parcel Area:	Interior parcels	555 m ² (5,971.8 ft ²)
	Corner parcels	610 m ² (6,563.6 ft ²)

Minimum Front Yard:	6.0 m (19.69 ft.)
Minimum Side Yard:	1.5 m (4.92 ft.) except where it abuts a road, other than a lane, 3 m (9.84 ft.). In a Laneless Subdivision: Detached dwellings: with attached garage, one side yard must be: 1.5 m (4.92 ft.) without attached garage, one side yard must be: 3.0 m (9.84 ft.)
Minimum Rear Yard:	7.5 m (24.6 ft.)
Maximum Parcel Coverage:	45%
Maximum Building Height:	Two storeys with a maximum of 10.5 m (34.5 ft.)
Minimum Floor Area:	Detached dwellings: 92.5 m ² (995.30 sq. ft.) excluding basements

Landscaped Area:

1. A minimum of 35% of the site shall be landscaped.
2. Front yard landscaping shall be completed within the first full growing season after construction completion.
3. In the case of applications for development permits for uses other than detached dwellings, refer to Part 7.

Supplementary Regulations:

1. All uses must comply with the regulations in Part 7.
2. Exposed foundations should be kept to a minimum and shall be fully parged.

9.2 MEDIUM LOT RESIDENTIAL DISTRICT (R1A)

General Purpose:	To provide an area for low density residential development in the form of detached dwellings and compatible uses, herein listed, on lots smaller than R1 lots.
Permitted Uses:	Accessory buildings Detached dwellings Home occupation, Class B, provided the parcel does not contain a secondary suite and it is the first home occupation on the parcel (Bylaw 1898/2024) Secondary Suites (Bylaw 1898/2024)
Discretionary Uses:	Accessory uses Adult care residences Bed and breakfast services Day care facilities in detached dwellings Garage Suites Home occupation, Class B, if the parcel contains a secondary suite or it is the second or subsequent home occupation on the parcel (Bylaw 1898/2024) Home occupation, Class C Manufactured homes subject to section 7.29 Moved-in building Parking facilities for uses in this District Parks Playgrounds Public and quasi-public uses Public Playgrounds (Bylaw 1760/2018) Public utility buildings Social care facilities Wind energy device Temporary building (Bylaw 1851/2022)

District Regulations:

The following regulations apply to detached dwellings, social care facilities and adult care residences:

Minimum Parcel Area:	Interior parcels:	460 m ² (4,951 ft ²)
	Corner parcels:	520 m ² (5,597 ft ²)
Minimum Front Yard:	6.0 m (19.69 ft.)	

Minimum Side Yard: 1.5 m (4.92 ft.) except where it abuts a road, other than a lane, 3 m (9.84 ft.).

In a Laneless Subdivision:
with attached garage, one side yard must be: 1.5 m (4.92 ft.)
without attached garage, one side yard must be: 3.0 m (9.84 ft.)

Minimum Rear Yard: 7.5 m (24.6 ft.)

Maximum Parcel Coverage: 45%

Maximum Building Height: Two storeys with a maximum of 10.5 m (34.5 ft.)

Minimum Floor Area: Detached dwellings:
84 m² (904 Ft²) excluding basements

Landscaped Area:

1. A minimum of 35% of the site shall be landscaped.
2. Front yard landscaping shall be completed within the first full growing season after construction completion.
3. In the case of applications for development permits for uses other than detached dwellings, refer to Part 7.

Supplementary Regulations:

1. All uses must comply with the regulations in Part 7.
2. Exposed foundations should be kept to a minimum and shall be fully parged.
3. All manufactured homes shall comply with the design regulations in section 7.29.

9.3 MARINA BAY RESIDENTIAL DISTRICT (RMB)

General Purpose:	To provide an area for residential development, comprehensively designed around the lakeshore and marina, in the form of detached dwellings and compatible uses herein listed.
Permitted Uses:	Accessory buildings Detached dwellings Home occupation, Class B, provided the parcel does not contain a secondary suite and it is the first on the parcel (Bylaw 1898/2024) Secondary Suites (Bylaw 1898/2024) Water access platform, provided it complies with the regulations as outlined in this district (Bylaw 1763/2018)
Discretionary Uses:	Accessory uses Home occupation, Class B, if the parcel contains a secondary suite or it is the second or subsequent home occupation on the parcel (Bylaw 1898/2024) Home occupation, Class C Parking facilities for uses in this District Parks Playgrounds Public and quasi-public uses Public Playgrounds (Bylaw 1760/2018) Public utility buildings Temporary building Wind energy device (Bylaw 1851/2022)

District Regulations:

The following regulations apply to detached dwellings:

Minimum Parcel Area:	Detached dwellings - 285 m ² (3,067.8 ft ²) Except on the following parcels: Lot 45, Block 1. Plan 942 0590 Lots 46 -47, Block 1, Plan 952 1304 Lots 58-59, Block 1, Plan 982 3637 Interior parcels 555 m ² (5,971.8 ft ²) Corner parcels 610 m ² (6,563.6 ft ²)
Minimum Front Yard:	6.0 m (19.69 ft.) except, notwithstanding section 7.20, Driveways, garages, porches, columns and carports - 3.5 m

	(11.48 ft.)
Minimum Side Yard:	Detached houses: 1.25 m (4.10 ft.) except where it abuts a road other than a lane - 2.4 m (7.87 ft.) Except on the following parcels: Lot 45, Block 1, Plan 942 0590 Lots 46 -47, Block 1, Plan 952 1304 Lots 58-59, Block 1, Plan 982 3637 1.5 m (4.92 ft.) except where it abuts a road other than a lane 3 m (9.84 ft.)
Minimum Rear Yard:	8.5 m (27.89 ft.)
Rear Yard Restriction:	Except abutting roads and public walkways: • no fences are permitted in the rear yard (water side) within 4.5 m of the rear parcel boundary; • no accessory buildings are permitted in the rear yard (water side) within 4.5 m of the rear parcel boundary; • no boathouses are permitted in rear yards (water side); and • no private docks shall be permitted, however one water access platform may be constructed and placed in the rear yard of lots which do not back onto an environmental reserve, provided the platform: (Bylaw 1881/2023) 1. is no larger than 1.8 m by 2.4 m (6 ft. by 8 ft.); (Bylaw 1770/2018) 2. does not encroach further than 1.22 m (4 ft.) from the shoreline into the marina or channel; 3. is seasonal; installed after May 1st and removed from the water by October 31st; and 4. is approved by the Town by issuance of a development permit. For the purpose of access to the water access platform, a ramp or stairs shall be allowed within the rear yard provided it is: 1. is no larger than 1.22 m (4 ft.) in width; and 2. not permanently anchored and is designed to be removable. (Bylaw 1763/2018)
Maximum Parcel Coverage:	45%
Maximum Building Height:	11.0 m (36.09 ft.)

Minimum Floor Area: Detached dwellings: 78.75 m² (847.35 ft²), excluding basements.

Landscaped Area:

1. A minimum of 35% of the site shall be landscaped.
2. Front yard landscaping shall be completed within the first full growing season after construction completion.

Supplementary Regulations:

1. All uses must comply with the regulations in Part 7.
2. Exposed foundations should be kept to a minimum and shall be fully parged.
3. Rip rap located in the rear yards of properties within the marina and channel areas may be maintained and enhanced for the purposes of shoreline protection. The use of river rock ranging in size from 25mm to 500mm in diameter shall be allowed.
4. Development permit applications for development within the Marina Bay Residential District shall be referred to the Marina Bay Homeowner's Association for comment.

(Bylaw 1763/2018)

9.4 MEDIUM DENSITY RESIDENTIAL DISTRICT (R2)

General Purpose:	To provide an area for a variety of dwelling types and other uses, herein listed, which are compatible with a residential area.
Permitted Uses:	Accessory buildings Detached dwellings Duplexes Home occupation, Class B, provided the parcel does not contain a secondary suite and it is the first home occupation on the parcel (Bylaw 1898/2024) Secondary Suites located in single detached dwellings (Bylaw 1898/2024)
Discretionary Uses:	Accessory uses Apartments Bed and breakfast services, in detached dwellings only Commercial School, on Lot 11, Block 8, Plan 242 0906 Day care facilities Four-plexes Garage Suites Home occupation, Class B, if the parcel contains a secondary suite or it is the second or subsequent home occupation on the parcel (Bylaw 1898/2024) Home occupation, Class C Manufactured Homes subject to section 7.29 Moved-in building Multiple housing developments Parking facilities for uses in this District Parks Playgrounds Public and quasi-public uses Public Playgrounds (Bylaw 1760/2018) Public utility buildings Row housing Secondary Suites located within duplexes and row houses Social care facilities Stacked row house Temporary building Triplex Wind energy device (Bylaw 1851/2022)

District Regulations:

Minimum Parcel Area:	Detached dwellings:	
	Interior parcels	460 m ² (4,949.6 ft ²)
	Corner parcels	520 m ² (5,595.2 ft ²)
	Duplexes:	
	Interior parcels	325 m ² (3,497.0 ft ²) per dwelling unit
	Corner parcels	370 m ² (3,981.2 ft ²) per dwelling unit
	Row houses:	
	Interior parcels	185 m ² (1,991.39 ft ²) per dwelling unit
	Corner parcels	275 m ² (2,960.17 ft ²) per dwelling unit
	Four-plexes:	
Maximum Parcel Coverage:	Interior parcels	180 m ² (1,937.57 ft ²) per dwelling unit
	Corner parcels	185 m ² (1,991.39 ft ²) per dwelling unit
	Stacked row houses and Apartments:	
		82 m ² (883 ft ²) for each bachelor and one bedroom dwelling unit
		102 m ² (1,098 ft ²) for each dwelling unit with more than one bedroom
	Detached dwellings, duplexes, row houses, triplexes, and four-plexes:	45%
		(Bylaw 1718/2016)
		(Bylaw 1857/2022)
	Apartments and stacked row houses:	60%
Minimum Front Yard:	6.0 m (19.69 ft.)	
Minimum Side Yard:	Buildings 2 storeys in height (10.5 m or less):	
	1.5 m (4.92 ft.),	
	except where it abuts a road other than a lane – 3.0 m (9.84 ft.)	
	Buildings 3 storeys in height (greater than 10.5 m):	
	3.0 m (9.84 ft.)	
	except where it abuts a road other than a lane - 4.0 m (13.12 ft.)	(Bylaw 1857/2022)

Note: the Development Authority may, at its discretion, require a side

yard of 3.0 m (9.84 ft.) where a dwelling's sole or primary access (doorway) is located in a side yard.

In a Laneless Subdivision:

Detached dwellings:

with attached garage, one side yard must be: 1.5m (4.92 ft.)

without attached garage, one side yard must be: 3.0m (9.84 ft.)

Duplexes:

with attached garage, both side yards must be: 1.5m (4.92 ft.)

without attached garage, both side yards must be: 3.0m (9.84 ft.)

Minimum Rear Yard: 7.5 m (24.6 ft.)

10 m (32.8 ft.) for any building over 10.5 (34.5 ft.) in height

(Bylaw 1718/2016)

(Bylaw 1857/2022)

Maximum Building Height:

Stacked Row houses and Apartments:

Flat Roof: 10.0 m (32.8 ft.)

Sloped Roof: 12.5 m (41.0 ft.)

(maximum of three full storeys above grade)

All others: 10.5 m (34.5 ft.)

Minimum Floor Area:

Detached dwellings:

78.75 m² (847.35 ft²) excluding basements

Duplexes:

59.25 m² (637.53 ft²) per dwelling unit (excluding basements)

Landscaped Area:

Triplexes, Four-plexes, Stacked row houses and Apartments

1. An area 3 m (9.84 ft.) in perpendicular depth and 1 m (3.28 ft.) on either side from all windows of living rooms, dining rooms and bedrooms (on first floors and in basements) shall be landscaped, in addition to the landscaping required elsewhere on the parcel in accordance with section 7.26, Landscaping. The Development Authority may allow hard surfaced walkways within this landscaped area.
2. A minimum of 30% of the site shall be landscaped.
3. Front yard landscaping shall be completed within the first full growing season after construction completion.

Supplementary Regulations:

-
1. All uses must comply with the regulations in Part 7.
 2. Row Housing developments shall be constructed in blocks of units not to exceed 7 units in a row.
 3. Each apartment unit shall be provided with a private outdoor amenity space which is no less than 4.5m² (48.43 ft²) in area.
 4. For dwelling groups having 10 or more dwelling units, a minimum of 10% of the site shall be provided for a communal amenity space. Row housing with front car garages shall be two storeys in height in order to provide an aesthetically interesting front façade.
 5. Multiple housing developments shall comply with the regulations in section 7.32.
 6. Exposed foundations should be kept to a minimum and shall be fully parged.
 7. All manufactured homes shall comply with the design regulations in section 7.29.

9.5 NEIGHBOURHOOD REDEVELOPMENT OVERLAY DISTRICT (NRO)

General Purpose:

To ensure that, within the Neighbourhood Redevelopment Strategy Area:

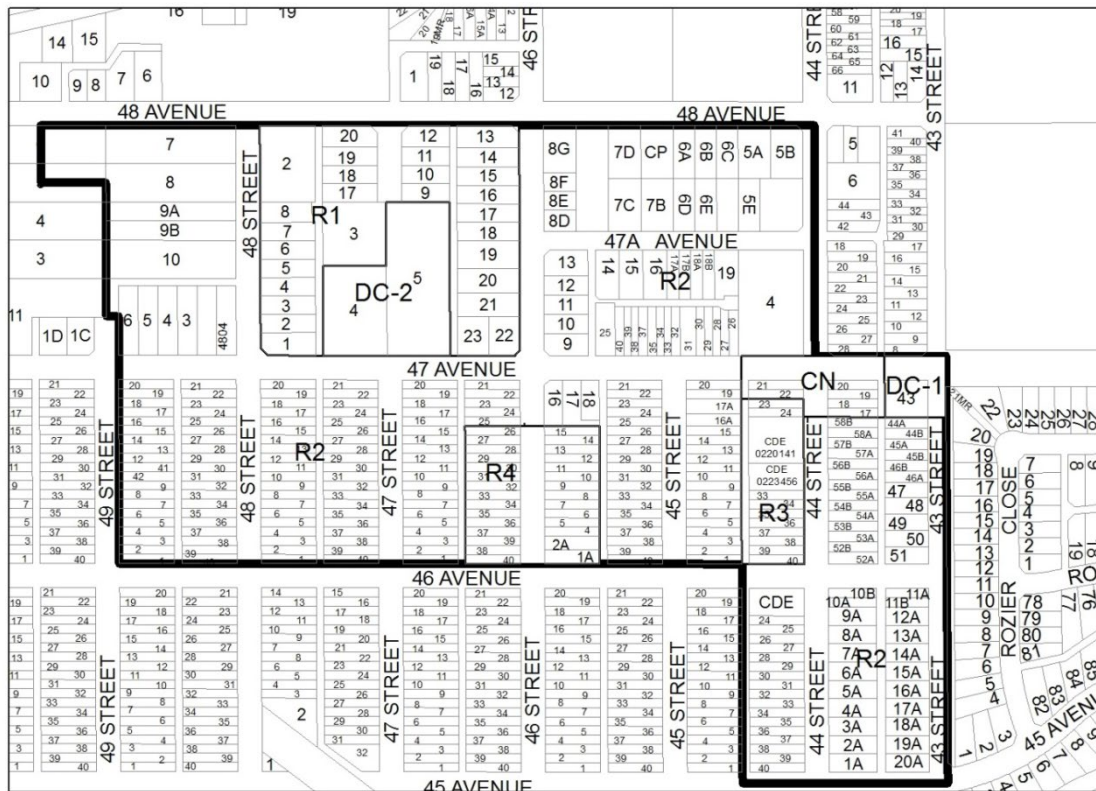
- a) New residential development is compatible with the community character and streetscape, and the existing neighbourhood character is maintained; and
- b) New residential development is of high quality design and craftsmanship.

Application:

This overlay district applies to all areas designated R2 within the area as shown in the Neighbourhood Redevelopment Overlay District Map below, for which any of the following is proposed:

- a) New residential development resulting in the creation or replacement of one or more dwelling units; or
- b) Subdivision or consolidation of existing parcels.

The regulations contained within this district shall be supplementary to those in the Medium Density Residential District (R2) and if a conflict arises between the regulations contained within this overlay district and other parts of the Bylaw, the overlay district shall prevail.



Neighbourhood Redevelopment Overlay District Map

Permitted Uses: As listed in the underlying district

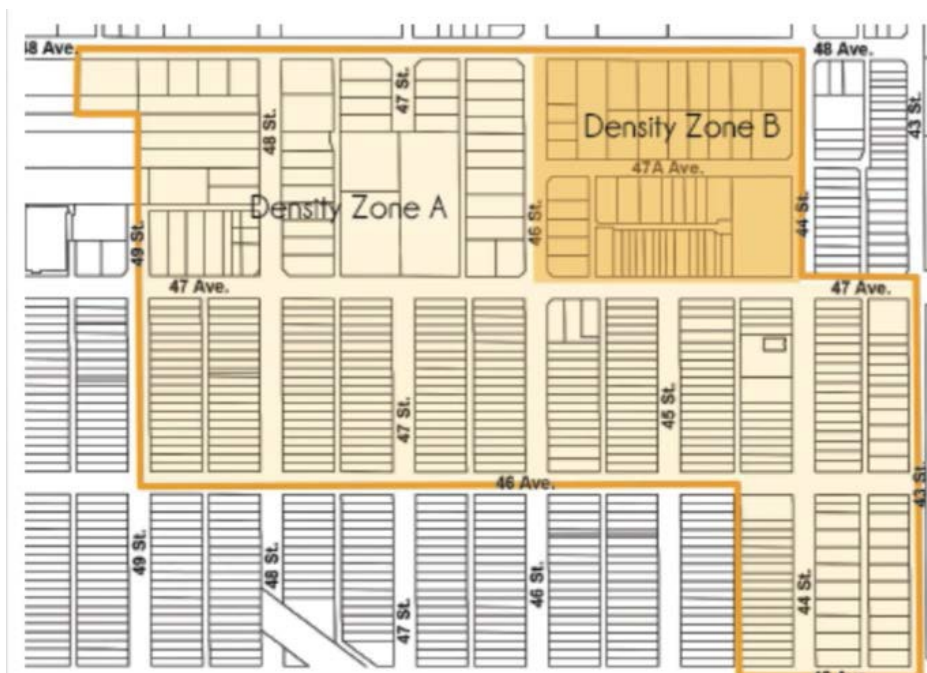
Discretionary Uses: As listed in the underlying district

District Regulations:

Minimum Parcel Area: Detached dwellings:
Interior parcels 348.4 m² (3750 ft²)
Corner parcels 418.1 m² (4500 ft²)

Density: Density Zone A – Maximum 40 dwelling units/ha (calculated based on titled parcel area)

Density Zone B – Maximum 75 dwelling units/ha (calculated based on titled parcel area)



Secondary Suites and Garage Suites:

1. In addition to the sites permitted by section 7.22.3, garage suites may be considered on parcels:
 - a) Where no rear access is available, provided the parcel are is more than 557.4 m² (6000 ft²) and access satisfies the Alberta Fire Code;
 - b) With rear lane access and two street frontages (ie. corner parcels); or
 - c) With rear lane access and are located across a rear lane from a parcel designated DC-1 or DC-2.

-
2. A secondary suite and a garage suite may be considered on the same parcel provide the parcel is more than 930 m² (10,010 ft²).

Parking and Access:

1. Parking for all development is encouraged to be located in the rear yard accessed via a lane or side driveway. For development consisting of more than two dwelling units, a front driveway providing parking and garage access for no more than two units may be considered.
2. Required parking for all development shall be hard surfaced.
3. Hard surfaced walkways shall be provided from required parking areas to each associated dwelling access. (Bylaw 1748/2018)
4. To preserve available street parking and to support the current neighbourhood character, front driveway widths shall be limited to 8.0 m (26.2 ft.) at the property line. In the case of duplex or multi-unit development, one 8.0 m (26.2 ft.) driveway shall be permitted servicing multiple units.
5. Site redevelopment of existing multi-unit parcels involving building expansion or replacement shall require parking to be located at the rear or side of the parcel.

Building Design:

1. Corner lot development should incorporate design elements such as corner bay windows, wrap-around verandas, and gables and dormers with equal treatment being given to each street fronting elevation.
2. Outdoor amenity space shall be provided for all dwelling units, including secondary suites, garage suites, and multi-unit developments. This space shall be clearly delineated and may include balconies, decks and patios. Outdoor amenity space shall be no less than 4.5 m² (48.43 ft²).
3. Except for apartments, all developments shall display distinct entrances for each unit and shall not be symmetrical. Each unit shall display significant architectural features such as varying rooflines, entrances, window placement and design details.
4. To minimize visual impact and maximize integration with the existing neighbourhood, new development should use durable, quality building materials, including accent materials such as wood and stone, that are similar or complimentary to those found within the neighbourhood.
5. All development, including multiple narrow lot homes adjacent to each other, shall be designed to be architecturally distinct using different rooflines and facades, including type and placement of windows, doors and entryways.

-
6. Front porches and verandas are encouraged as a design feature on all new development.
 7. To ensure privacy of adjacent dwellings, all new development should:
 - a. Place windows in offset locations from those of adjacent structures;
 - b. Utilize clerestory windows and sight obscuring glass or window film where placement concern arises;
 - c. Place larger windows facing a lane, flanking street or the larger of any side yard;
 - d. Strategically place trees and plantings to screen views; and
 - e. Orient balconies and decks towards a lane or flanking street as opposed to side parcel boundaries.
 8. To maintain the privacy of neighbouring yards, balconies and decks provided above the ground floor shall be inset or recessed into the building façade and be designed as an integral part of the building. For rear decks above the ground floor, screening shall be utilized if the deck is not recessed.

Landscaping:

1. Landscaping shall be provided in accordance with section 7.26, and in addition shall consist of a minimum of one tree per dwelling unit located in the front yard for developments of three units or less. This shall include the consideration of any mature trees that are lost because of the project. For larger multi-unit developments, a portion of the required trees may be considered in the side or rear yards.
2. No existing trees located within the front yard of a parcel may be removed to accommodate new development or driveways unless approved as part of a development permit application.
3. Hard surfacing should not cover more than 40% of the front yard setback area.
(Bylaw 1748/2018)
4. Fencing and landscaping may be required within the rear yard of multi-unit developments to enhance privacy of adjacent parcels.
5. Development consisting of more than four (4) dwelling units shall require a landscape plan, as described in section 7.26.28, to be submitted as part of the development permit application.
(Bylaw 1728/2017)

9.6 HIGH DENSITY RESIDENTIAL DISTRICT (R3)

General Purpose: To provide an area for a variety of dwelling types at a high density and other uses, herein listed, which are compatible with a residential area.

Permitted Uses: Accessory buildings
Apartments
Four-plexes
Home occupation, Class B, provided the parcel does not contain a secondary suite and it is the first home occupation on the parcel (Bylaw 1898/2024)
Row housing
Stacked row house
Triplex

Discretionary Uses: Accessory uses
Adult care residence
Day care facilities
Home occupation, Class B, if the parcel contains a secondary suite or it is the second or subsequent home occupation on the parcel (Bylaw 1898/2024)
Home occupation, Class C
Multiple housing developments
Parking facilities for uses in this District
Parks
Playgrounds
Public and quasi-public uses
Public Playgrounds (Bylaw 1760/2018)
Public utility buildings
Secondary Suites, shall comply with the regulations in 7.41 and shall only be considered in row housing (Bylaw 1862/2022)
(Bylaw 1881/2023)
(Bylaw 1898/2024)
Social care facilities
Temporary building
Wind energy device (Bylaw 1851/2022)

District Regulations:

The following regulations apply to apartments, triplexes, four-plexes, and row houses:

Minimum Parcel Area:	Row houses:	
	Interior parcels	185 m ² (1,991.39 ft ²) per dwelling unit
	Corner parcels	275 m ² (2,960.17 ft ²) per dwelling unit

	Triplexes/Four-plexes: Interior parcels 180 m² (1,937.57 ft²) per dwelling unit Corner parcels 185 m² (1,991.39 ft²) per dwelling unit
	Stacked row houses and Apartments: 82 m² (883ft²) for each bachelor and one bedroom dwelling unit 102 m² (1,098ft²) for each dwelling unit with more than one bedroom
Maximum Parcel Coverage:	Row houses and four-plexes: 50% Stacked row houses and Apartments: 60%
Minimum Front Yard:	6.0 m (19.69 ft.)
Minimum Side Yard:	Buildings 2 storeys in height (10.5m or less): 1.5 m (4.92 ft.), except where it abuts a road other than a lane – 3.0 m (9.84 ft.) Buildings 3 storeys in height (10.5m or greater): 3.0 m (9.84 ft.), except where it abuts a road other than a lane – 4.0 m (13.12 ft.) • The Development Authority may, at its discretion, require a minimum side yard of 3.0 m (9.84 ft.) where a dwelling's sole or primary access (doorway) is located in a side yard. • The Development Authority may, at its discretion, require the minimum side yard of any building over 10.2 m (33.5 ft.) in height to be 33.3% of the building's height.
Minimum Rear Yard:	7.5 m 10 m (32.8 ft.) for any building over 10.5 (34.5 ft.) in height
Maximum Building Height:	Stacked row houses and Apartments: Flat roof: 15.0 m (49.2 ft.) Sloped roof: 18.75 m (61.5 ft.) (maximum of four full storeys above ground) All Others: 10.5 m (34.5 ft.) (Bylaw 1715/2016)
Landscaped Area:	1. A minimum of 30% of the site shall be landscaped.

-
2. Front yard landscaping shall be completed within the first full growing season after construction completion.

Supplementary Regulations:

1. All uses must also comply with the regulations in Part 7.
2. The Development Authority has the right to refuse permission for the erection of any building where in their opinion the design or appearance of the building will adversely affect the amenities of the surrounding area or buildings.
3. Row houses with front car garages shall be two storeys in height in order to provide an aesthetically interesting front façade.
4. Row House developments shall be constructed in blocks of units not to exceed 7 units in a row.
5. No part of a front yard of a site developed for apartments, stacked row housing or four-plexes shall be used for motor vehicle parking.
6. Multiple housing developments shall comply with the regulations in section 7.32.

9.7 MANUFACTURED HOME DISTRICT (R4)

General Purpose:	To provide an area for and to regulate the development and use of land for manufactured homes on permanent foundations, and other uses, herein listed, which are compatible with a residential area, either on separately registered parcels or in comprehensively designed parks wherein sites are rented or owned as part of a condominium.
Permitted Uses:	Accessory buildings Home occupation, Class B, being the first home occupation on the parcel Manufactured homes Manufactured home park
Discretionary Uses:	Accessory uses Day care facilities Home occupation, Class B, being the second or subsequent home occupation on the parcel Home occupation, Class C Parks Playgrounds Public and quasi-public uses Public Playgrounds Public utility buildings Temporary building Wind energy device

(1760/2018)

(Bylaw 1851/2022)

In this District,

"lot" means the total area of land reserved for the placement of a manufactured home and for the exclusive use of its occupant(s);

(1) Manufactured Home Park and Bareland Condominium Standards

Comprehensive Siting Plan:

A comprehensive siting plan satisfactory to the Development Authority is required for all manufactured home parks. The plan shall identify and provide detail regarding dimensions and treatments for the following:

- Entire site and individual "lots"
- Roads
- Walkways
- Recreation areas
- Storage areas

- Parking areas
- Perimeter landscape area

Maximum Gross Density: 17 manufactured homes per hectare (7 per acre)

Minimum Park Area: 2 hectares (4.9 acres)

Minimum Lot Area: As determined by the size of the manufactured home units and the lot coverage and minimum yard requirements specified in this Section.

Maximum Lot Coverage: 45%

Minimum Yard Requirements: (a) Manufactured homes shall be at least:

- (i.) 4.5 m (14.76 ft.) from any park boundary
- (ii.) 3.0 m (9.84 ft.) from any side internal access road or common parking area
- (iii.) 6.0 m (19.69 ft.) from the front lot line
- (iv.) 1.5 m (4.92 ft.) from any side lot line
- (v.) 3.0 m (9.84 ft.) from the rear lot line

(b) Each “single wide” home shall provide one side yard of at least 4.5 m (14.76 ft.),

(c) Each “double wide” home shall provide a minimum rear yard of 6.0 m (19.69 ft.),

(d) Attached structures shall be at least 1.5 m (4.92 ft.) from any lot line.

Minimum Manufactured Home Floor Area: 65 m² (699.68 ft²)

Minimum Manufactured Home Width: 3.5 m (11.48 ft.)

Maximum Height: 5.0 m (16.4 ft.)

Recreation Area:

A minimum of 10% of the total area of a manufactured home park shall be set aside in a suitable location as a recreation and/or amenity area. Communal amenity space shall be designed for recreational use and enjoyment of all residents of the development and may be outdoor, indoor, or a combination thereof. Any proposed playground apparatus or other recreation facilities shall be provided in accordance with a recreation site plan approved by the Development Authority.

Landscaped Areas:

All areas of a manufactured home park not developed or occupied by park roads, walkways, driveways, parking aprons, buildings or other developed facilities, including paved playgrounds, shall be landscaped. A manufactured home park shall have on its perimeter a landscaped area not less than 3.0 m (9.84 ft.) in width between any manufactured home lot and a boundary line of the development. This buffer shall not comprise part of the 10% recreation area requirement. The Development Authority may require the provision of a screening fence or wall within the 3.0 m perimeter. The height, material, style, finish and siting of the fence / wall shall be to the satisfaction of the Development Authority.

Walkways:	Internal pedestrian walkways, where provided, shall be a minimum of 1.5 m (4.92 ft.) in width.
Storage Areas:	Common storage areas, separate from the manufactured home lot, shall be provided for storage of seasonal recreational equipment not capable of storage on the manufactured home lot. Such storage areas shall be screened. Such storage areas shall have an area of not less than 20 m ² (215.3 ft ²) per manufactured home lot.
Utilities:	All utility services and all utility wires and conduits shall be installed underground.
Fences and Lot Lines:	Fences and hedges shall be allowed only if they are erected and maintained by the manufactured home park operator to a uniform standard throughout the manufactured home park. All lot lines shall be clearly defined on the ground by permanent flush stakes, or markers, with a lot number or other address system.
Building Design:	All manufactured homes shall be factory built. Skirting or any attached structure shall be built with matching exterior finish, or be of durable all-weather construction and designed in a manner that will enhance the appearance of the manufactured home development. Each manufactured home shall be levelled, blocked and skirted, and the hitch skirted within 30 days of being placed on a lot.
Development Permits:	All manufactured homes in a manufactured home park require a development permit.

(2) Manufactured Home Subdivision Standards

The following regulations apply to manufactured homes:

Minimum Parcel Area:	Interior parcels 375 m ² (4,036.6 ft ²) Corner parcels 420 m ² (4,521.0 ft ²)
Maximum Parcel Coverage:	45%
Front Yard:	6.0 m (19.69 ft.)
Side Yard:	1.5 (4.92 ft.) on the right side facing lot from the street [except where it abuts a road other than a lane, then it shall be 3.0 m (9.84 ft.)]; and 4.5 m (14.76 ft.) on the left side. Attached structures shall be at least 1.5 m (4.92 ft.) from any lot line.
Rear Yard:	3.0 m (9.84 ft.)
Minimum Floor Area:	65 m ² (699.6 ft ²)
Minimum Manufactured Home Width:	4.25 m (13.9 ft.)
Maximum Height:	5.0 m (16.4 ft.)
Building Design:	All manufactured homes shall be factory built. Skirting or any attached structure shall be factory built with matching exterior finish, or be of durable all-weather construction and designed in a manner that will enhance the appearance of the manufactured home. All wheels must be removed and the manufactured home placed on permanent foundation, or concrete piers.
Supplementary Regulations:	All uses must also comply with the regulations in Part 7.

9.8 NARROW LOT GENERAL RESIDENTIAL DISTRICT (R5)

General Purpose:	To provide an area for low density residential development in the form of detached dwellings and compatible uses, herein listed, on narrow lots.
Permitted Uses:	Accessory buildings Detached dwellings Home occupation, Class B, provided the parcel does not contain a secondary suite and it is the first home occupation on the parcel (Bylaw 1898/2024) Secondary Suites (Bylaw 1898/2024)
Discretionary Uses:	Accessory uses Adult care residence Bed and breakfast services Day care facilities Garage Suites Social care facilities Home occupation, Class B, if the parcel contains a secondary suite or it is the second or subsequent home occupation on the parcel (Bylaw 1898/2024) Home occupation, Class C Manufactured homes subject to section 7.29 Moved-in building Parks Playgrounds Public and quasi-public uses Public Playgrounds (Bylaw 1760/2018) Public utility buildings Recreational vehicles for seasonal use on Lot 11 & 12, Block 10, Plan 862 1794 (3501 50 th Avenue) and Lot 5A, Block 12, Plan 922 1044 (3331 50 th Avenue) Temporary building Wind energy device (Bylaw 1851/2022)

District Regulations:

Minimum Parcel Areas:	(1) In the shaded area indicated on the Land Use District Map Detached dwellings: 285 m ² (3,067.8 ft ²) per dwelling unit (2) In all other parts of this Land Use District Detached dwellings: Interior parcels: 348 m ² (3,746.0 ft ²) per dwelling unit
-----------------------	---

	Corner parcels: 388 m ² (4,176.5 ft ²) per dwelling unit
Minimum Parcel Width:	With the exception of lots located north of the tracks between 46th Street and Lakeshore Drive, the following regulations shall apply: (Bylaw 1818/2020) (Bylaw 1857/2022) (a) 10.5 m (34.4 ft.) for internal sites; (b) 11.75 m (38.55 ft.) for corner sites;
Maximum Parcel Coverage:	50%
Minimum Front Yard:	6.0 m (19.69 ft.), unless a lesser setback is provided for in an approved Outline Plan, Area Structure Plan or Area Redevelopment Plan. All properties with a front attached garage shall have a minimum 6.0 m (19.69 ft.) setback. except on the following parcels: Lots 12 – 21, Block 1, Plan 012 4721; Block 4, Plan 012 4721, and Blocks 1 and 3, Plan 022 6044: Minimum Front Yard: 4.0 m (13.1 ft.) and Maximum Front Yard: 5.0 (16.4 ft.)
Minimum Rear Yard:	7.5 m (24.6 ft.) with attached garage 9.0m (29.5 ft.) without attached garage With the exception of Lots 1-13 and 22-34, Block 1, Plan 172 2438 (see map A2) and Lots 40-44, Block 1, Plan _____ (see map A2): 3.0 m (9.8 ft.). A maximum projection of 2.0 m (6.56 ft.) over the minimum rear yard shall be allowed on these parcels. (Bylaw 1857/2022)
Minimum Side Yard:	1.25 m (4.10 ft.) except where it abuts a road other than a lane, then 2.5 m (8.2 ft.). (Bylaw 1857/2022) In a Laneless Subdivision: Detached dwellings without attached garage, one side yard must be: 3.0m (9.84 ft.). (Bylaw 1720/2016)
Maximum Building Height:	Two storeys with a maximum of 10.5 m (34.5 ft.). (Bylaw 1818/2020)

Minimum Floor Area:

Detached dwellings:

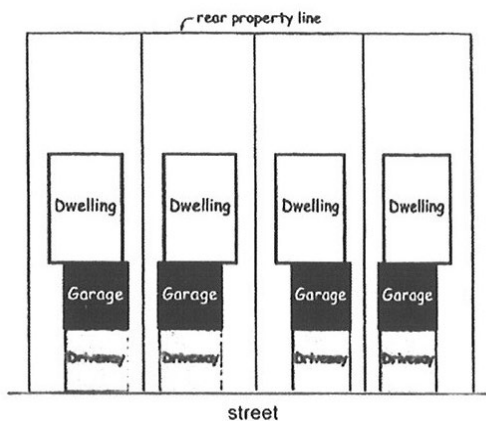
78.75 m² (847.35 ft²) per dwelling unit, excluding basements.

Landscaped Area:

1. A minimum of 35% of the site shall be landscaped.
2. Front yard landscaping shall be completed within the first full growing season after construction completion.

Supplementary Regulations:

1. All uses must also comply with the regulations in Part 7.
2. With the exception of lots located north of the tracks between 46th Street and Lakeshore Drive, Front yard garage and driveway locations shall be grouped in pairs in the manner shown in the sketch below. (Bylaw 1818/2020)



Grouping of Garages & Driveways

3. Repealed (Bylaw 1818/2020)
(Bylaw 1927/2025)
4. The Development Authority, having regard for the siting and appearance of adjoining residences and other residences within the block face, may increase the front yard requirement to improve sunlight exposure, views, privacy and to add general interest to the streetscape.
5. Building exteriors shall employ a variety of natural facing materials, such as wood and brick, which harmonize with a mature townscape.
6. Recreational vehicles for seasonal use on Lots 11 & 12, Block 10, Plan 862 1794 (3501 50th Avenue) and Lot 5A, Block 12, Plan 922 1044 (3331 50th Avenue) shall be limited to a maximum of four (4) recreational vehicles on Lots 11 & 12, Block 10, Plan 862 1794 and a

maximum of three (3) recreational vehicles on Lot 5A, Block 12, Plan 922 1044. Only recreational vehicles connected to Town utilities shall be permitted on site (ie. No additional recreational vehicle parking or storage). All other provisions of the Land Use Bylaw including but not limited to provision of parking, parcel coverage and setbacks shall be required on these lots.

7. All two-storey dwelling units with front attached garages shall have articulated front facades and shall contain developed floor area over a minimum of 10% of the area of the front attached garage.
(Bylaw 1720/2016)
(Bylaw 1748/2018)

9.9 NARROW LOT DUPLEX RESIDENTIAL DISTRICT (R5A)

General Purpose:	To provide an area for low density residential development in the form of duplexes and other compatible uses on small lots.
Permitted Uses:	Accessory Buildings Duplexes Home occupation, Class B, provided the parcel does not contain a secondary suite or it is the first on the parcel (Bylaw 1898/2024)
Discretionary Uses:	Accessory uses Day care facilities Home occupation, Class B, if the parcel contains a secondary suite or it is the second or subsequent home occupation on the parcel (Bylaw 1898/2024) Parking facilities for uses in this district Parks Playgrounds Public and quasi-public uses Public Playgrounds (Bylaw 1760/2018) Public utility buildings Secondary Suites (Bylaw 1898/2024) Social care facilities Temporary building Wind energy device

District Regulations:

Minimum Parcel Area:	Duplexes: Interior parcels 240 m ² (2583 ft ²) per dwelling unit Corner parcels 280 m ² (3014 ft ²) per dwelling unit Other uses: As required by the Development Authority
Minimum Parcel Width:	7.4 m (24.28 ft.) interior parcels 8.6 m (28.22 ft.) corner parcels
Minimum Parcel Depth:	32.5 m (106.63 ft.)
Maximum Parcel Coverage:	50%

Minimum Front Yard:	4.0 m (13.12 ft.) 6.0 m (19.69 ft.) for units with front attached garage
Minimum Rear Yard:	7.5 m (24.6 ft.) with attached garage 9.0m (29.5 ft.) without attached garage
Minimum Side Yard:	1.25 m (4.10 ft.) interior parcel; 2.4 m (7.87 ft.) where the parcel abuts a road other than a lane (Bylaw 1881/2023)
Maximum Building Height:	Two storeys with a maximum of 10.5 m (34.5 ft.)
Minimum Floor Area:	58 m ² (624 ft ²) per dwelling unit, excluding basements.
Accessory Buildings	Accessory buildings shall be constructed in accordance with section 7.1, Accessory Buildings, except where the parcel abuts a road or lane, the building shall not be closer than 2.4 m (7.87 ft.) from the side parcel boundary.
Projections over Yards:	Notwithstanding the provisions of Section 2(1) of Part 7, no projections shall be permitted which encroach into any easement or right of way.

Landscaped Area:

1. A minimum of 35% of the site shall be landscaped.
2. Front yard landscaping shall be completed within the first full growing season after construction completion.

Supplementary Regulations:

1. All uses must also comply with the regulations in Part 7.
2. The Development Authority, having regard for the siting and appearance of adjoining residences and other residences within the block face, may increase the front yard requirement to improve sunlight exposure, views, privacy and to add general interest to the streetscape.
3. Building exteriors shall employ a variety of natural facing materials, such as wood and brick, which harmonize with a mature townscape.
4. No fencing shall be permitted which prevents access to vehicle parking pad from the rear lane.

-
5. Repealed (Bylaw 1927/2025)
 6. Repealed (Bylaw 1927/2025)
 7. All two-storey dwelling units with front attached garages shall have articulated front facades and shall contain developed floor area over a minimum of 10% of the area of the front attached garage.
(Bylaw 1720/2016)
(Bylaw 1748/2018)

9.10 CENTRAL RESIDENTIAL 1 DISTRICT (RC1)

General Purpose:	To provide a residential transition area that accommodates a variety of housing types and provides opportunities for residential intensification. The use and development of this district shall be undertaken in accordance with the policies of the applicable Area Redevelopment Plan.
Permitted Uses:	Accessory buildings Adult care residence Bed and breakfast services Detached dwellings Duplexes Four-plexes Home occupation, Class B, provided the parcel does not contain a secondary suite and it is the first on the parcel Parks Playgrounds Row housing Secondary suite located in single detached dwellings Triplex
Discretionary Uses:	Accessory uses Day care facilities Garage Suites Home occupation, Class B, if the parcel contains a secondary suite or it is the second or subsequent home occupation on the parcel Home occupation, Class C Multiple housing developments Public and quasi-public uses Public Playgrounds Public utility buildings Secondary suite located in duplexes and row houses Social care facilities Stacked row house Temporary building

District Regulations:

Minimum Parcel Area:	Detached dwellings:	285 m ² (3,067.8 ft ²)
	Duplexes:	
	Interior parcels	325 m ² (3,497.0 ft ²)
	Corner parcels	370 m ² (3,981.2 ft ²)
	Tri-plexes/Four-plexes	
	Interior parcels	180 m ² (1,937.57 ft ²)
	Corner parcels	185 m ² (1,991.39 ft ²)
	Row houses:	
	Interior parcels	185 m ² (1,991.39 ft ²)
	Corner parcels	275 m ² (2,960.17 ft ²)
	Stacked row houses:	
	82 m ² (883 ft ²) for each one bedroom dwelling unit	
	102 m ² (1,098 ft ²) for each dwelling unit with more than one bedroom	
Maximum Parcel Coverage:	Detached dwellings, duplexes, triplexes, and four-plexes:	50%
	Row housing and stacked row houses:	60%
Minimum Front Yard:	4.0 m (13.12 ft.)	
Minimum Side Yard:	Buildings 2 storeys in height (10.5 m or less):	
	1.25 m (4.10 ft.), except where it abuts a road other than a lane – 2.5m (8.20 ft.)	
	Buildings 3 storeys in height (10.5 m or greater):	
	3.0 m (9.84 ft.)	
Minimum Rear Yard:	7.5 m (24.6 ft.)	
Maximum Building Height:	Row housing and Stacked row houses:	
	Flat Roof:	12.0 m (39.8 ft.)
	Sloped Roof:	15.5 m (50.8 ft.)
	(maximum of 3 storeys)	
	All others:	10.5 m (34.5 ft.)

Landscaped Area:

1. Detached dwellings, duplexes, triplexes, and four-plexes a minimum of 35% of the site shall be landscaped
2. Row housing and stacked row houses a minimum of 30% of the site shall be landscaped
3. Front yard landscaping shall be completed within the first full growing season after construction completion.
4. Wherever possible existing trees located within the front yard of a parcel should be retained and incorporated into new development design.
5. Fencing and landscaping may be required within the rear yard of multi-unit developments to enhance privacy of adjacent parcels.

Supplementary Regulations

1. All uses must also comply with the regulations in Part 7 unless a conflict arises between Part 7 and the regulations for this district, in which case the latter shall prevail.

Building Design:

2. All buildings shall be designed in accordance with section 7.6 Building Orientation and Design of this bylaw.
3. Development shall be oriented towards the primary street that it fronts onto.
4. Buildings shall be designed using high-quality and durable building materials. Facades shall comprise of a minimum of two building materials. Vinyl siding shall not be permitted as a building material.
5. At-grade residential units that front onto a public or private sidewalk should have individual entrances that provide direct access to the units.
6. Step-backs are encouraged to be used for private amenity spaces, such as balconies.
7. Buildings located on corner sites shall be designed with attractive facades on both street fronting sides.
8. Front porches and verandas are encouraged as a design feature on all new development.
9. To ensure privacy of adjacent developments, balconies and decks provided above the ground floor are encouraged to be inset or recessed into the building façade and be designed as an integral part of the building.

Parking and Access

10. For properties located north of the railway tracks access shall be taken from the lane and no vehicular access, parking or garages shall be permitted in the front yard. If no lane exists, site access and parking shall be to the satisfaction of the Development Authority.
11. For properties located south of the railway tracks, parking and access should be provided at the rear of the building wherever possible.
12. Hard surfaced walkways shall be provided from required parking areas to each associated dwelling access.
13. No part of a front yard of a site developed for a four-plex, row housing, stacked row housing, multiple housing development, or adult care residence shall be used for motor vehicle parking.

(Bylaw 1908/2024)

9.11 CENTRAL RESIDENTIAL 2 DISTRICT (RC2)

General Purpose:	To provide a highly walkable area that accommodates residential intensification through a variety of housing types. The use and development of this district shall be undertaken in accordance with the policies of the Sustainable Waterfront Area Redevelopment Plan.
Permitted Uses:	Accessory buildings Adult care residence Bed and breakfast services Detached dwellings Duplexes Four-plexes Home occupation, Class B, provided the parcel does not contain a secondary suite and it is the first on the parcel Parks Playgrounds Row housing Secondary suite located in single detached dwellings Stacked row house Triplex
Discretionary Uses:	Accessory uses Apartments Day care facilities Garage Suites Home occupation, Class B, if the parcel contains a secondary suite or it is the second or subsequent home occupation on the parcel Home occupation, Class C Multiple housing developments Public and quasi-public uses Public Playgrounds Public utility buildings Secondary suite located in duplexes and row houses Social care facilities Temporary building

District Regulations:

Minimum Parcel Area:	Detached dwellings:	285 m ² (3,067.8 ft ²)
	Duplexes:	
	Interior parcels	325 m ² (3,497.0 ft ²)
	Corner parcels	370 m ² (3,981.2 ft ²)
	Tri-plexes/Four-plexes	
	Interior parcels	180 m ² (1,937.57 ft ²)
	Corner parcels	185 m ² (1,991.39 ft ²)
	Row houses:	
	Interior parcels	185 m ² (1,991.39 ft ²)
	Corner parcels	275 m ² (2,960.17 ft ²)
	Stacked row houses and apartments:	
	82 m ² (883 ft ²) for each one-bedroom dwelling unit	
	102 m ² (1,098 ft ²) for each dwelling unit with more than one bedroom	
Maximum Parcel Coverage:	Detached dwellings, duplexes, triplexes, and four-plexes:	50%
	Row housing, stacked row houses	60%
	Apartments:	75%
Minimum Front Yard:	4.0 m (13.12 ft.)	
Minimum Side Yard:	Buildings 2 storeys in height (10.5 m or less):	
	1.25 m (4.10 ft.), except where it abuts a road other than a lane – 2.5 m (8.20 ft.)	
	Buildings 3 storeys in height or greater (10.5 m or greater):	
	3.0 m (9.84 ft.)	
Minimum Rear Yard:	7.5 m (24.6 ft.)	
Building Height:	Minimum height:	2 storeys 10.5 m (34.5 ft)

Maximum height:	4 storeys
Flat roof:	15.0 m (49.2 ft.)
Sloped roof:	18.75 m (61.5 ft.)

Landscaped Area:

1. Detached dwellings, duplexes, triplexes, and four-plexes a minimum of 35% of the site shall be landscaped.
2. Row houses and stacked row houses a minimum of 30% of the site shall be landscaped.
3. Apartments a minimum of 20% of the site shall be landscaped.
4. Front yard landscaping shall be completed within the first full growing season after construction completion.
5. No existing trees located within the front yard of a parcel may be removed to accommodate new development unless approved as part of a development permit application.
6. Fencing and landscaping may be required within the rear yard of multi-unit developments to enhance privacy of adjacent parcels.
7. Wherever possible existing trees located within the front yard of a parcel should be retained and incorporated into new development design.

Supplementary Regulations

1. All uses must also comply with the regulations in Part 7 unless a conflict arises between Part 7 and the regulations for this district, in which case the latter shall prevail.

Building Design:

2. All buildings shall be designed in accordance with section 7.6 Building Orientation and Design of this bylaw.
3. Development shall be oriented towards the primary street that it fronts onto.
4. Buildings shall be designed using high-quality and durable building materials. Facades shall comprise of a minimum of two building materials. Vinyl siding shall not be permitted as a building material.
5. At-grade residential units that front onto a public or private sidewalk should have individual entrances that provide direct access to the units.

-
6. Step-backs are encouraged to be used for private amenity spaces, such as balconies.
 7. Buildings located on corner sites shall be designed with attractive facades on both street fronting sides.
 8. Front porches and verandas are encouraged as a design feature on all new development.
 9. To ensure privacy of adjacent developments, balconies and decks provided above the ground floor should be inset or recessed into the building façade and be designed as an integral part of the building.

Parking and Access

10. Properties shall be accessed from the lane and no vehicular access, parking or garages shall be permitted in the front yard. If no lane exists, site access and parking shall be to the satisfaction of the Development Authority.
11. Hard surfaced walkways shall be provided from required parking areas to each associated dwelling access.

(Bylaw 1908/2024)

9.12 WEST VILLAGE RESIDENTIAL DISTRICT (RWV)

General Purpose:	To provide a high-density residential area that includes a variety of dwelling types, in a neighbourhood within walking distance to the Waterfront Commercial District. The use and development of this district shall be undertaken in accordance with the policies of the Sustainable Waterfront Area Redevelopment Plan.
Permitted Uses:	The following uses shall be considered permitted provided they do not exceed 4 storeys in height. Accessory buildings Adult care residence Four-plexes Home occupation, Class B, provided the parcel does not contain a secondary suite and it is the first of the parcel Parks Playgrounds Row housing Secondary suite located in single detached dwellings existing legally at the time of passing this bylaw Stacked row house Triplex
Discretionary Uses:	Accessory uses Additions to detached dwelling existing legally at the time of passing this bylaw Apartment Bed and Breakfast Services Day care facilities Garage Suite Home occupation, Class B, if the parcel contains a secondary suite or it is the second or subsequent home occupation on the parcel Home occupation, Class C Multiple housing developments Parking facilities for uses in this District Public and quasi-public uses Public Playgrounds Public utility buildings Secondary suite located in duplexes or row houses Social care facilities Temporary building

District Regulations:

Minimum Parcel Area:	To the satisfaction of the Development Authority		
Maximum Parcel Coverage:	75%		
Minimum Front Yard:	Apartments	4.0 m (13.1ft.)	
	All others	3.5 m (11.5 ft.)	
Minimum Side Yard:	Buildings 3 storeys and taller except where it abuts a road other than a lane	3.0 m (9.84 ft.)	
		4.0 m (13.12 ft)	
	All others: except where it abuts a road other than a lane	1.5 m (4.92 ft.),	
		3.0 m (9.84 ft.)	
Minimum Rear Yard:	4.0 m		
Building Height:	Minimum height	2 storeys	
	Maximum height:	4 storeys	
	Flat roof:	15.0 m (49.2 ft.)	
	Sloped roof:	18.75 m (61.5 ft.)	
Apartments exceeding 4 storeys may be considered, provided the development is proposing Community Amenity Contributions to the satisfaction of the Development Authority.			

Landscaped Area:

1. A minimum of 20% of the site shall be landscaped and shall be provided in accordance with section 7.26.
2. Front yard landscaping shall be completed within the first full growing season after construction completion.
3. Wherever possible existing trees located within the front yard of a parcel should be retained and incorporated into new development design.
4. Fencing and landscaping may be required within the rear yard of multi-unit developments to enhance privacy of adjacent parcels.

Supplementary Regulations

1. All uses must also comply with the regulations in Part 7 unless a conflict arises between Part 7 and the regulations for this district, in which case the latter shall prevail.
2. A shadow study shall be required for all development over 4 storeys in height.
3. Additions to existing legal non-conforming uses may be considered where the addition does not exceed 40% of the existing total floor area.

Building Design:

4. All buildings shall be designed in accordance with section 7.6 of this bylaw.
5. Buildings shall be designed using high-quality and durable building materials. Facades shall comprise of a minimum of two building materials. Vinyl siding shall not be permitted as a building material.
6. Development shall be oriented towards the primary street that it fronts onto.
7. At-grade residential units that front onto a public or private sidewalk should have individual entrances that provide direct access to the units. Front entries of apartments or stacked row houses shall be clearly defined and shall provide cover from the elements in the form of an architectural detail such as a canopy or other overhead cover.
8. Buildings above four storeys shall provide step-backs of upper storeys to provide light to the street and maintain a human-scaled built environment.
9. Buildings located on corner sites shall be designed with attractive facades on both street fronting sides.
10. Step-backs are encouraged to be used for private amenity spaces, such as balconies.
11. To ensure privacy of adjacent developments, balconies and decks provided above the ground floor are encouraged to be inset or recessed into the building façade and be designed as an integral part of the building.

Parking and Access:

12. All vehicular access shall be taken from the lane or the rear of the site, unless the site does not allow for lane or rear access. In cases where this is not possible, access shall be designed to the satisfaction of the Development Authority.
13. Parking is encouraged to be located below grade. Where parking cannot be provided below grade, it shall be provided at the rear of the building and adequately screened from the street.

-
14. Visitor parking should be accommodated with surface or underground parking stalls, accessed from a lane where possible.
 15. Parking relaxations may be considered where it can be demonstrated that parking reductions assist in creating pedestrian-oriented and human-scaled projects to the satisfaction of the Development Authority. The collection of cash-in-lieu of parking stalls may be required as per section 7.38.6 for any outstanding parking stalls.
 16. Shared parking may be considered where it can be demonstrated that there is ample capacity to accommodate peak time parking demand for each of the land uses.
 17. Required parking for all development shall be hard surfaced.
 18. Where applicable developments shall be required to provide bicycle parking in accordance with Part 7 as part of a development permit application.

(Bylaw 1908/2024)

9.13 MARINA MIXED-USE DISTRICT (MMU)

General Purpose: To provide a district for residential and commercial uses that are compatible with the marina.

Permitted Uses:

- Accessory buildings
- Adult care residence
- Bed and breakfast services
- Commercial recreation and entertainment facility
- Day care facilities
- Home occupation, Class B, being the first home occupation on the parcel
- Hotels
- Indoor merchandise sales
- Mixed-use development
- Parks
- Personal Services
- Playgrounds
- Public and quasi-public use
- Recreation facility
- Restaurant
- Row housing
- Stacked row house

Discretionary Uses:

- Accessory uses
- Apartment
- Home occupation, Class B, being the second or subsequent home occupation on the parcel
- Home occupation, Class C
- Marina
- Multiple housing developments
- Neighbourhood convenience store
- Public playground
- Public utility building

District Regulations:

Minimum Parcel Area: To the satisfaction of the development authority

Maximum Parcel Coverage: 60%

Minimum Front Yard:	For residential uses	3.5 m (11.5 ft.)
	For Commercial uses:	0.0 m
	If a front yard setback is provided for commercial uses, it shall be landscaped and incorporate public space, including seating areas, plaza, patio, etc. to the satisfaction of the Development Authority.	

Minimum Side Yard: 3.0 m (9.84 ft.)

Minimum setback from the lake: 30 m (98.4 ft.) from the top of the bank or high water mark to the nearest building, unless a study by a qualified professional deems that a lesser setback will not negatively impact the environment, to the satisfaction of the Town;

Maximum Building Height:	3 storeys
	Flat Roof: 12.0 m (39.8 ft.)
	Sloped Roof: 15.5 m (50.8 ft.)

Landscaping:

1. A minimum of 25% of the site area shall be landscaped in accordance with section 7.26 of this bylaw.
2. Landscaping shall be carefully designed to beautify the site but ensure that views across the land to the lake are preserved.
3. Front yard landscaping shall be completed within the first full growing season after construction completion.
4. The Development Authority may require improvements to the lakeshore, in order to ensure that the natural environment and riparian areas of the lake are protected and/or enhanced.
5. Enhancements may be required as part of any development proposal to enhance public pedestrian access to the lakeshore. This may include the development of a trail, if required by the Town.
6. Wherever possible existing trees located within the front yard of a parcel should be retained and incorporated into new development design.

Supplementary Regulations

1. All uses must also comply with the regulations in Part 7 unless a conflict arises between Part 7 and the regulations for this district, in which case the latter shall prevail.
2. A visual impact assessment, prepared by a qualified professional, shall be required for all

development within this district. The assessment should provide sufficient information to show the likely effects of the proposed development and the extent to which any undesirable effects may be mitigated by the project design.

Building and site design:

3. Buildings shall be designed in accordance with section 7.6 of this bylaw.
4. Buildings shall be designed to be of high architectural quality and to respond to the lakefront setting provided by the site.
5. Buildings shall be designed using high-quality and durable building materials. Facades shall comprise of a minimum of two building materials. Vinyl siding shall not be permitted as a building material.
6. All development proposals shall be required to show how the site and building design preserve and enhance scenic views across the land to the lake.
7. A building step-back may be required and will be determined by a shadow study, ensuring that no shadows are cast on the lake between the hours of 10 am and 2 pm on days between the spring and fall equinoxes. For the purposes of the shadow study, the marina will not be calculated as part of the lake.
8. The main floor and the lowest water entry point of all new buildings shall be at least 0.25 m (0.82 ft.) above the historic high-water level of the lake.
9. All garbage enclosures required for the site development shall be contained within the building form, or adequately designed to be fully screened and hidden from the public on all sides, to the satisfaction of the Development Authority.

Parking and access:

10. On-site parking shall be provided below grade or screened within the building podium. For proposed residential uses, including row houses and stacked row houses, parking may be provided for within garages incorporated into the design of the building.
11. Parking relaxations may be considered on a case-by-case basis, understanding the unique nature of the area and possible site constraints, provided cash-in-lieu is provided for any outstanding parking stalls.
12. Alternate on-site parking may be considered in accordance with section 7.38.15 of this bylaw.
13. Where applicable developments shall be required to provide bicycle parking in accordance with Part 7 as part of a development permit application.

(Bylaw 1908/2024)

9.14 CIVIC CENTRE DISTRICT (CC)

General Purpose:	To provide a civic and recreational area that is supported by compatible mixed-uses and residential development.
Permitted Uses:	Commercial recreation and entertainment facilities Commercial school Home occupation, Class B, being the first home occupation on the parcel Mixed-use development Office Parks Personal Services Public and quasi-public uses Recreation facilities
Discretionary Uses:	Accessory buildings Accessory uses Adult Care Residence Apartment Day care facilities Home occupations, Class B being the second or subsequent home occupation on the parcel Home occupation, Class C Hotel Parking facilities Public Playgrounds Public utility buildings

District Regulations:

Minimum Parcel Area:	To the satisfaction of the development authority
Maximum Parcel Coverage:	85% including all buildings, parking, and storage areas
Minimum Front Yard:	Commercial uses: 1.5 m (ft) Residential uses: 3.5 m (11.5 ft.)
Minimum Side Yard:	Buildings 2 storeys in height (10.5 m or less): 1.5 m (4.92 ft.) except where it abuts a road other than a lane – 3.0 m (9.84 ft.)

	Buildings 3 storeys in height (greater than 10.5 m) 3.0 m (9.8 ft.) except where it abuts a road other than a land – 4.0 m (13.12 ft)
Maximum Building Height:	Maximum: 4 storeys (based on the floor height requirements below)
	Commercial/Recreational
	Ground floors: Minimum – 4.2 m (13.8 ft.) Maximum – 6.0 m (19.6 ft.)
	Above ground floors: Minimum – 4.0 m (13.1 ft.) Maximum – 5.0 m (16.4 ft.)
	Residential floors: Minimum – 3.0 m (9.8 ft.) Maximum – 4.0 m (13.1ft.)
	Developments exceeding 4 storeys may be considered on a case-by-case basis, and provided the development is proposing Community Amenity Contributions to the satisfaction of the Development Authority

Landscaped Area:

1. A minimum of 15% of the site shall be landscaped
2. Any portion of the site not utilized for building and parking, shall be landscaped in accordance with section 7.26.
3. Rooftop gardens and patios are encouraged to improve rooftop aesthetics and provide additional amenity space.
4. Wherever possible existing trees located within the front yard of a parcel should be retained and incorporated into new development design.

Supplementary Regulations

1. All uses must also comply with the regulations in Part 7 unless a conflict arises between Part 7 and the regulations for this district, in which case the latter shall prevail.
2. A shadow study shall be required for all development over 4 storeys in height.

Building Design:

3. All buildings shall be designed in accordance with section 7.6 Building Orientation and Design of this bylaw.

-
4. Buildings shall be designed using high-quality and durable building materials. Facades should comprise of a minimum of two building materials. Vinyl siding shall not be permitted as a building material.
 5. Buildings located on corner sites shall be designed with attractive façades on both the street and avenue, having regard for adjacent buildings.
 6. Mixed-use buildings should provide separate at-grade entrances for commercial and residential uses.
 7. The onsite storage of goods, garbage and recycling, or other similar objects shall be screened from the view of pedestrians and adjacent sites.
 8. Where possible, building heights should be taller on the south portion of the lot and stepdown as they move towards the lake, in order to provide views of the lake.
 9. To maintain the privacy of neighbouring yards, balconies and decks are encouraged to be inset or recessed into the building façade and be designed as an integral part of the building.

Parking and Access:

10. Parking for all mixed-use and residential development is encouraged to be located below grade or built into the podium of the building. Where parking cannot be provided below grade, it shall be provided at the rear of the building and adequately screened from the street.
11. For uses requiring large parking facilities, several small parking lots spread throughout the site are encouraged over large expansive parking lots.
12. Parking facilities developed at grade shall be appropriately landscaped in accordance with section 7.26 of this bylaw.
13. Where applicable developments shall be required to provide bicycle parking in accordance with Part 7 as part of a development permit application.

(Bylaw 1908/2024)

9.15 NEIGHBOURHOOD CONVENIENCE COMMERCIAL DISTRICT (CN)

General Purpose: To provide for convenience commercial and personal service uses which are intended to serve the day to day needs of residents within a residential neighbourhood. Uses and site development shall recognize the importance of developing commercial areas in a manner that encourages the use of non-motorized transportation.

Permitted Uses: Animal Services - minor (Bylaw 1881/2023)
Indoor merchandise sales
Neighbourhood convenience stores
Personal services
Restaurant

Discretionary Uses: Accessory building
Accessory uses
Cannabis retail sales (Bylaw 1760/2018)
Car wash (Bylaw 1715/2016)
Commercial recreation and entertainment facilities
Commercial school
Day care facilities
Dwelling unit for the occupancy of the owner, operator or caretaker above the ground floor
Gas Bar
Offices less than 258 m² (2775 ft²) in gross floor area
Public and quasi-public uses
Public utility buildings
Veterinary Clinic
Wind energy device

District Regulations:

Minimum Parcel* Area: 0.1 ha (0.25 ac) (Bylaw 1736/2017)

Minimum Front Yard: 6.0 m (19.7ft)

Minimum Side Yard: 1.5 m (4.92 ft.) unless the side yard:
(a) abuts a road other than a lane – 3.0 m (9.84 ft.)
(b) abuts a residential district – 3.0 m (19.7 ft.)

Minimum Rear Yard: 3.0 m (9.8 ft.) if height is one storey
6.0 m (19.7 ft.) if parcel abuts a residential district and height is two storeys

Maximum Parcel Coverage: 80% including all buildings, parking areas, storage areas and display areas

Maximum Building Height: One (1) storey, not to exceed 6.0 m (19.7 ft.), unless the approval allows dwelling units above the ground floor in which case a second storey is allowed up to a maximum of 8.0 m (26.2 ft.)

Minimum Landscaping:

1. A minimum of 20% of the site area shall be landscaped and shall be in accordance with section 7.26, Landscaping.
2. The required side or rear yard setbacks that abut a residential district shall be landscaped.

Supplementary Regulations:

1. All uses must also comply with the regulations in Part 7.
2. Development Plans: Comprehensive plans illustrating the development of the site, the architectural treatment of all buildings, landscaping, lighting, parking and access shall be prepared to the satisfaction of the Development Authority prior to issuing any development permits.
3. Dwelling units shall be located only on a second floor and shall have a separate and distinct entrance from non-residential components of the site.
4. Screening: The Development Authority may require satisfactory screening to reduce any impact a use in this District may have on adjacent properties. Screening may include fencing, building placement, landscaping or a combination of these items.

* In this district “parcel” means the total area on which a shopping centre is located, whether or not it is divided into 2 or more lots or condominium units.

9.16 NEIGHBOURHOOD SHOPPING CENTRE (CNS)

General Purpose:	To provide for commercial development intended to serve the larger community with a range of small to medium scale commercial uses, located adjacent to collector or arterial roads. Neighbourhood Shopping Centre sites shall have high architectural quality, be designed to accommodate pedestrians and encourage access by non-motorized forms of transportation.	
Permitted Uses:	Animal Services – minor Automotive services Car wash District shopping centre Gas bar Indoor Merchandise Sales Neighbourhood Convenience Store Offices Personal Services Restaurant	(Bylaw 1881/2023)
Discretionary Uses:	Accessory building Accessory use Adult oriented indoor merchandise sales Brewpub Bus Depot Business support service Cannabis retail sales Commercial Recreation and entertainment facility Commercial school Day Care facility Drinking establishment Dwelling unit for the occupancy of the owner, operator or caretaker above the ground floor Funeral Home Hotel Light repair services Motel Public and quasi-public uses Public utility building Veterinary Clinic Wind energy device	(Bylaw 1760/2018)

District Regulations:

Minimum Parcel Area:	0.6 ha (1.5 ac)
Minimum Front Yard:	6.0 m (19.7 ft.)
Minimum Side Yard:	3.0 m (9.84 ft.) unless the side yard: (a) abuts a road other than a lane – 6.0 m (19.7 ft.) (b) abuts a residential district – 6.0 m (19.7 ft.)
Minimum Rear Yard:	6.0 m (19.7 ft.)
Maximum Parcel Coverage:	85% including all buildings, parking areas, storage areas and display areas
Maximum Building Height:	12.0 m (39.4 ft.)

Landscaping:

1. A minimum of 15% of the site area shall be landscaped and shall be in accordance with section 7.26, Landscaping.
2. The required side or rear yard setbacks that abut a residential district shall be landscaped.

Supplementary Regulations:

1. All uses must also comply with the regulations in Part 7.
2. Office Development: The Development Authority shall limit the gross floor area of each office use to a maximum of 470 m² unless, in the opinion of the Development Authority, the proposed use will not negatively impact the Downtown area, and will not result in a negative impact on adjacent residential properties.
3. Development Plans: Comprehensive plans illustrating the development of the site, the architectural treatment of all buildings, landscaping, pedestrian connections, lighting, parking and access shall be prepared to the satisfaction of the Development Authority prior to issuing any development permits.
4. Neighbourhood Shopping Centre developments should incorporate pedestrian amenities that contribute to the overall development including walkways and bicycle routes (that connect to the greater neighbourhood), landscaping, green spaces, and street furniture.
5. Dwelling units shall be located only on a second floor and shall have a separate and distinct entrance from non-residential components of the site.

-
6. Loading Spaces: All outside loading and unloading spaces shall be located at the side or rear of the building and shall be visually screened from view from any adjoining streets or adjacent residential areas to the satisfaction of the Development Authority.
 7. Screening: The Development Authority may require satisfactory screening to reduce any impact a use in this District may have on adjacent properties. Screening may include fencing, building placement, landscaping or a combination of these items.

9.17 HIGHWAY COMMERCIAL DISTRICT (CH)

General Purpose: To provide an area for small to large scale commercial uses and compatible uses in an attractive environment that are adjacent to a major thoroughfare and designed to serve the Town and surrounding area-

Permitted Uses:	Animal Services – minor	(Bylaw 1881/2023)
	Automotive services	
	Car wash	
	District shopping centre	
	Gas Bar	
	Hotel	
	Indoor merchandise sales	
	Motel	
	Offices	
	Personal Services	
	Restaurant	
	Sales and service outlet for automobiles, marine, light trucks, recreation vehicles and manufactured homes	
	Service Station	
	Veterinary clinics	

Discretionary Uses:

- Accessory building
- Accessory use
- Adult entertainment establishment
- Adult oriented indoor merchandise sales
- Brewpub
- Bus Depot
- Business support services
- Cannabis retail sales (Bylaw 1760/2018)
- Casino
- Commercial recreation and entertainment facility
- Commercial school
- Day Care Facility (Bylaw/1874/2023)
- Drinking Establishment
- Funeral Home
- Light repair services
- Oilfield Services or Supply business - minor
- Public and quasi-public uses
- Public utility building
- Sales and service outlet for farm equipment
- Shipping Containers
- Wind energy device

District Regulations:

Minimum Parcel Frontage:	15.0 m (49.21 ft.) adjacent to a service or local road 46.0 m (150.92 ft.) without a service road
Minimum Front Yard:	9.0 m (29.53 ft.) adjacent to a service or local road
Minimum Side Yard:	3.0 m (9.84 ft.), or 6.0 m (19.69 ft.) if adjacent to a residential district.
Minimum Rear Yard:	6.0 m (19.69 ft.)
Maximum Parcel Coverage:	85%, includes parking, driveways, storage and display areas
Maximum Building Height:	13.0 m (42.65 ft.)

Landscaping:

1. A minimum of 15% of the site area shall be landscaped.
2. The required side or rear yard setbacks that abut a residential district shall be landscaped.

Supplementary Regulations:

1. All uses must also comply with the regulations in Part 7.
2. Development Plans: Comprehensive plans illustrating the development of the site, the architectural treatment of all buildings, landscaping, lighting, parking and access shall be prepared to the satisfaction of the Development Authority.
3. No portion of a Day Care Facility use, including the building, building bay or on-site outdoor play space, where provided, shall be located on a Site or adjacent to a Site with an approved development permit for the following uses:
 - a. Crematorium
 - b. Oilfield Services/Supply – Major
 - c. Cannabis Production Facility
 - d. Heavy Equipment Assembly, Sales and Service
 - e. Solid Waste Transfer Station
 - f. Industrial Training Facility/School
4. Day Care Facility outdoor playspaces shall be located and designed so as to minimize the exposure of children and play equipment to harmful emissions, dust, noise or vibration.

(Bylaw 1874/2023)

9.18 WATERFRONT COMMERCIAL DISTRICT (CW)

General Purpose: To provide mixed-use development that encourages year-round activity and offers a wide variety of commercial opportunities. The use and development of this district shall be undertaken in accordance with the policies of the Sustainable Waterfront Area Redevelopment Plan.

Permitted Uses:

- Brewpub
- Commercial recreation and entertainment facilities
- Commercial school
- Hotels
- Indoor merchandise sales
- Mixed-use development
- Neighbourhood convenience store
- Office
- Parks
- Personal Services
- Playgrounds
- Public and quasi-public uses
- Restaurants

Discretionary Uses:

- Accessory buildings
- Accessory uses
- Animal Services - minor
- Cannabis retail sales
- Cigar Lounge on Lot D, Block F, Plan 022 1204
(Bylaw 1944/2026)
- Daycare facilities
- Drinking establishments
- Home occupation, Class B
- Home occupation, Class C
- Public Playgrounds
- Public utility buildings
- Recreation facilities

Land Use Requirements:

- (1) New development should incorporate a mix of uses into buildings. Retail or commercial uses are required for ground floors.
- (2) New stand-alone, single use commercial buildings shall not be permitted in this district.
- (3) Ground floor uses should contribute to the pedestrian and public realm by being active during the day and evening. Residential uses shall not be permitted on ground floors, but are encouraged to be on all upper floors above the ground floor.
- (4) A hotel lobby and amenity spaces may be located on the ground floor of a development, however the hotel rooms should only be located above the ground floor.
- (5) Commercial school and office uses should be located above the ground floor.
- (6) Cannabis retail sales shall not be permitted on properties fronting onto Lakeshore Drive

from 39th Street to Wildrose Drive.

District Regulations:

Minimum Parcel Area:	To the satisfaction of the development authority						
Maximum Parcel Coverage:	100% including all buildings, parking, and storage areas						
Minimum Front Yard:	Buildings should be built to the front property line. Setbacks may be granted if the space is to be utilized in conjunction with a use compatible to the development (ie: commercial patio)						
Minimum Side Yard:	Buildings should be built to the side property line. Setbacks may be granted if the space is to be utilized in conjunction with a use compatible to the development (ie: commercial patio, mid-block pedestrian mews, or residential building access).						
Building Height:	Development south of Lakeshore Drive: Minimum: 2 storeys Maximum: 4 storeys (based on the floor height requirements below) Development north of Lakeshore Drive: Minimum: 2 storeys Maximum: 3 storeys (based on the floor height requirements below) Recommended floor to floor heights: <table><tr><td>Ground floors:</td><td>Minimum – 4.2 m (13.8 ft.) Maximum – 6.0 m (19.6 ft.)</td></tr><tr><td>Above ground floors:</td><td>Minimum – 4.0 m (13.1 ft.) Maximum – 5.0 m (16.4 ft.)</td></tr><tr><td>Residential floors:</td><td>Minimum – 3.0 m (9.8 ft.) Maximum – 4.0 m (13.1ft.)</td></tr></table>	Ground floors:	Minimum – 4.2 m (13.8 ft.) Maximum – 6.0 m (19.6 ft.)	Above ground floors:	Minimum – 4.0 m (13.1 ft.) Maximum – 5.0 m (16.4 ft.)	Residential floors:	Minimum – 3.0 m (9.8 ft.) Maximum – 4.0 m (13.1ft.)
Ground floors:	Minimum – 4.2 m (13.8 ft.) Maximum – 6.0 m (19.6 ft.)						
Above ground floors:	Minimum – 4.0 m (13.1 ft.) Maximum – 5.0 m (16.4 ft.)						
Residential floors:	Minimum – 3.0 m (9.8 ft.) Maximum – 4.0 m (13.1ft.)						

Landscaping:

1. Any development that provides a side yard setback shall be appropriately landscaped, lit, and designed to be visually attractive and safe for pedestrian use.
2. Rooftop gardens and patios are encouraged to improve rooftop aesthetics and provide additional amenity space.
3. Wherever possible existing trees located within the front yard of a parcel should be retained

and incorporated into new development design.

Supplementary Regulations

1. All uses must also comply with the regulations in Part 7 unless a conflict arises between Part 7 and the regulations for this district, in which case the latter shall prevail.

Building Design:

2. All buildings shall be designed in accordance with section 7.6 Building Orientation and Design of this bylaw.
3. Buildings shall be designed using high-quality and durable building materials. Facades should comprise of a minimum of two building materials. Vinyl siding shall not be permitted as a building material.
4. Buildings located on corner sites shall be designed with attractive façades on both the street and avenue, having regard for adjacent buildings.
5. Mixed-use buildings shall provide separate at-grade entrances for commercial and residential uses.
6. Buildings should be designed to suggest a pattern of individually owned shops with narrow frontages (7-15m) and individual entrances.
7. Large scale retail development shall architecturally blend into the street pattern by incorporating smaller retail bays, with individual entrances along the street, as part of the building frontage.
8. Commercial and mixed-use developments are encouraged to have mid-block mews to accommodate pedestrian circulation.
9. The onsite storage of goods, garbage and recycling, or other similar objects shall be screened from the view of pedestrians and adjacent sites.
10. Where possible, building heights should be taller on the south portion of the lot and stepdown as they move towards the lake, in order to provide views of the lake.
11. Developments that abut or face a lane that has been identified for laneway upgrades as part of the alleyway conversions, as outlined the Sustainable Waterfront Area Redevelopment Plan, shall provide active uses that front onto the lane.
12. Developments that abut or face a lane that has been identified for laneway upgrades as part of the alleyway conversions, as outlined the Sustainable Waterfront Area Redevelopment Plan, shall incorporate an upgraded design standard for the sides of the building facing the lane.

-
13. To maintain the privacy of neighbouring yards, balconies and decks are encouraged to be inset or recessed into the building façade and be designed as an integral part of the building.

Parking and Access:

14. All vehicular access shall be taken from the rear of the building unless the site does not allow for rear access. In cases where rear access is not possible, access shall be designed to the satisfaction of the Development Authority.
15. Parking is encouraged to be located below grade. Where parking cannot be provided below grade, it shall be provided at the rear of the building and adequately screened and provided at the rear of the building .
16. Above-grade parking structures should be wrapped with retail uses to maintain an active and attractive streetscape.
17. Required parking for all development shall be hard surfaced.
18. Where applicable, developments shall be required to provide bicycle parking in accordance with Part 7 as part of a development permit application.

(Bylaw 1908/2024)

9.19 LIGHT INDUSTRIAL DISTRICT (I1)

General Purpose:	To provide an area for light industrial uses, and other uses, herein listed, which are compatible to the area and do not cause any external, objectionable or dangerous conditions beyond the parcel boundary and are located in an attractive environment.	
Permitted Uses:	Accessory building	(Bylaw 1748/2018)
	Animal Services – minor	(Bylaw 1881/2023)
	Automotive services	
	Business support services	
	Car wash	
	Contractor operation minor	
	Gas bar	(Bylaw 1715/2016)
	Light manufacturing and processing	
	Light repair services	
	Public utility building	
	Oilfield services or supply business - minor	
	Recycling depot	
	Sales and service outlet for automobiles, marine, light truck, recreation vehicles and manufactured homes	
	Service station	
	Shipping containers	
	Small scale alcohol facility	
	Veterinary clinic	
	Warehousing	
Discretionary Uses:	Accessory use	(Bylaw 1748/2018)
	Animal Services – major	(Bylaw 1881/2023)
	Auction mart, excluding livestock	
	Cannabis production facility	(Bylaw 1760/2018)
	Commercial recreation and entertainment facility	
	Commercial school	
	Contractor operation - major	
	Crematorium	
	Greenhouse (commercial)	
	Heavy equipment assembly, sales and service	
	Industrial training facility/school	
	Municipal shop and storage yard	
	Oilfield services or supply business – major	
	Open storage yard	
	Parking Facility	(Bylaw 1715/2016)
	Public and quasi-public uses	
	Restaurant	
	Sales and service outlet for farm equipment	
	Sales and service outlets for agricultural products and supplies and building materials	

Solid waste transfer station
Temporary building
Truck wash
Wind energy device

District Regulations:

Minimum Parcel Frontage:	15.0 m (49.21 ft.), except where abutting a highway without a service road, in which case 30.0 m (98.43 ft.) shall be required.
Minimum Front Yard:	9.0 m (29.53 ft.)
Minimum Side Yard:	3.0 m (9.84 ft.)
Minimum Rear Yard:	6.0 m (19.69 ft.)

Landscaping:

1. The amount of landscaping area required shall be equivalent to 60% of the front yard setback area of the parcel.
2. Landscaping shall be placed in the front yard where possible, and where site constraints prevent this, the landscaping shall be placed on the site where it is most beneficial to provide screening and an aesthetically pleasing street appearance to the satisfaction of the Development Officer.
3. The required side or rear yard setbacks that abut a residential district shall be landscaped.
4. Landscaping requirements as listed in section 7.26 of this bylaw shall also apply.

Supplementary Regulations:

1. All uses must also comply with the regulations in Part 7.
2. The following uses shall not be located adjacent to a site with an approved development permit for a Day Care Facility:
 - a. Crematorium
 - b. Oilfield Services/Supply – Major
 - c. Cannabis Production Facility
 - d. Heavy Equipment Assembly, Sales and Service
 - e. Solid Waste Transfer Station
 - f. Industrial Training Facility/School

(Bylaw 1874/2023)

9.20 HEAVY INDUSTRIAL DISTRICT (I2)

General Purpose:	To provide an area for manufacturing and processing, service and repair, and other heavy industrial uses herein listed which are compatible with the area and may cause external, objectionable conditions that extend beyond the parcel boundary.	
Permitted Uses:	All permitted uses listed in the Light Industrial District Contractor operation - major Heavy equipment assembly, sales and service Heavy manufacturing and processing Municipal shops and storage yard Oilfield Services or supply business - major Sales and service outlet for farm equipment Sales and service outlets for agricultural products and supplies and building materials	
Discretionary Uses:	Accessory use Auction mart Cannabis production facility Wrecking and salvage yard Cartage and freight terminal Greenhouse (Commercial) Industrial/training facility/school Open storage yard Outdoor fabrication units Parking Facility Solid waste transfer station Truck wash Temporary building Veterinary hospital Wind energy device	(Bylaw 1748/2018) (Bylaw 1760/2018) (Bylaw 1715/2016)

District Regulations:

Minimum Parcel Frontage:	15.0 m (49.21 ft.), except where abutting a highway without a service road, in which case 30.0 m (98.43 ft.) shall be required.
Minimum Front Yard:	9.0 m (29.53 ft.)
Minimum Side Yard:	3.0 m (9.84 ft.)

Notwithstanding the above required front, side and rear yard setbacks, the Development Authority may require a greater setback for a use that may interfere with the safety and amenities of adjacent sites.

Minimum Rear Yard: 6.0 m (19.69 ft.)

Landscaping:

1. The amount of landscaping area required shall be equivalent to 50% of the front yard setback area of the parcel.
2. Landscaping shall be placed in the front yard where possible, and where site constraints prevent this, the landscaping shall be placed on the site where it is most beneficial to provide screening and an aesthetically pleasing street appearance to the satisfaction of the Development Officer.
3. The required side or rear yard setbacks that abut a residential district shall be landscaped.
4. Landscaping requirements as listed in section 7.26 of this bylaw shall also apply.

Supplementary Regulations:

1. All outdoor fabrication units are to be subordinate to the primary use of the site, and shall not be developed on a site where no building exists.
2. All outdoor fabrication units shall be located in the rear yard of the parcel and shall be sufficiently screened from any adjacent roadways through the use of berms, fences and/or landscaping.
3. No outdoor fabrication units shall be permitted to decrease the number of required parking stalls for other uses on the site.
4. All uses must also comply with the regulations in Part 7.

9.21 ENVIRONMENTAL OPEN SPACE DISTRICT (EOS)

General Purpose:	To provide an area for either the preservation of public land in its natural state, or for its development as a park.		
Permitted Uses:	Natural environmental preservation		
	Parks		
	Public Playgrounds		(Bylaw 1760/2018)
Discretionary Uses:	Public utility buildings		
Supplementary Regulations:	All uses must also comply with the regulations in Part 7.		

9.22 PUBLIC FACILITY DISTRICT (PF)

General Purpose:	To provide an area for the development of public land for major multi-use recreational facilities, and other uses, herein listed, intended for the general benefit and enjoyment of the public-at-large.
Permitted Uses:	Campground on Lot 2, Block 1, Plan 172 2743 (Bylaw 1792/2019) Parks Public Playgrounds (Bylaw 1760/2018) Water access platform, provided it complies with the regulations as outlined in this district. (Bylaw 1763/2018)
Discretionary Uses:	Accessory buildings and uses (Bylaw 1818/2020) Cemeteries (public) Parking facilities (public) Public and quasi-public uses Public utility buildings Shipping container Recreation facilities

The following regulations apply to permitted uses and public and quasi-public uses:

Minimum Front Yard:	9.0 m (29.53 ft.)
Minimum Side Yard:	3.0 m (9.84 ft.)
Minimum Rear Yard:	6.0 m (19.69 ft.)
Maximum Parcel Coverage:	80%
Maximum Building Height:	Properties located north of Lakeshore Drive: 2 storeys - 10.0 m (32.8 ft.), careful consideration of the lake viewshed shall be taken into account prior to development approval. All others: 15.0 m (49.21 ft.) (Bylaw 1908/2024)

Supplementary Regulations:

1. All uses must also comply with the regulations in Part 7.
2. Water access platforms within this district shall only be allowed within the following parcels:
Lot 53 PUL, Block 1, Plan 052 2958
Lot 54 PUL, Block 3, Plan 052 2958

Provided they meet the requirements for water access platforms as outlined in Section 9.3
Marina Bay Residential District.

(Bylaw 1763/2018)

9.23 RECREATION FACILITY DISTRICT (RF)

General Purpose:	To provide an area for commercial recreation uses with compatible uses herein listed.
Permitted Uses:	Accessory Building- being the first on the parcel in an approved Bare Land Condominium Recreation Park (Bylaw 1839/2021) (Bylaw 1881/2023) Addition to a maximum of 75% of the size of the principal use in an approved Bare Land Condominium Recreation Park (Bylaw 1839/2021) (Bylaw 1881/2023) Commercial recreation and entertainment facilities (open space only) Park Model- in an approved Bare Land Condominium Recreation Park (Bylaw 1839/2021) Recreation Vehicle-in an approved Bare Land Condominium Recreation Park (Bylaw 1839/2021)
Discretionary Uses:	Accessory buildings or uses Bare land condominium recreation parks Campgrounds Commercial recreation and entertainment facilities (buildings) Drinking establishments Dwelling unit for the occupancy of the owner, operator or caretaker Hotels Motels Parking facilities for uses in this District Playgrounds Public and quasi-public uses Public Playgrounds (Bylaw 1760/2018) Public utility buildings Restaurant Temporary buildings
Campgrounds:	(1) Maximum density 75 stalls per gross hectare (30 per gross acre) (2) Minimum stall area 100 m² (1,076.43 ft²) (3) Minimum stall width 8.5 m (27.89 ft.) (4) Minimum site facilities (a) all-weather roads

-
- (i) 3.75 m (12.3 ft.) wide for one-way traffic, and/or
 - (ii) 7.25 (23.79 ft.) wide for two-way traffic
 - (b) landscaping of,
 - (i) a 3.0 m (9.84 ft.) wide strip of land abutting the street and any adjacent residential parcels, and
 - (ii) individual stalls
 - (c) active play space equivalent to 4.5 m² (48.4 ft²) for each stall,
 - (d) washrooms located,
 - (i) a minimum of 10.0 m (32.8 ft.) and
 - (ii) a maximum of 90.0 m (295.3 ft.), from all stalls,
 - (e) garbage storage accessible by the Town's garbage collection vehicles
 - (5) Accessory buildings minimum yards
 - (a) front 7.5 m (24.6 ft.)
 - (b) side 3.0 m (9.84 ft.)
 - (c) rear 3.0 m (9.84 ft.)

Supplementary Regulations:

1. All campgrounds must also comply with the regulations in Part 7.

Bare Land Condominium Recreation Parks:

General Purpose:

The intent of bare land condominium recreation parks are to provide a comprehensively designed development to accommodate units for recreational and holiday accommodation, including recreation vehicles and park model recreation units.
(Bylaw 1715/2016)

(1) Minimum lot areas: 232.25 m². (2500 ft²)

(2) Maximum parcel coverage: 50%

This maximum lot coverage shall include all recreational vehicles, park models (including all push outs, pull outs, slide outs, bump outs, additions, covered and/or enclosed decks) and accessory buildings.

(Bylaw 1881/2023)

(3) Setback distances for recreational vehicles and park models shall be applied to all push outs, pull outs, slide

outs, bump outs, additions, covered and/or enclosed decks, and uncovered decks.

Minimum Yard Requirements

- (a) for recreational vehicles and park model recreation units:

Front Yard: 3.0 m (9.84 ft.)

Side Yard: minimum of 0.6 m (2.0 ft.) on one side and on the opposite side shall be no closer than 1.5 m (4.92 ft.)

Rear Yard: 1.5 m (4.92 ft.)

- (b) all accessory buildings:

Front Yard: 3.0 m (9.84 ft.)

Side Yard: minimum of 0.6 m (2.0 ft.) on one side and on the opposite side shall be no closer than 1.5 m (4.92 ft.)

Rear Yard: 1.0 m (3.28 ft.)

The Development Authority may require a higher yard standard for yards that border properties that are not within the bare land condominium recreation park.

(Bylaw 1881/2023)

- (4) Development permit applications for development within a bare land condominium corporation shall be referred to the condominium association for comment.

- (5) Condominium unit development shall be limited to one recreation vehicle, or park model.

(Bylaw 1839/2021)

(Bylaw 1881/2023)

- (6) With the exception of the use of pilings as a means of anchoring, recreational vehicles, including park models and any additions hereto are prohibited from having permanent foundations or bases extending below the frost level.

(Bylaw 1839/2021)

-
- (7) Guesthouses, bunkhouses and any structure other than a recreational vehicle or park models, intended to be used as sleeping accommodations are prohibited.
(Bylaw 1839/2021)
- (8) Condominium unit development shall be limited to two (2) accessory buildings:
- a. One (1) under 10 m² (107.64 ft²) and not exceeding 2.5 m (8.2 ft.) in height (no development permit required).
 - b. One (1) over 10 m² (107.64 ft²) and not exceeding the height of the Recreational Vehicle or Park Model to a maximum of 5.0 m (16.4 ft.) (development permit required).
(Bylaw 1881/2023)

Supplementary Regulations:

1. All Bare Land Condominium Recreation Park units must also comply with the regulations in Part 7.
2. Notwithstanding the regulations contained in the RF District, any extensions or transfers in whole or in part to any part of the lot and any new buildings on the lands identified as Block A Plan 7520510 A may only be undertaken subject to the approval of the Development Authority subject to such terms and conditions as it deems necessary.
3. Notwithstanding the minimum side yard setbacks, no recreational vehicle or park model, including any push out, pull out, slide out, bump out, addition, covered and/or enclosed decks, shall be located within 3.05 m (10 ft.) of another.
(Bylaw 1881/2023)

9.24 FUTURE DESIGNATION DISTRICT (FD)

General Purpose: To reserve land for future subdivision and development until an overall plan (which has regard to, amongst other things, the impact upon non-renewable resources and better agricultural land) is prepared for and approved by the Council. Uses should not negatively impact or impede future urban subdivision and/or development.

Permitted Uses: Agricultural operations lawfully existing at the date of adoption of this Land Use Bylaw
Home occupation, Class B, being the first home occupation on the parcel

Discretionary Uses: Accessory buildings or uses
Agricultural operations, excluding confined feeding operations
Existing residences and other related improvements
Home occupation, Class B, being the second or subsequent home occupation on the parcel
Home occupation, Class C
Parking facilities for uses in this District
Public utility buildings
Temporary buildings
Uses that will not, in the opinion of the Development Authority,
(1) materially alter the use of the land from that existing on the date the land was designated to this Land Use District, or
(2) conflict with future urban expansion

The following regulations apply to all uses:

Minimum Parcel Area: All the land contained in the existing Certificate of Title, unless otherwise approved by the Development Authority, having regard to future use of the parcel and the form of future subdivision and development.

Supplementary Regulations: All uses must also comply with the regulations in Part 7.

9.25 LAKEFRONT DIRECT CONTROL DISTRICT (LF-DC)

General Purpose:	To provide year-round tourism development, along with a variety of recreational opportunities and public open space. The use and development of this district shall be undertaken in accordance with the policies of the Sustainable Waterfront Area Redevelopment Plan.
Development Authority:	The Development Authority for all development permits shall be Council for the Town of Sylvan Lake.
Uses:	Accessory buildings Accessory uses Brewpub Commercial recreation and entertainment facility Commercial school Drinking Establishments Hotel Indoor merchandise sales Mixed-use development Office Parks Personal services Public and quasi-public use Public playgrounds Recreation facility Restaurant

Land Use Requirements:

- (1) New development shall incorporate a mix of uses into buildings. Retail or commercial uses are required on the ground floor.
- (2) New stand-alone, single use buildings shall not be permitted in this district.
- (3) Ground floor uses should contribute to the pedestrian and public realm by being active during the day and evening.
- (4) A hotel lobby and amenity spaces may be located on the ground floor of a development, however the hotel rooms should only be located above the ground floor.
- (5) Commercial school and office uses, shall only be considered above the ground floor.
- (6) Temporary uses may be considered on an interim basis at the discretion of the Development Authority until a comprehensive redevelopment of the site is proposed.

District Regulations:

Minimum Parcel Area:	To the satisfaction of the Development Authority
Maximum Parcel Coverage:	50%
Minimum Front Yard:	0 m If a front yard setback is provided it shall be designed for public space, including seating areas, plaza, patio, etc. to the satisfaction of the development authority.
Minimum Side Yard:	3.0 m (9.84 ft.)
Minimum setback from the lake:	30 m (98.4 ft.) from the top of the bank or high water mark to the nearest building;
Maximum Building Height:	3 storeys 16 m (52.5 ft.) A relaxation to the maximum building height may be granted if the additional building height results in a smaller building footprint with increased view corridors, as well as the provision of additional public amenity or open space being provided to the satisfaction of the Town.

In addition, projects located within this district shall demonstrate how the following have been considered, and included in the development proposal:

- (1) public pedestrian access along the lakeshore;
- (2) inclusion of public open space and gathering space within the site design;
- (3) water-related recreational day use;
- (4) winter use of the site and proposed public amenities;
- (5) improvements of the lakeshore, if deemed necessary; and
- (6) preservation of scenic views across the land to the lake.

Landscaping:

1. A minimum of 35% of the site area shall be landscaped in accordance with section 7.26 of this bylaw. A relaxation to the minimum plant requirements may be granted, and shall be determined on a case by case basis, provided the relaxation results in supporting the development of public amenity and open space, to the satisfaction of the Town.
2. Landscaping shall be carefully designed to beautify the site but ensure that views across the land to the lake are preserved.

-
3. The Development Authority may require improvements to the lakeshore, in order to ensure that the natural environment and riparian areas of the lake are protected and/or enhanced.
 4. Enhancements may be required as part of any development proposal to enhance public pedestrian access to the lakeshore. This may include the development of a trail, if required by the Town.
 5. Wherever possible existing trees located within the front yard of a parcel should be retained and incorporated into new development design.

Supplementary Regulations

1. All uses must also comply with the regulations in Part 7 unless a conflict arises between Part 7 and the regulations for this district, in which case the latter shall prevail.
2. A visual impact assessment, prepared by a qualified professional, shall be required for all development within this district. The assessment should provide sufficient information to show the likely effects of the proposed development and the extent to which any undesirable effects may be mitigated by the project design.
3. A shadow study shall be required for all development within this district.

Building and site design:

4. Buildings shall be designed in accordance with section 7.6 of this bylaw.
5. Buildings shall be designed to be of high architectural quality and to respond to the lakefront setting provided by the site.
6. Buildings shall be designed using high-quality and durable building materials. Facades shall comprise of a minimum of two building materials. Vinyl siding shall not be permitted as a building material.
7. A building step-back may be required and will be determined by a shadow study, ensuring that no shadows are cast on the lake between the hours of 10 am and 2 pm on days between the spring and fall equinoxes.
8. All garbage enclosures required for the site development shall be contained within the building form, or adequately designed to be fully screened and hidden from the public on all sides, to the satisfaction of the Development Authority.

Parking and access:

9. On-site parking shall be provided below grade or screened within the building podium.

-
10. Parking relaxations may be considered on a case by case basis, provided cash-in-lieu is provided for any outstanding parking stalls.
 11. Alternate on-site parking may be considered in accordance with section 7.38.15 of this bylaw.
 12. Where applicable developments shall be required to provide bicycle parking in accordance with Part 7 as part of a development permit application.

(Bylaw 19085/2024)

9.26 DIRECT CONTROL DISTRICT (DC-1)

General Purpose:	To provide for a comprehensive redevelopment for mixed recreational, commercial and associated uses.
Development Authority:	The Development Authority for all development permits shall be Council for the Town of Sylvan Lake.
Uses:	Accessory uses Commercial recreation and entertainment facilities Commercial School (Bylaw 1715/2016) Home occupations, Classes B & C in existing residences Hotels Indoor merchandise sales Offices Parking facilities Personal services Public and quasi-public uses Public utility buildings Recreation facilities
Development Criteria:	The land and buildings within this District will be developed in accordance with comprehensive plans for a combination of the listed uses. The comprehensive plans will demonstrate the following characteristics to the Council's satisfaction: 1. The design, scale and orientation of buildings and/or uses shall: (a) be sensitive to the site and its surroundings; (b) not materially interfere with or affect the peace, privacy, safety, or sunlight enjoyed by adjacent residential properties; (c) not interfere with the safe operation of the railway; (d) enable complementary integration of new and renovated buildings and new and existing uses on the site; (e) facilitate interaction between different uses on the site; (f) encourage extensive pedestrian activity throughout the site; - and (g) incorporate environmentally friendly building practices; 2. Landscaping (a) shall be integral to the development, and (b) shall enhance the appearance and functioning of the development, and

-
- (c) shall assist in mitigating any potentially negative impacts of the development, and
 - (d) shall assist in defining linkages between the development and the surrounding Town.
3. Vehicular access
- (a) shall provide for safe and efficient emergency and service vehicle access, and
 - (b) shall provide for bus access, and
 - (c) shall ensure safety and flexibility in the management of traffic both on the site and on adjacent roads.
4. Parking
- (a) provision may be adjusted to allow for shared parking stalls, if it can be demonstrated that different uses generate a demand for stalls at different times, and
 - (b) shall be located within a reasonable and convenient walking distance of each use served by the stalls, and
 - (c) shall be provided for the maximum number of buses which may reasonably be expected to visit the site at one time.
5. Linkage
- (a) shall be clearly defined in physical terms between the site and the downtown, Provincial Park and residential area of the Town, and
 - (b) shall be developed both within the site and, as necessary, off-site to encourage pedestrian and bike access.

Supplementary Regulations: All uses must also comply with the regulations in Part 7 unless a conflict arises between Part 7 and the regulations for this district, in which case the latter shall prevail.

9.27 DIRECT CONTROL DISTRICT (DC-2)

General Purpose:	To provide for the development of adult care residences and other forms of assisted living residences.
Development Authority:	The Development Authority for all development permits shall be Council for the Town of Sylvan Lake.
Uses:	Accessory uses Adult care residences Public and quasi-public uses Public utility buildings
Development Criteria:	The land and buildings within this District shall be developed to the satisfaction of Council and shall be developed in a manner that is sensitive to the surrounding neighbourhood taking into account the potential impacts on the neighbourhood, including visual impact, sight lines, sunlight, parking, and privacy.
Development Standards:	As determined by Council
Supplementary Regulations:	All uses must also comply with the regulations in Part 7 unless a conflict arises between Part 7 and the regulations for this district, in which case the latter shall prevail.

9.28 50th STREET DIRECT CONTROL DISTRICT (DC-50)

General Purpose:	To establish a special purpose district to encourage appropriate development and redevelopment in the area subject to the 50 th Street Area Redevelopment Plan.	
Development Authority:	The Development Authority for all development permits shall be Council for the Town of Sylvan Lake.	
Discretionary Uses:	Cannabis Retail Sales	(Bylaw 1760/2018)
Development Regulations:	New development within this District shall be to the satisfaction of the Development Authority having regard to the Supplementary Regulations contained in Part 7 of the Town Land Use Bylaw and the 50 th Street Urban Design Guidelines for the Town of Sylvan Lake. Where a conflict exists between the Supplementary Regulations and the 50 th Street Urban Design Guidelines, the 50 th Street Urban Design Guidelines shall prevail.	

Structural alterations and additions to existing buildings in the District shall be developed having regard to the 50th Street Urban Design Guidelines where possible and this bylaw to the satisfaction of the Development Authority.

A change of use of land or a building or a change in the intensity of use of land of a building the District shall be to the satisfaction of the Development Authority.

Small scale commercial uses shall be allowed as an interim use within existing residential buildings fronting 50th Street between 48th Avenue and 46th Avenue until comprehensive redevelopment takes place. All parking and other development regulations shall meet the requirements as outlined in the Land Use Bylaw.

Notwithstanding the provisions of Part 8, Signs of the Land Use Bylaw, all signage in the District shall be to the satisfaction of the Development Authority.

The Development Authority may require that a Visual Impact Assessment be conducted by a qualified professional(s) to its satisfaction where the Authority is of the view that a proposed development may affect view corridors either from or to the Lake.

Development Permits: The Development Authority may require comprehensive plans including plans that illustrate the development of the site, the architectural treatment of all buildings, landscaping, lighting, parking, and access prior to considering any application for a development permit.

Supplementary Regulations: All uses must also comply with the regulations in Part 7 unless a conflict arises between Part 7 and the regulations for this district, in which case the latter shall prevail.

9.29 HERITAGE DIRECT CONTROL DISTRICT (H-DC)

General Purpose: To establish a special purpose district to protect properties identified as potential heritage resources within the town.

Development Authority: The Development Authority for all development permits shall be Council for the Town of Sylvan Lake.

Development Regulations: Development within this district shall be to the satisfaction of the Development Authority, having regard to the Supplementary Regulations contained in Part 7 of this Land Use Bylaw and all regulations applicable to the site outlined in the Sustainable Waterfront Area Redevelopment Plan.

Where possible, property owners shall work with the Town to protect heritage resources in order to preserve their character and historical significance to the town.

Properties within this land use district may be considered for adaptive reuse, to allow the retention and reuse of the building through the provision of expanded development and use options that serve to discourage the underutilization or demolition of the structure.

Where the Development Authority has determined that protection of a heritage resource is not possible, the property owner shall be required to work with the Town, to the greatest extent possible, to protect key building elements or integrate aspects of heritage buildings into the redevelopment of the site.

On sites where new development is authorized to occur, the development regulations that shall be followed, including use, height, setbacks, parcel coverage, and any other applicable requirements, shall be those in the district the parcel would otherwise be included in, if not for this Direct Control District. Districts shall be determined as shown in the Sustainable Waterfront Area Redevelopment Plan.

Demolition regulations: Prior to the demolition or alteration of any structures within this district, the property owner may be required to:

- a) advertise, in the local newspaper for two weeks, their intent to demolish the structure and the availability of the building for relocation or architectural salvage, prior to a development permit for demolition being issued. The Town

shall be provided with a summary of all inquiries received;
and

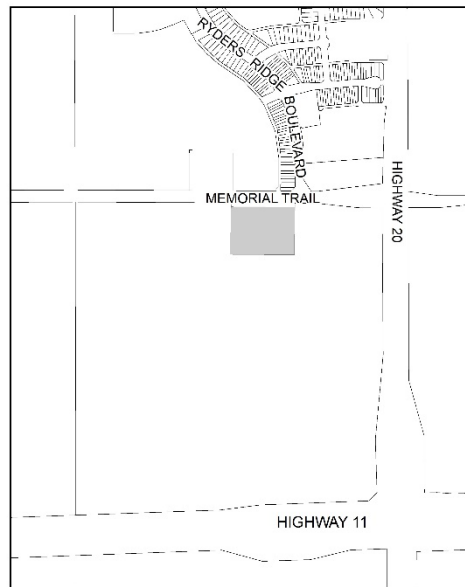
- b) ensure the property has been fully researched, documented, and photographed to the satisfaction of the Development Authority.

As a condition of approval for the demolition of a structure within this district, the Town may require the applicant to salvage specific items or pay for an interpretive historical plaque to be placed on the site, denoting the significance of the property, to the satisfaction of the Town.

(Bylaw 1908/2024)

9.30 DIRECT CONTROL – SITE SPECIFIC 1 (DC-SS1)

General Purpose: To establish a special purpose district that provides site specific development regulations for low density residential development, and related uses, on a portion of NE 21 38 1 W5M (civic address 4201 Memorial Trail) as shown in Figure 1.



Development Authority: The Development Authority for all development permits shall be Council for the Town of Sylvan Lake.

Uses:

- Accessory Building
- Accessory Uses
- Detached Dwelling
- Home Occupation, Class 'B' in existing residence
- Home Occupation, Class 'C'
- Secondary Suite

Development Standards:

The following regulations apply to detached dwellings.

- Minimum Parcel Area 1.87 hectares (4.62 ac)
- Minimum west side yard setback 40 m (131.2 ft)
- Minimum east side yard setback 65 m (213.3 ft)
- Minimum required front yard setback 50 m (164.0 ft)
- Minimum required rear yard setback 30 m (98.4 ft)
- Maximum building height 10.5 m (34.5 ft)
- Minimum floor area 92.5 m² (995.7 ft²)
- Maximum parcel coverage 10% (includes all structures and covered decks)

Supplementary Regulations:

1. No further subdivision of the parcel is permitted without an approved outline plan
2. Any accessory building shall be set back from the following:
 - a. front property line a minimum of 50 meters (164.0 ft)
 - b. rear property line a minimum of 10 meters (32.8 ft)
 - c. east property line a minimum of 20 meters (65.6 ft)
 - d. west property line a minimum of 20 meters (65.6 ft)
3. All uses must also comply with the regulations in Part 7 unless a conflict arises between Part 7 and the regulations for this district, in which case the latter shall prevail.
4. Buildings shall be designed in accordance with section 7.6 of this bylaw.

9.31 AGRICULTURAL DISTRICT (AG)

General Purpose:	The purpose of this district is to provide an area that will facilitate a limited range of agricultural pursuits and other uses on lands in close proximity to urban development.
Permitted Uses:	Accessory Buildings Detached dwelling Extensive Agriculture Farm Buildings Home Occupation, Class B Keeping of livestock on any Lot of more than 1.2 hectares (3 acres), excepting intensive or confined livestock operations Manufactured home subject to section 7.29
Discretionary Uses:	Accessory Uses Aggregate removal Bed and Breakfast services Commercial Composting Facility Fur Farm Greenhouses, commercial Home occupation, Class C Kennel Keeping of livestock on any lot of less than 1.2 hectares (3 acres) excepting intensive or confined livestock operations Market garden Moved-in Building Plant Nursery and Landscape Gardening Public and Quasi-Public Use Public Utility Building Recreation Facilities Second Dwelling Unit if: • The second dwelling unit is temporary in nature and is occupied during construction or location of a new dwelling unit; or • The second dwelling unit is required for support services to someone who is providing care for persons who require special care or is the residence of someone receiving special care from the occupants of the primary dwelling Sod farm Stable Temporary buildings Veterinary clinic Wind energy device

District Regulations:

Minimum Lot Area: 0.81 hectares (2.0 acres)

Minimum Front Yard: 46.0 m (150 ft.)

Minimum Side Yard: 7.5 m (25 ft.)

Minimum Rear Yard: 7.5 m (25 ft.)

Maximum Building Height: 12.5 m (41 ft.)

Building Design, Character and Appearance: All buildings shall be attractive in appearance and shall be constructed of materials that comply with the Safety Codes Act or as approved by the Development Authority.

Supplementary Regulations All users must also comply with the regulations in Part 7.

Special Regulations A public utility required to serve the district may be developed on any lot as determined by the Development Authority;

The height of any communications tower shall not exceed 46 m (150 ft.).

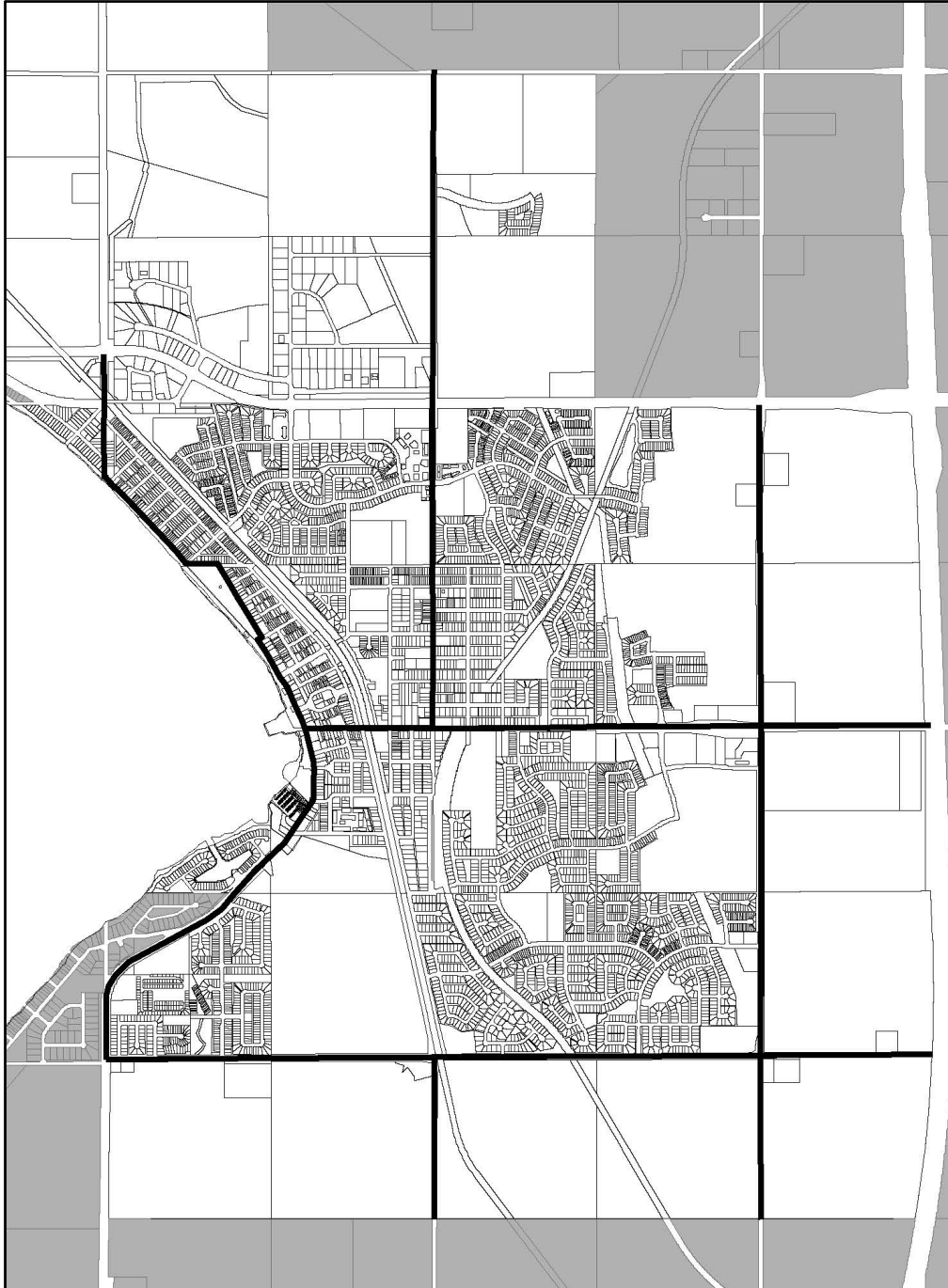
PART 10 SPECIFIED PENALTIES FOR OFFENCES UNDER THE LAND USE BYLAW

<u>Description of Offence</u>	<u>First Offence</u>	<u>Second Offence</u>	<u>Third or Subsequent Offence</u>
Contravention or failure to comply with any provision related to signs in this bylaw	\$ 250.00	\$ 300.00	\$ 350.00
Section 7.35.2 (a) & (c) – Parking a recreational vehicle or utility trailer in a residential district front yard outside the allowable dates or on an unapproved surface or not within the required setbacks from sidewalks, curbs, lanes or roads.	\$ 250.00	\$ 500.00	\$ 1000.00
Section 7.35.2 (b) & 7.38.12 – Parking a recreational vehicle or utility trailer in a manner that reduces the number of available off-street parking stalls below that required for the use.	\$ 250.00	\$ 500.00	\$ 1000.00
Section 7.35.2 (d) & 7.38.9 – Failure to park a motor vehicle in a front or side yard in a residential district on a driveway or on an approved hard surfaced parking area.	\$ 250.00	\$ 500.00	\$ 1000.00
Section 7.35.8 – Placement of a shipping container in a residential district in a manner not provided for in this bylaw.	\$ 250.00	\$ 500.00	\$ 1000.00

(Bylaw 1736/2017)
(Bylaw 1818/2020)
(Bylaw 1851/2022)

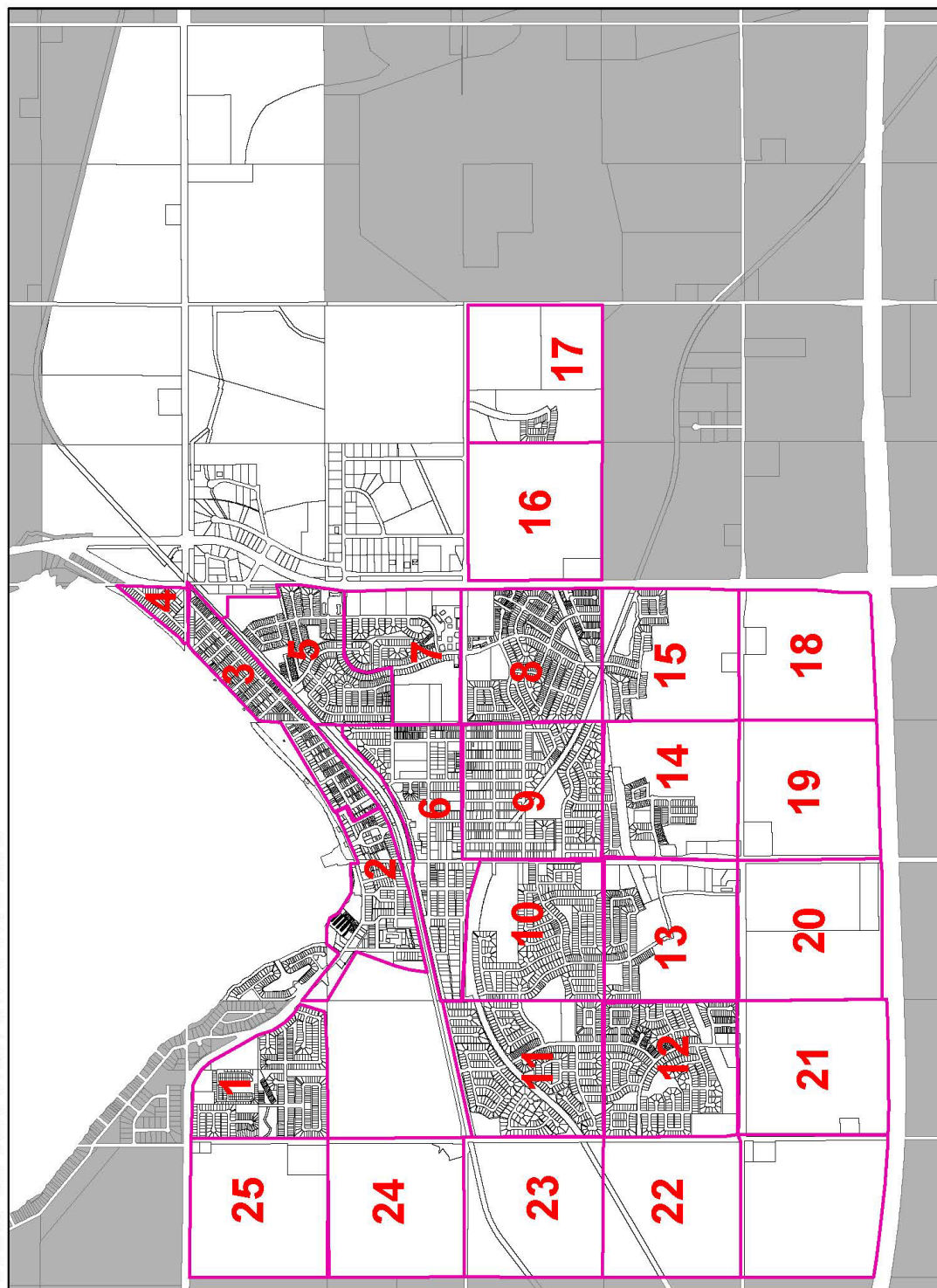
PART 11 RESTRICTED VEHICULAR ACCESS

_____ Roads with restricted vehicle access



(Bylaw 1712/2016)

PART 12 SECONDARY SUITE MAP



(Bylaw 1712/2016)

PART 13 LAND USE DISTRICTS MAP

R1	Large Lot-Residential District
R1A	Medium Lot Residential District
RMB	Marina Bay Residential District
R2	Medium Density Residential District
NRO	Neighbourhood Redevelopment Overlay District
R3	High Density Residential District
R4	Manufactured Home District
R5	Narrow Lot General Residential District
R5A	Narrow Lot Duplex Residential District
RC1	Central Residential 1 District
RC2	Central Residential 2 District
RWV	West Village Residential District
CC	Civic Centre District
MMU	Marina Mixed Use District
CN	Neighbourhood Convenience Commercial District
CNS	Neighbourhood Shopping Centre
CH	Highway Commercial District
CW	Waterfront Commercial District
I1	Light Industrial District
I2	Heavy Industrial District
EOS	Environmental Open Space District
PF	Public Facility District
RF	Recreation Facility District
FD	Future Designation District
LF-DC	Lakefront Direct Control District
DC-1	Direct Control District 1
DC-2	Direct Control District 2
DC-50	50 th Street Direct Control District
H-DC	Heritage Direct Control District
DC-SS1	Direct Control – Site Specific 1 District
AG	Agriculture District



Lots 1-34, Block 1, Plan 172 2438 – see map A2

PART 14 REPEAL OF THE LAND USE BYLAW

Land Use Bylaw No. 1555/2010 and amendments thereto are hereby repealed.

READ a First time in Council assembled this 25 day of January, 2016.

READ a Second time in Council assembled this 22 day of February, 2016.

READ a Third time in Council assembled and passed this 14 day of March, 2016.

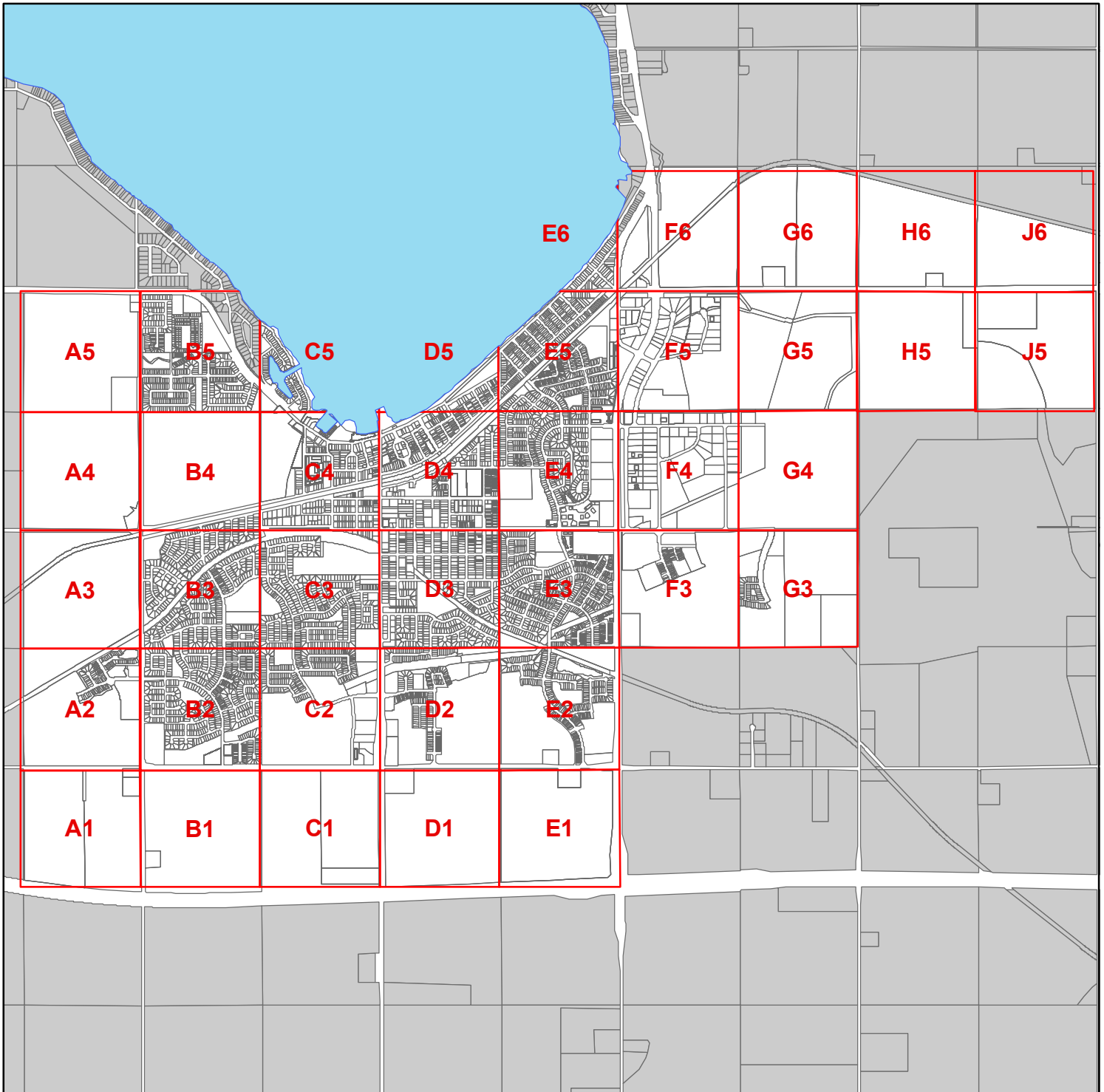

Sean McIntyre, Mayor


E. (Betty) Osmond, Chief Administrative Officer





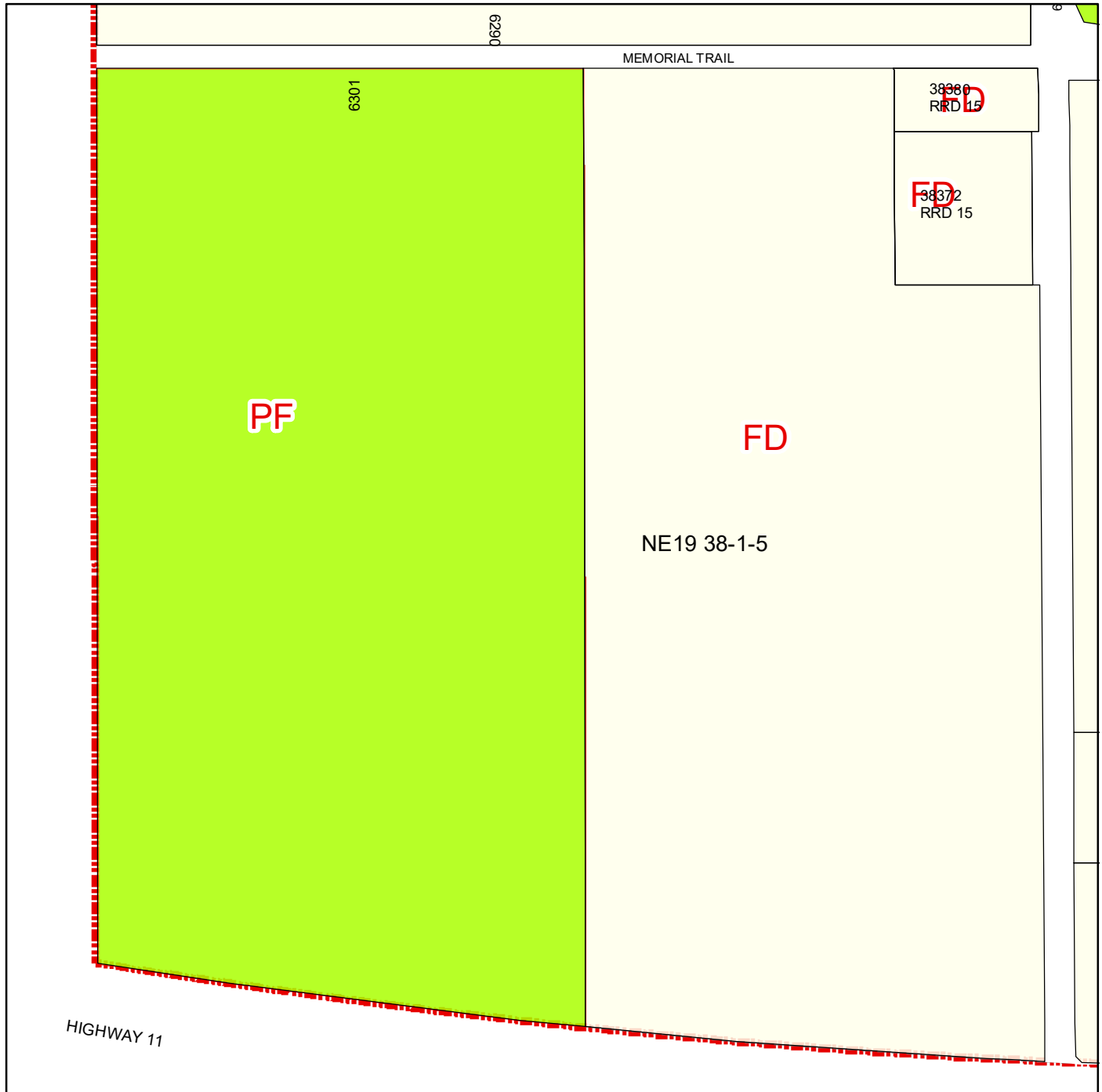
Town of SYLVAN LAKE
Land USe Bylaw No. 1695/2015
MAP INDEX





Town of SYLVAN LAKE
Land Use Bylaw No. 1695/2015
LAND USE DISTRICT MAP

A1



Revisions: 1712/2016, 1792/2019

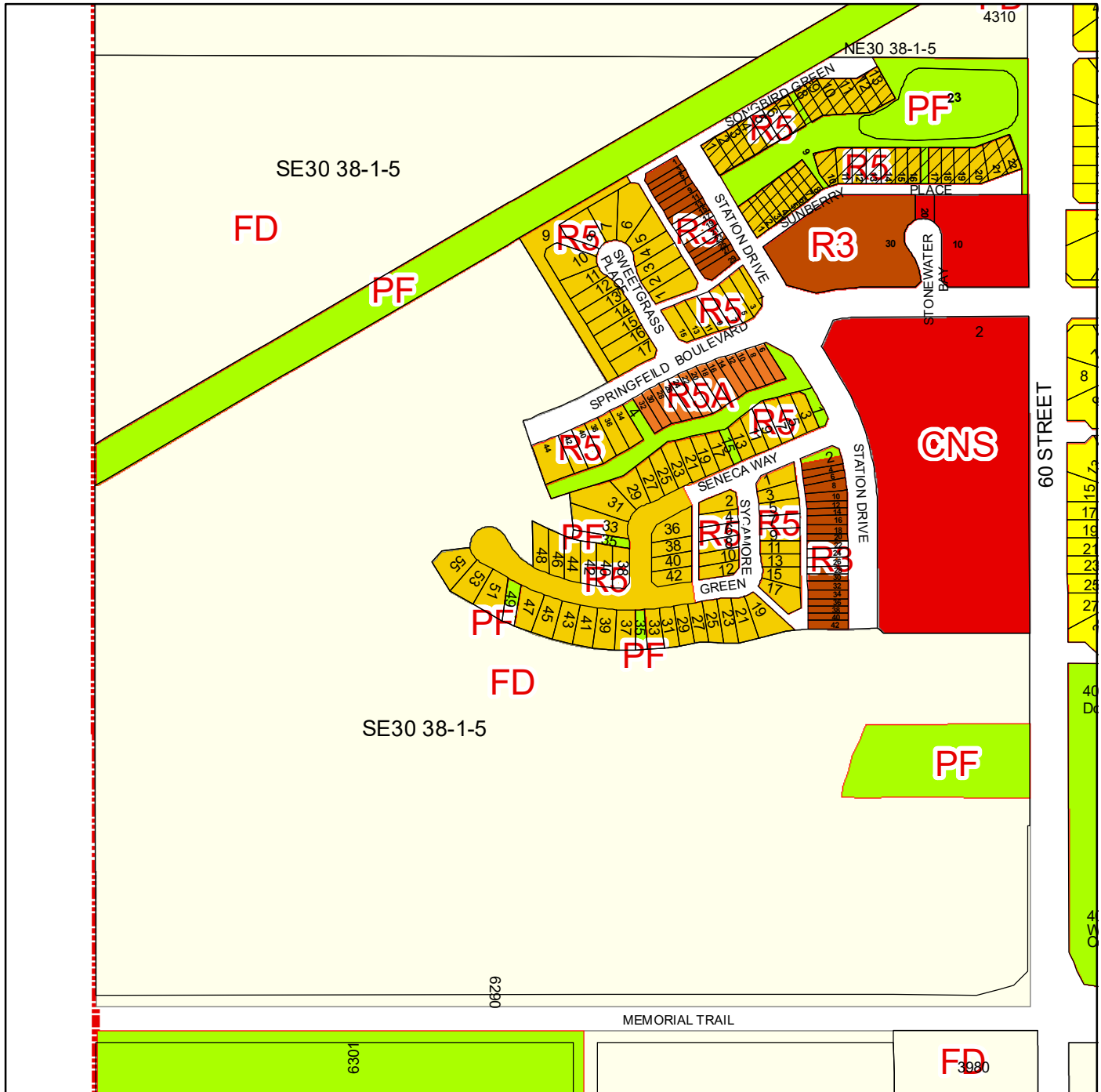
1:5,000





Town of SYLVAN LAKE
Land Use Bylaw No. 1695/2015
LAND USE DISTRICT MAP

A2



Revisions: 1712/2016, 1713/2016, 1718/2016, 1858/2022, 1863/2022, 1883/2023, 1907/2024, 1953/2026

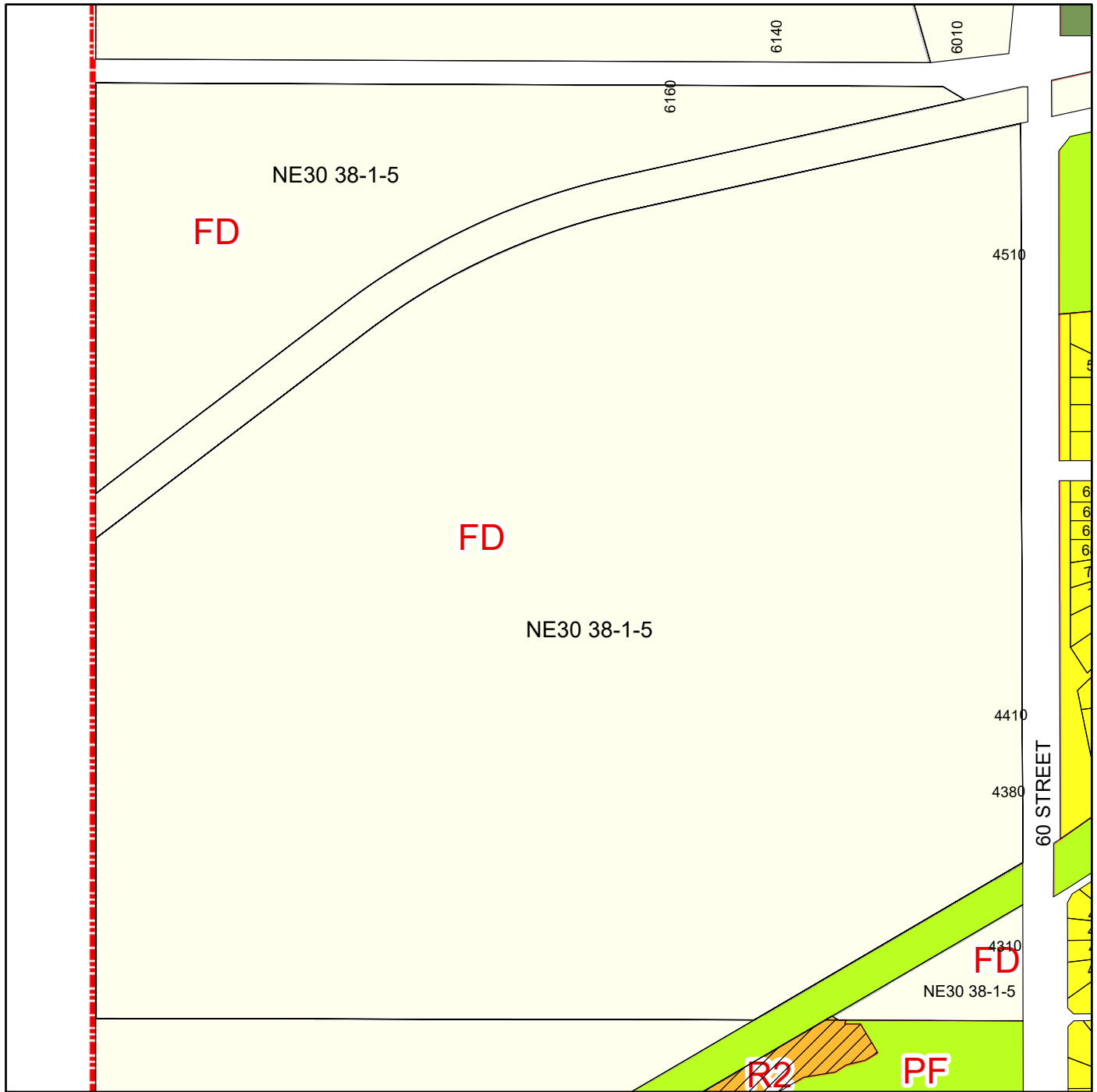
1:5,000





Town of SYLVAN LAKE
Land Use Bylaw No. 1695/2015
LAND USE DISTRICT MAP

A3



Revisions: 1712-2016

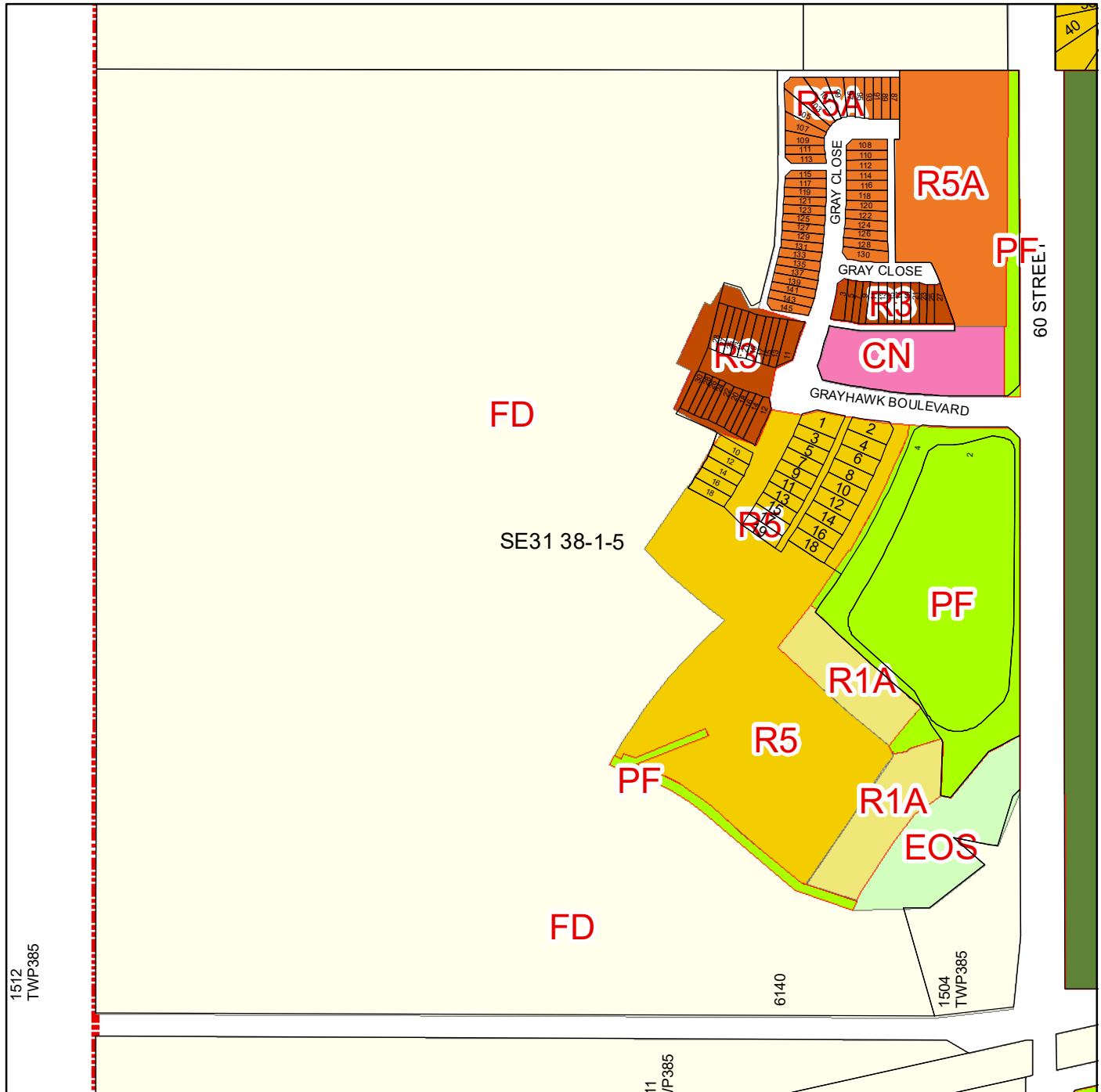
1:5,000





Town of SYLVAN LAKE
Land Use Bylaw No. 1695/2015
LAND USE DISTRICT MAP

A4



Revisions: 1712/2016, 1724/2016, 1779/2019, 1880/2023, 1913/2025

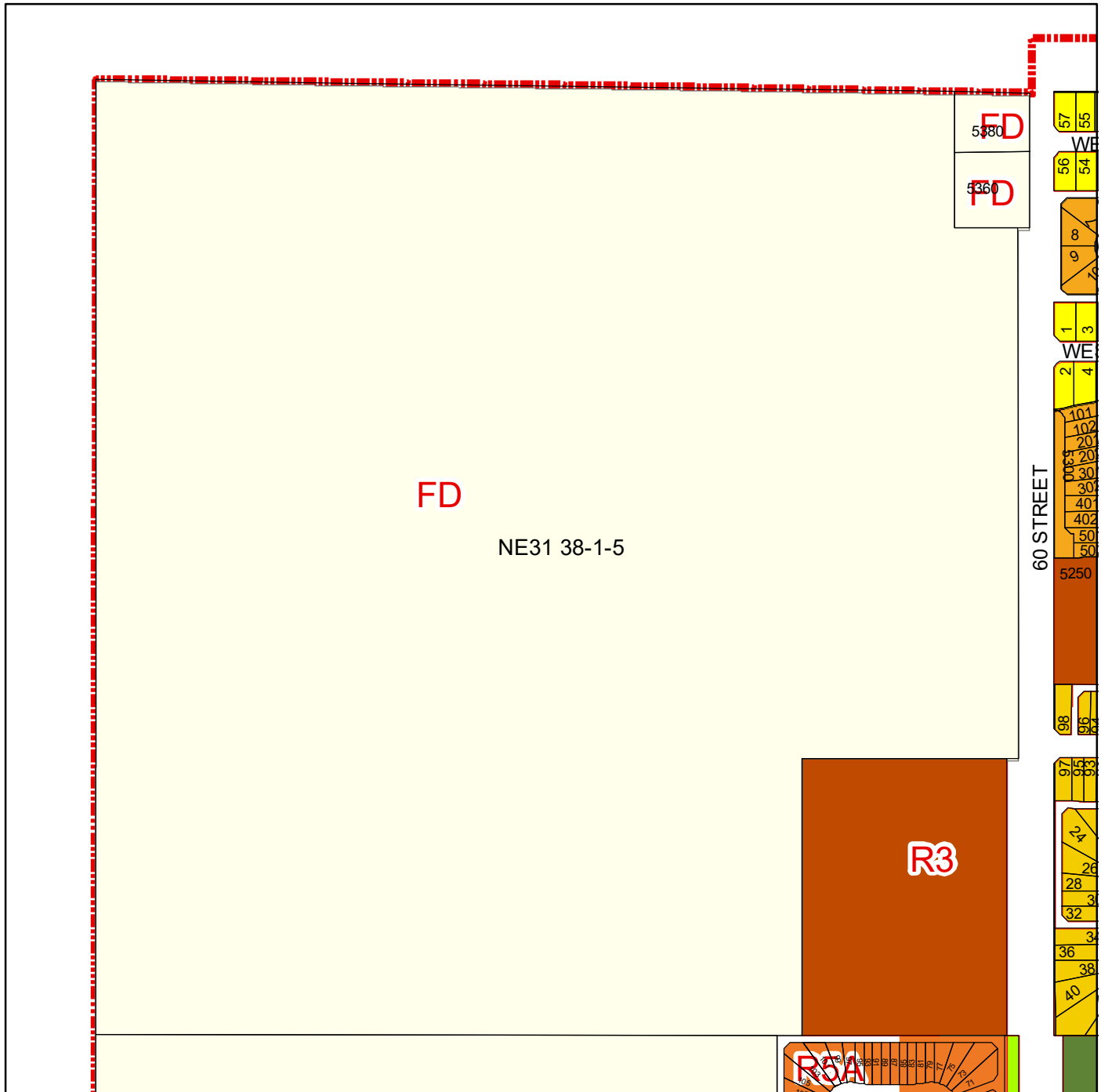
1:5,000





Town of SYLVAN LAKE
Land Use Bylaw No. 1695/2015
LAND USE DISTRICT MAP

A5



Revisions: 1712/2016, 1934/2025

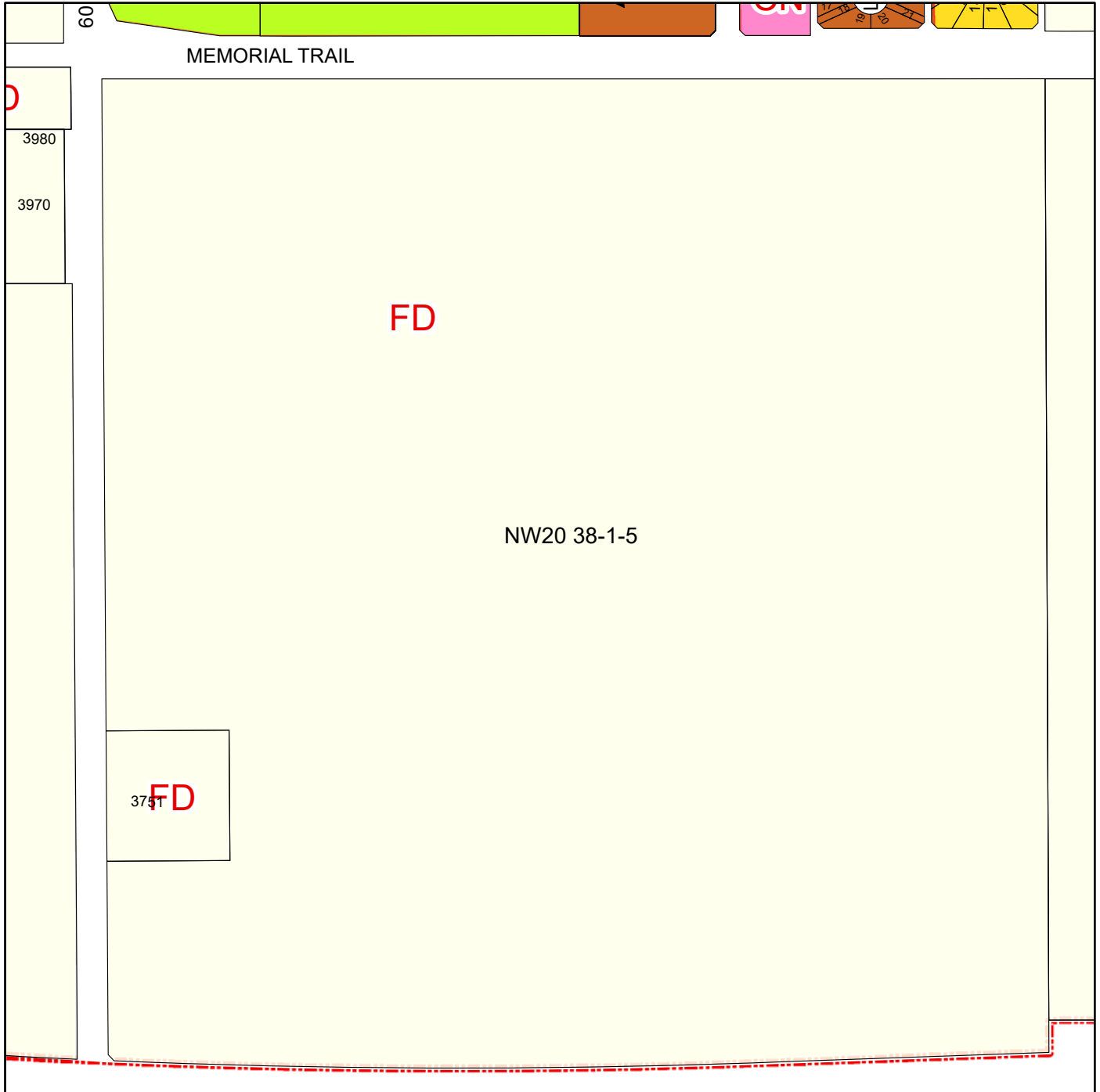
1:5,000





Town of SYLVAN LAKE
Land Use Bylaw No. 1695/2015
LAND USE DISTRICT MAP

B1



Revisions:

1:5,000





Town of SYLVAN LAKE
Land Use Bylaw No. 1695/2015
LAND USE DISTRICT MAP

B2



Revisions:

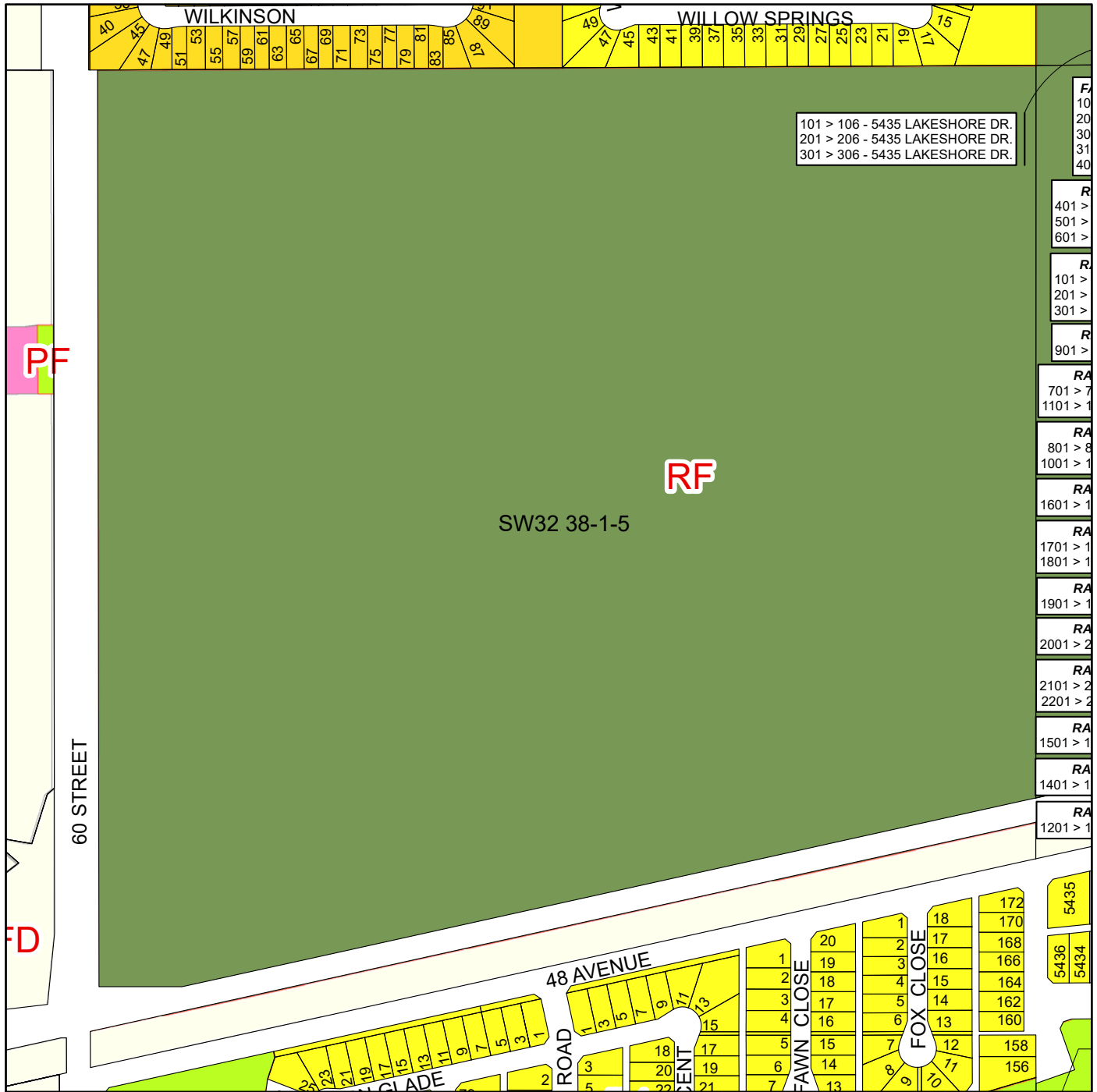
1:5,000





Town of SYLVAN LAKE
Land Use Bylaw No. 1695/2015
LAND USE DISTRICT MAP

B4



Revisions:

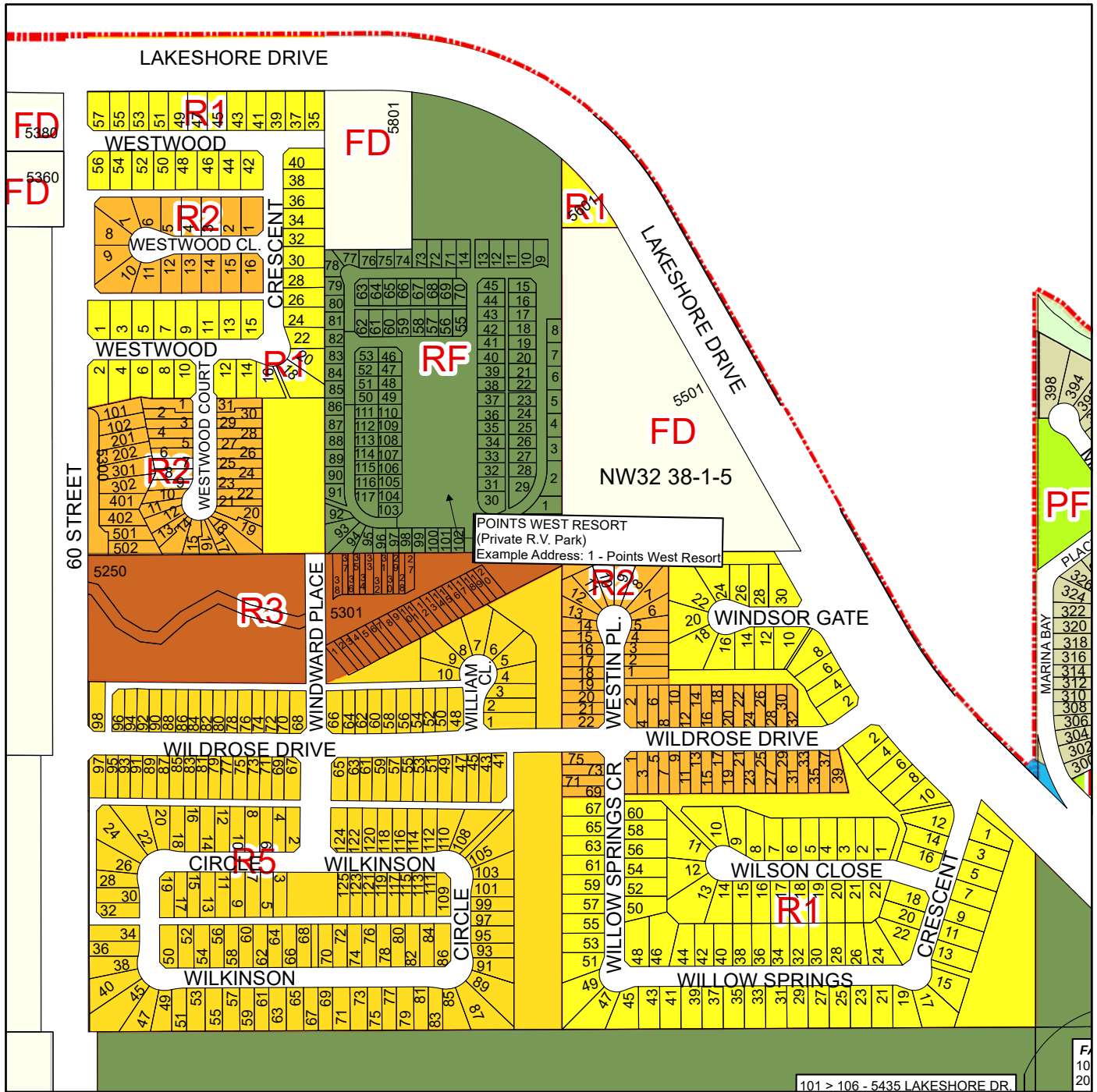
1:5,000





Town of SYLVAN LAKE
Land Use Bylaw No. 1695/2015
LAND USE DISTRICT MAP

B5



Revisions: 1729/2016

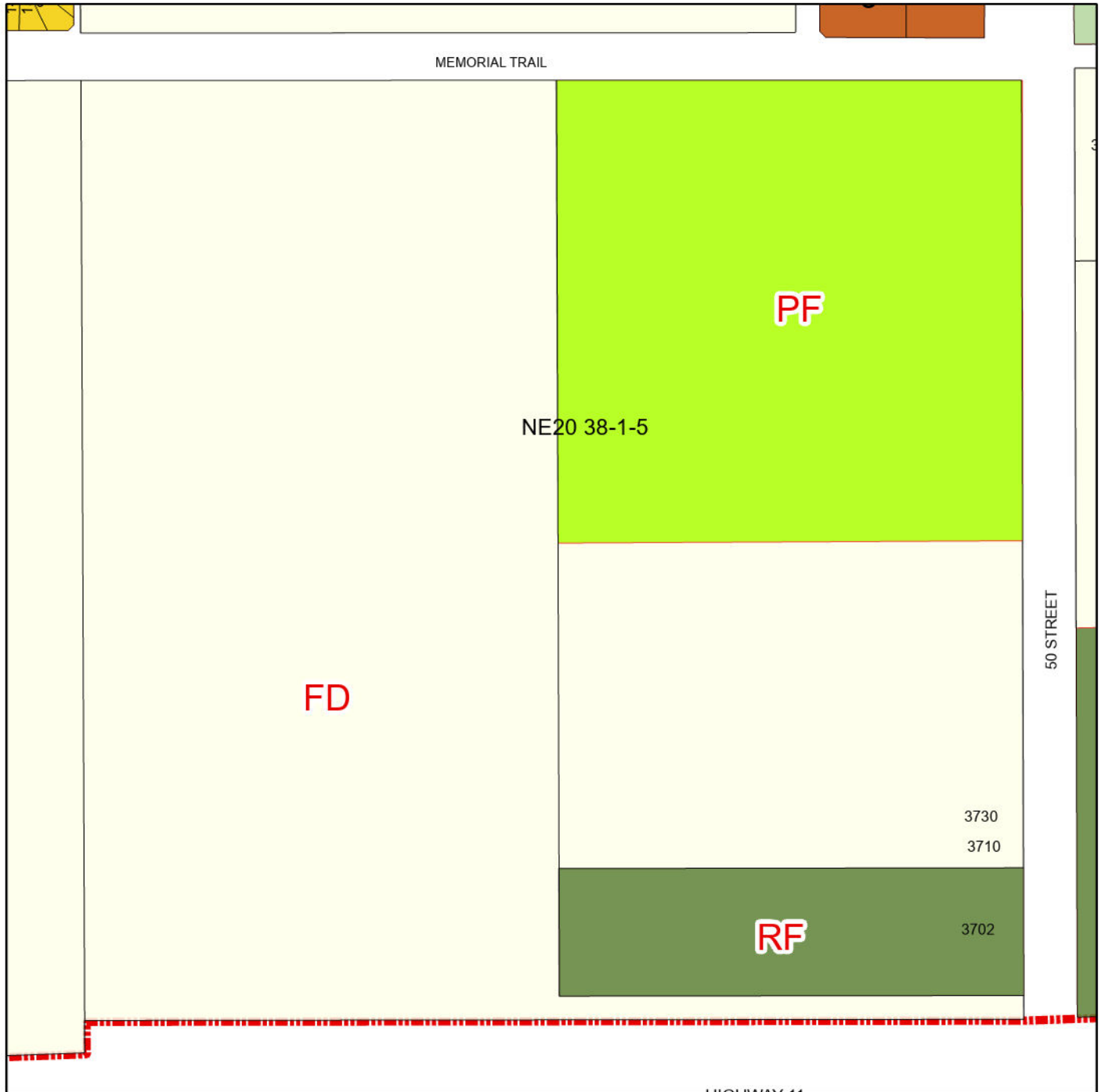
1:5,000





Town of SYLVAN LAKE
Land Use Bylaw No. 1695/2015
LAND USE DISTRICT MAP

C1



Revisions: 1937/2025

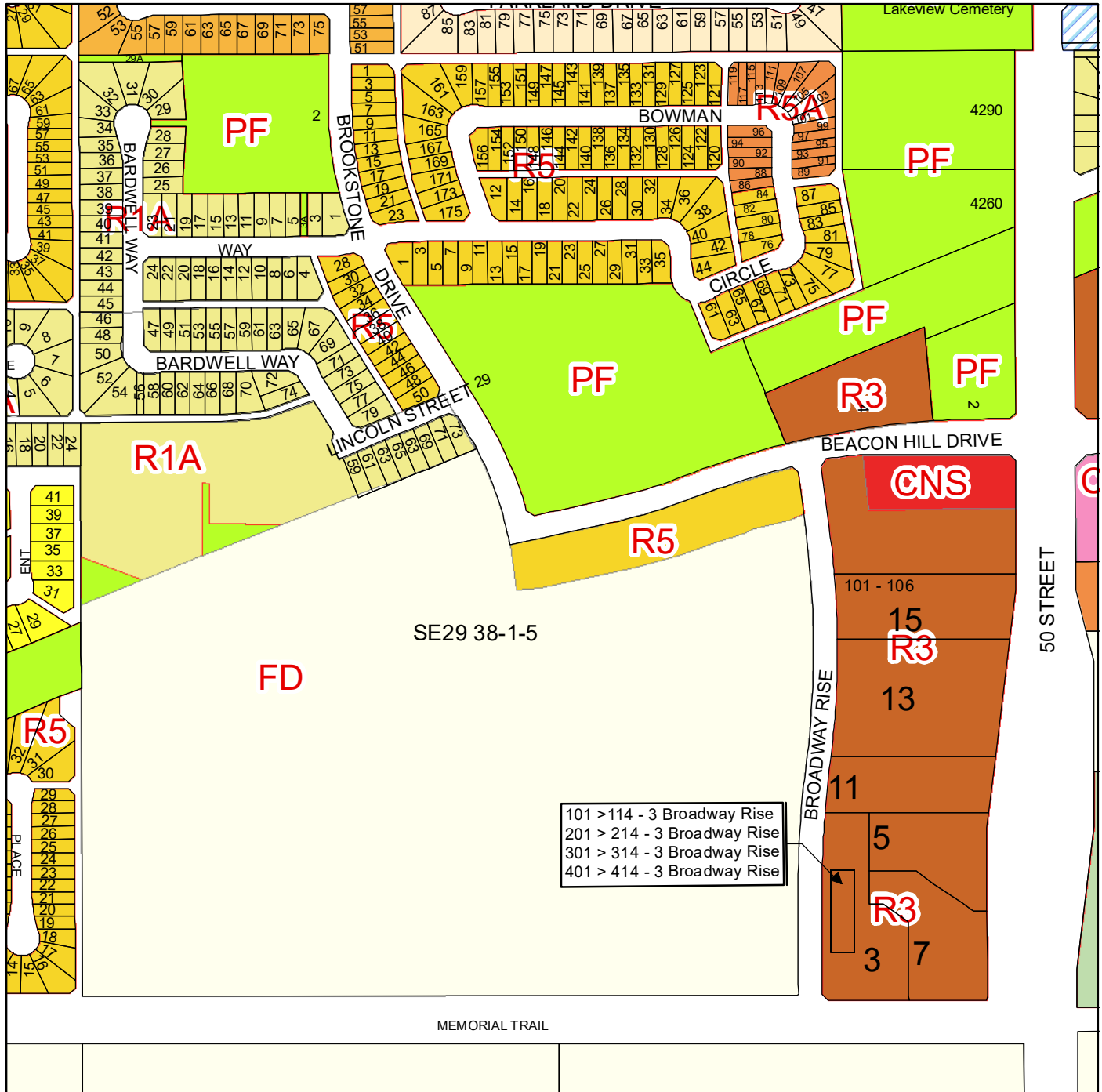
1:5,000





Town of SYLVAN LAKE
Land Use Bylaw No. 1695/2015
LAND USE DISTRICT MAP

C2



Revisions: 1888/2023

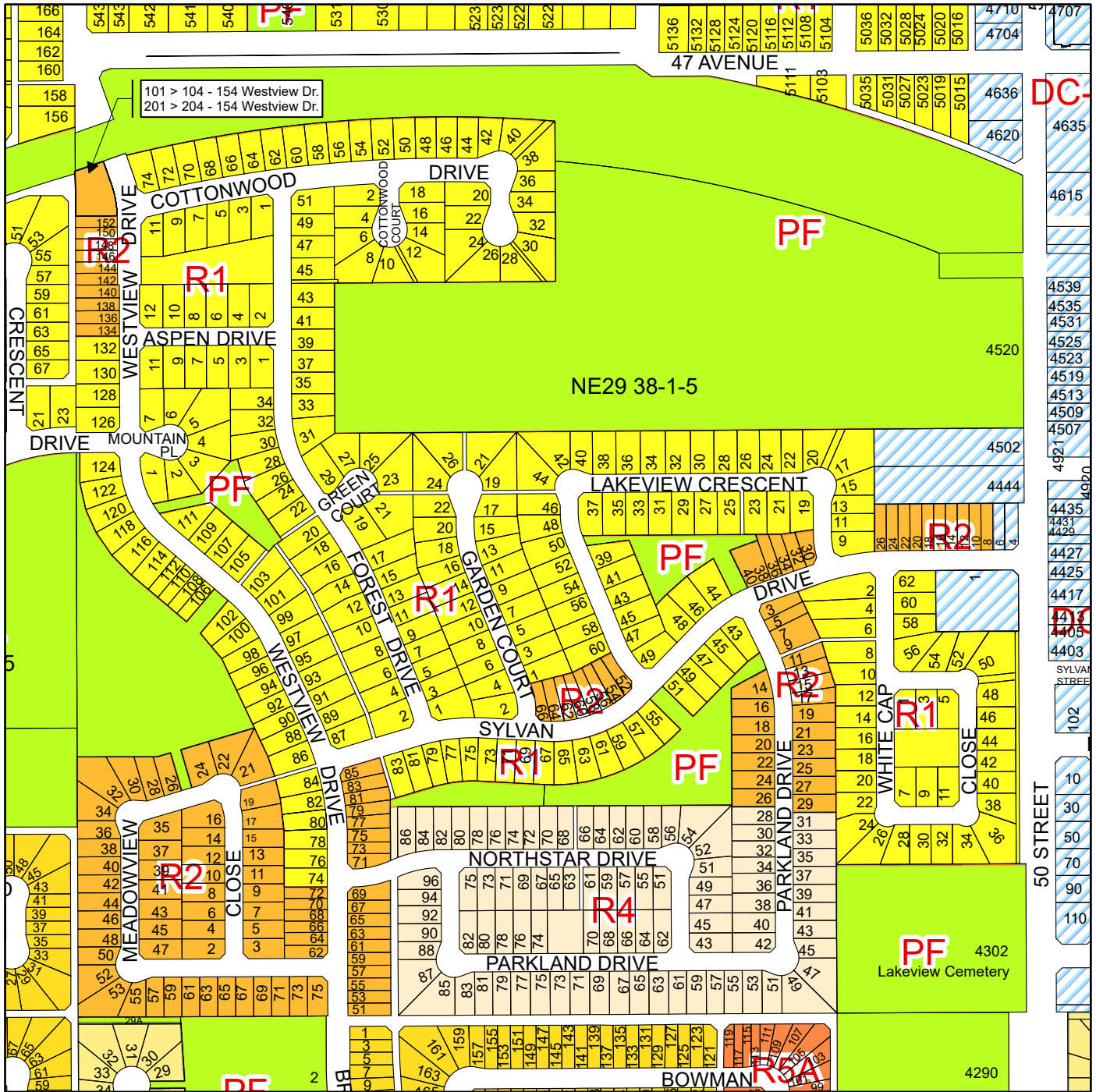
1:5,000





Town of SYLVAN LAKE
Land Use Bylaw No. 1695/2015
LAND USE DISTRICT MAP

C3



Revisions:

1:5,000

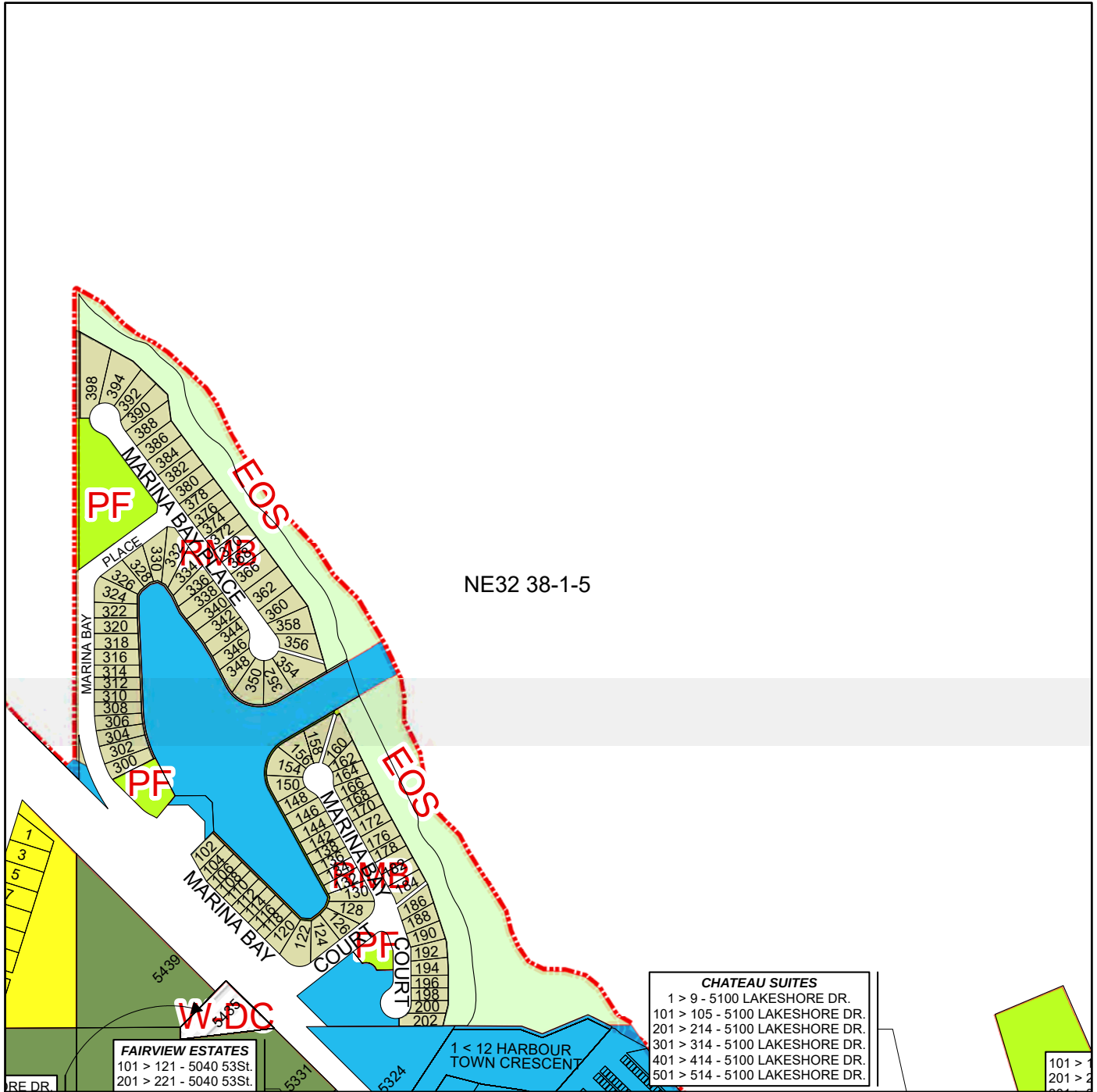






Town of SYLVAN LAKE
Land Use Bylaw No. 1695/2015
LAND USE DISTRICT MAP

C5



Revisions:

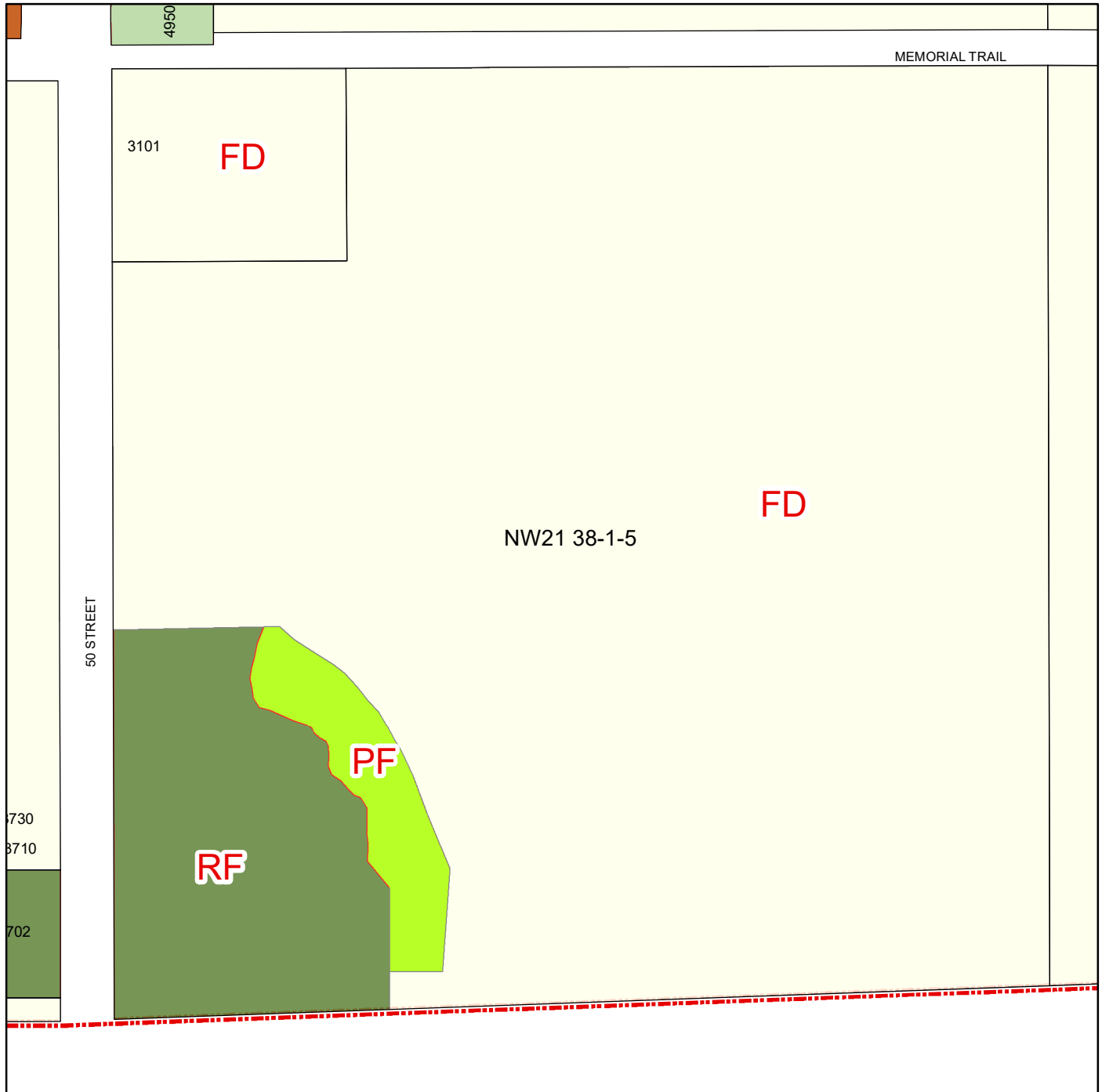
1:5,000





Town of SYLVAN LAKE
Land Use Bylaw No. 1695/2015
LAND USE DISTRICT MAP

D1



Revisions: 1840/2021

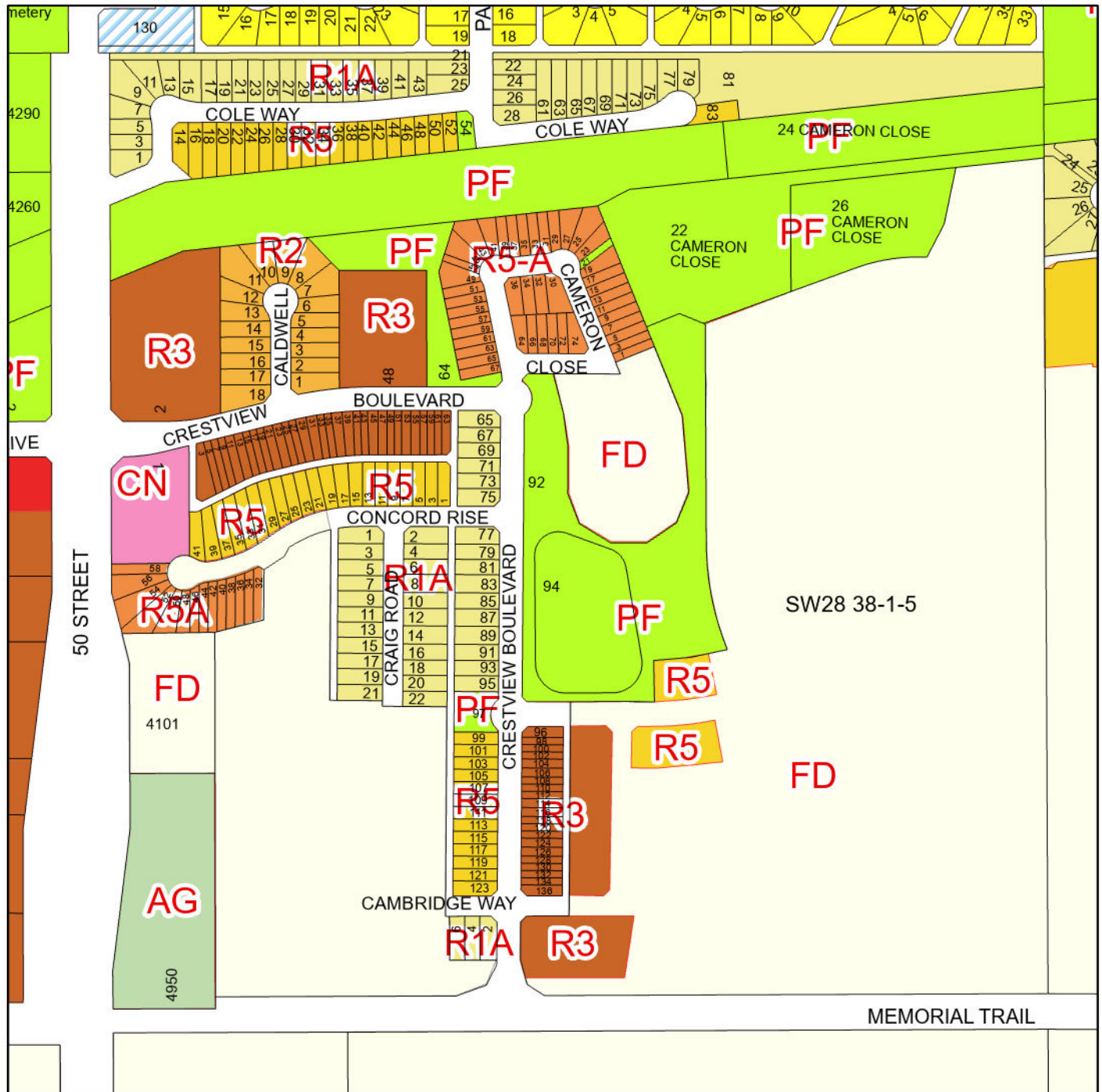
1:5,000





Town of SYLVAN LAKE
Land Use Bylaw No. 1695/2015
LAND USE DISTRICT MAP

D2



Revisions: 1706/2016, 1742/2017, 1742/2017, 1808/2020, 1823/2021, 1897/2024

1:5,000





Town of SYLVAN LAKE
Land Use Bylaw No. 1695/2015
LAND USE DISTRICT MAP

D3



Revisions: 1728/2017, 1950/2026

1:5,000

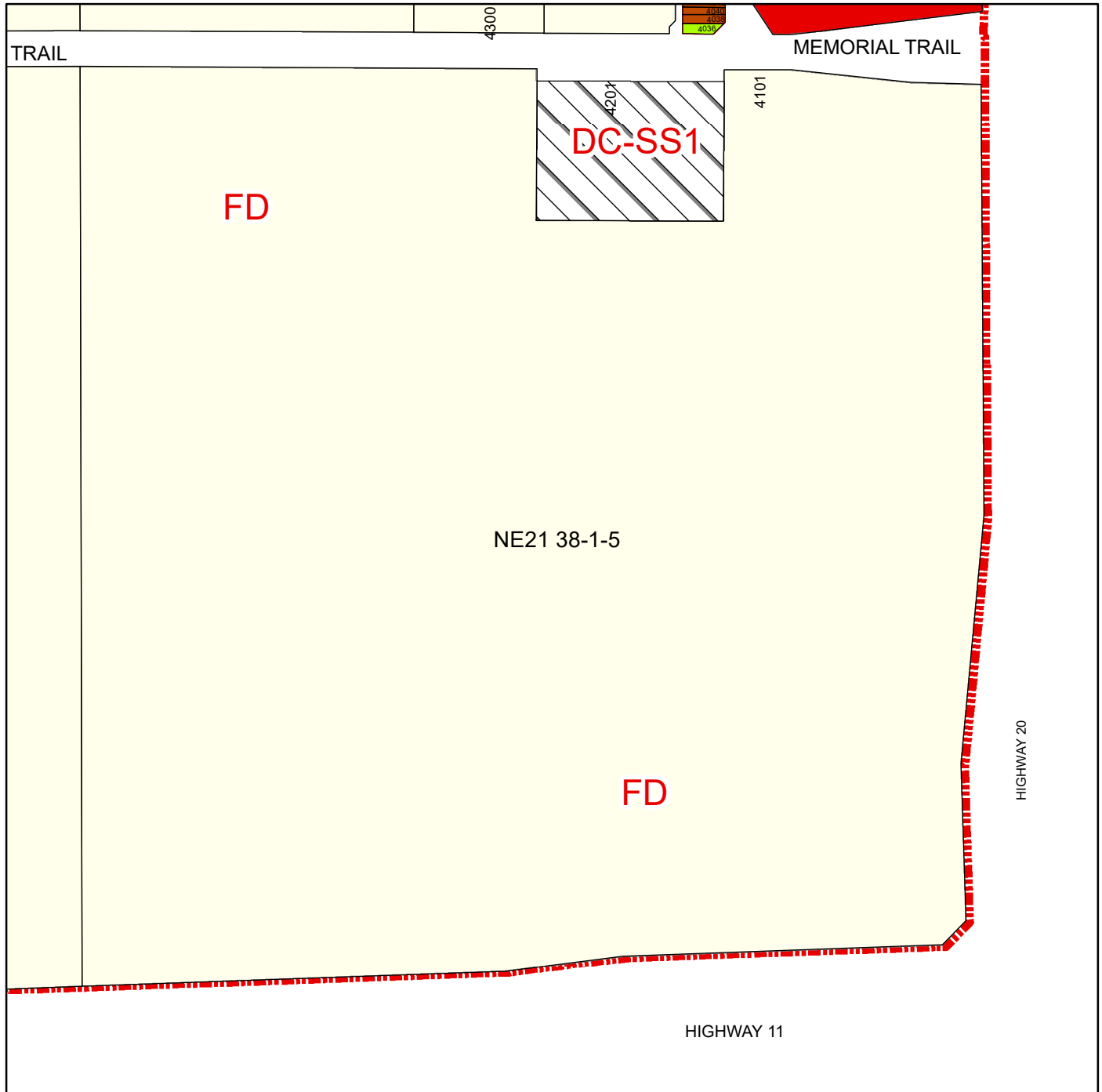






Town of SYLVAN LAKE
Land USe Bylaw No. 1695/2015
LAND USE DISTRICT MAP

E1



Revisions: 1925/2025

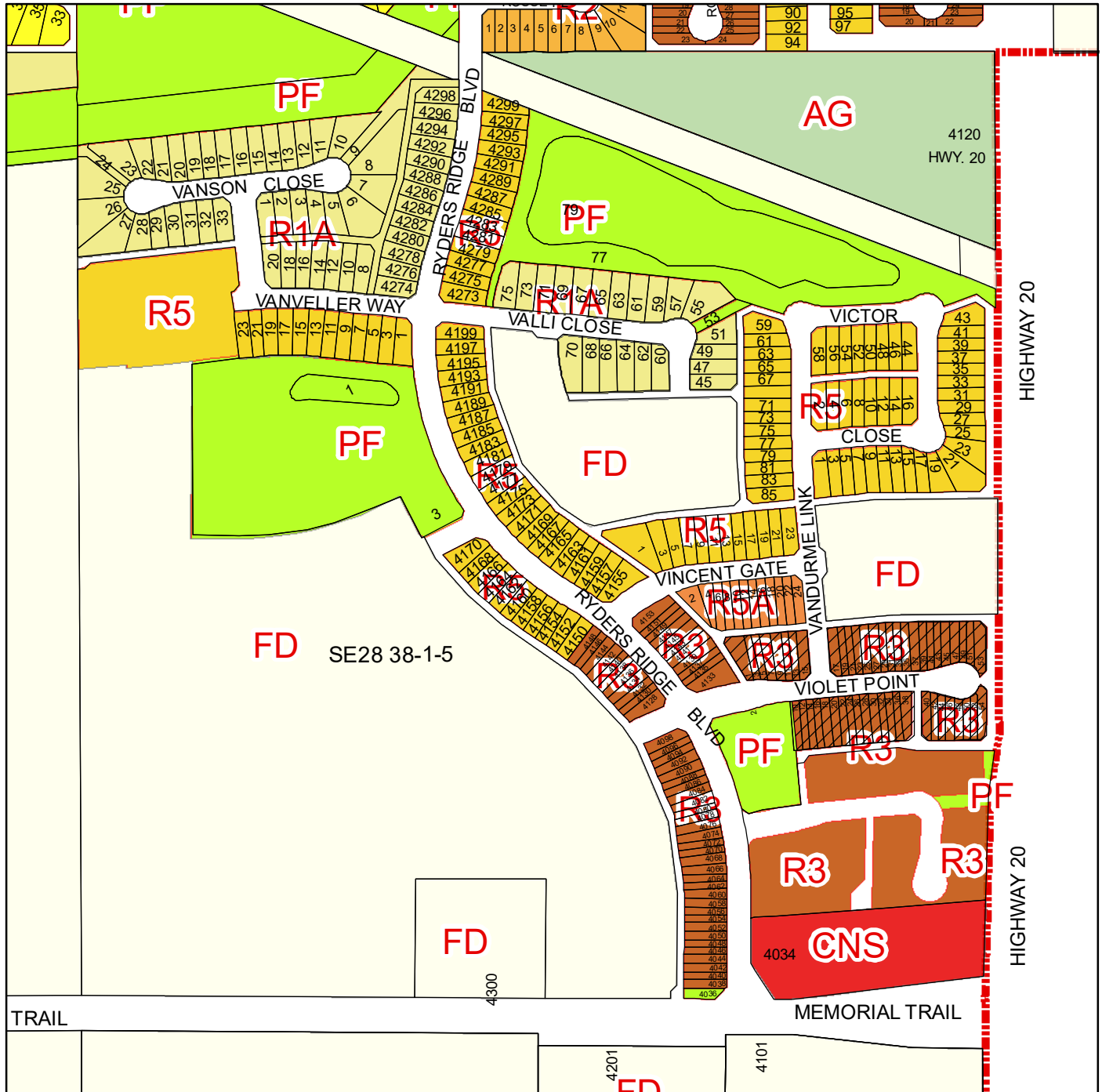
1:5,000





Town of SYLVAN LAKE
Land Use Bylaw No. 1695/2015
LAND USE DISTRICT MAP

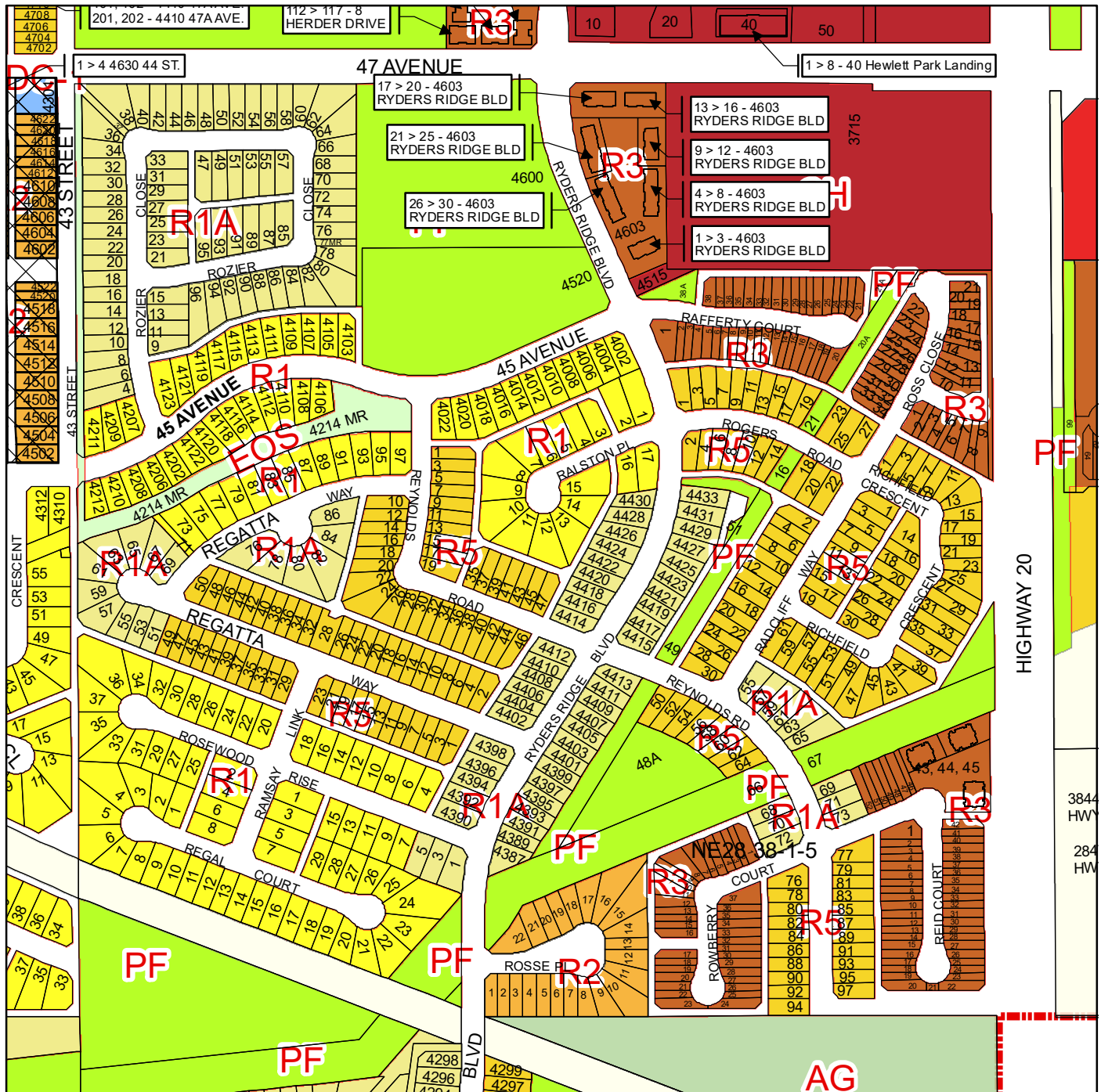
E2



Revisions: 1743/2017, 1789/2019, 1838/2021, 1862/2022. 1879/2023

1:5,000





Revisions:

1:5,000



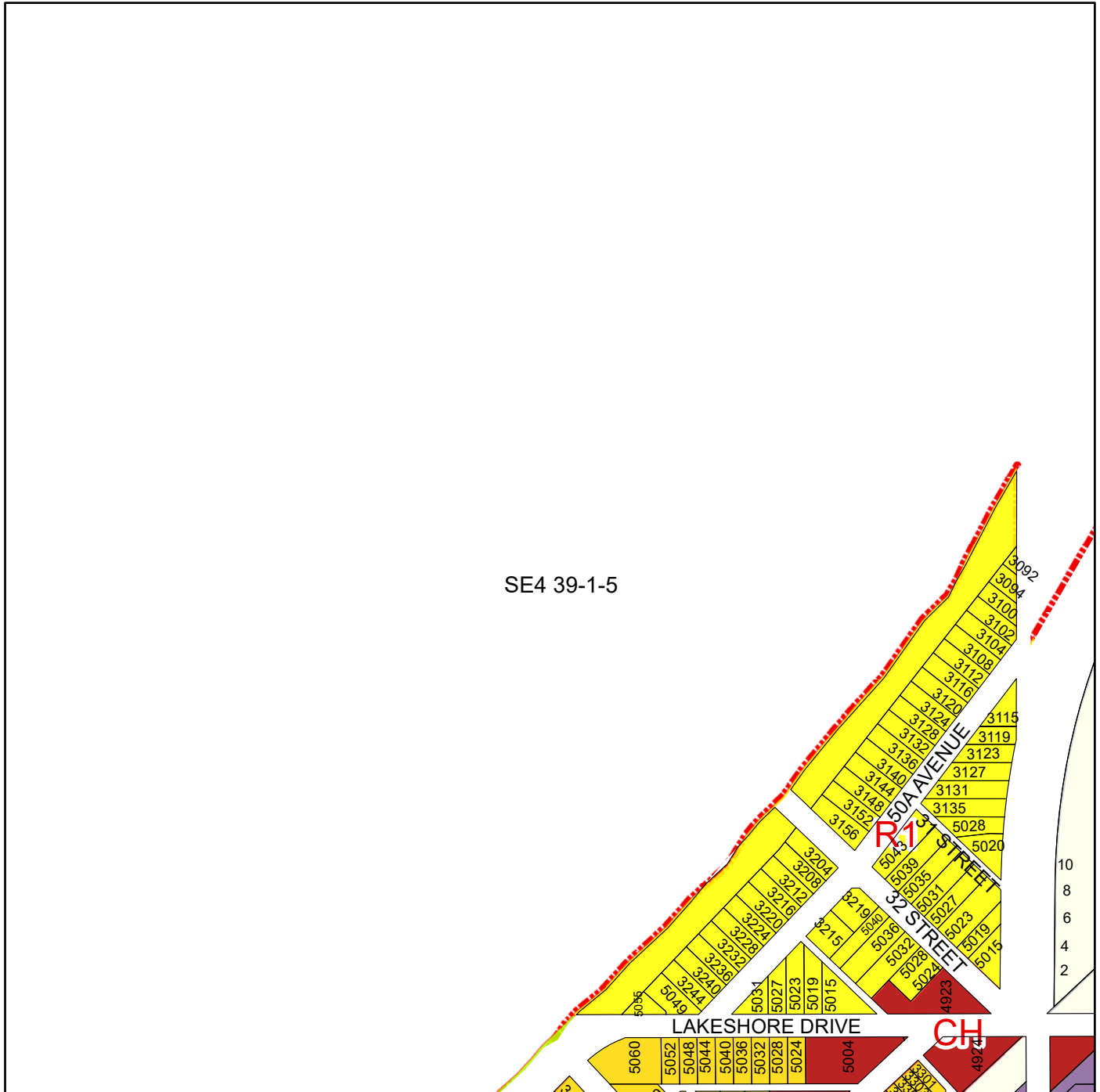
1:5,000





Town of SYLVAN LAKE
Land Use Bylaw No. 1695/2015
LAND USE DISTRICT MAP

E6



Revisions:

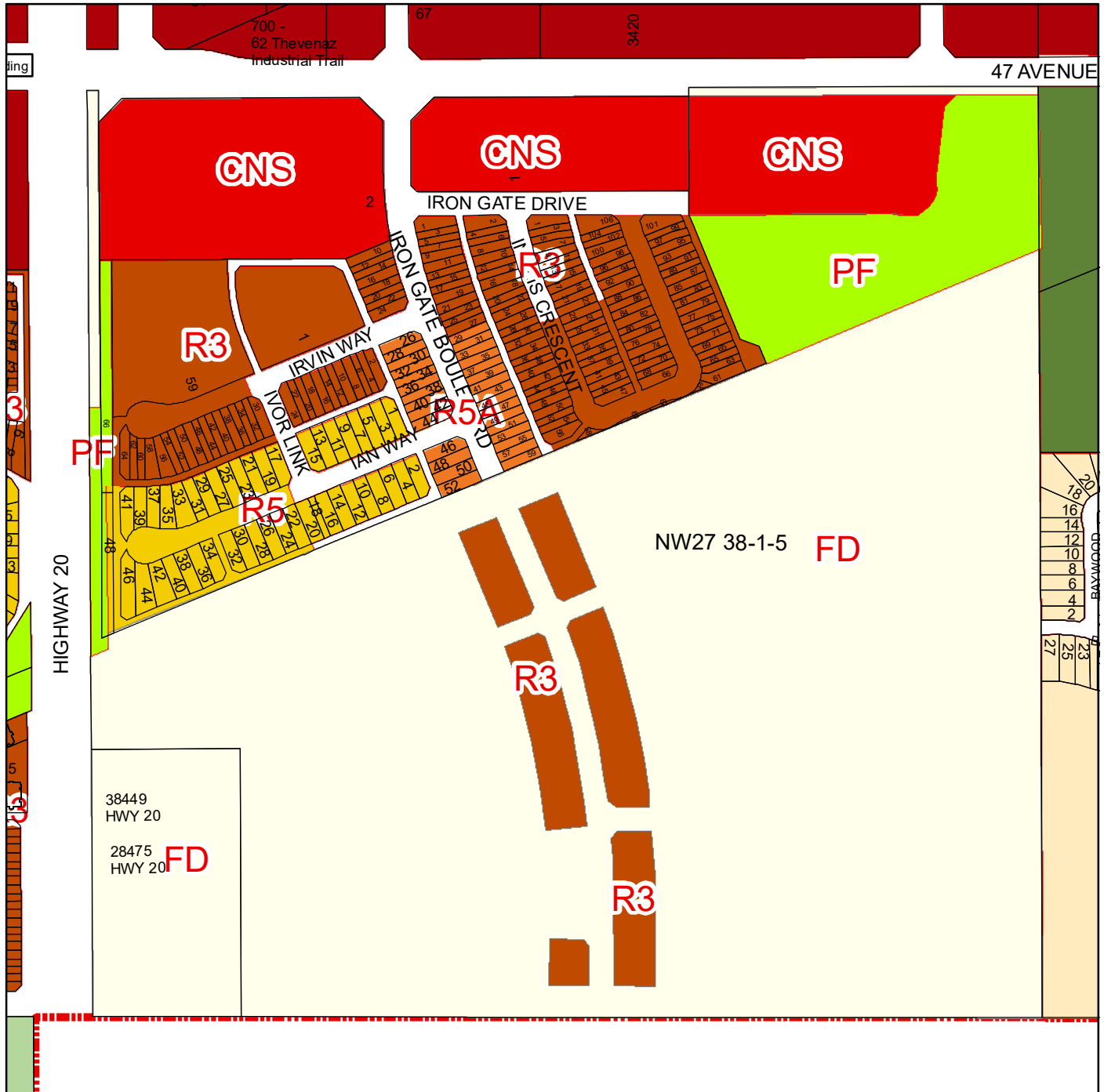
1:5,000





Town of SYLVAN LAKE
Land Use Bylaw No. 1695/2015
LAND USE DISTRICT MAP

F3



Revisions: 1712/2016, 1725/2016, 1791/2019, 1861/2022, 1911/2025

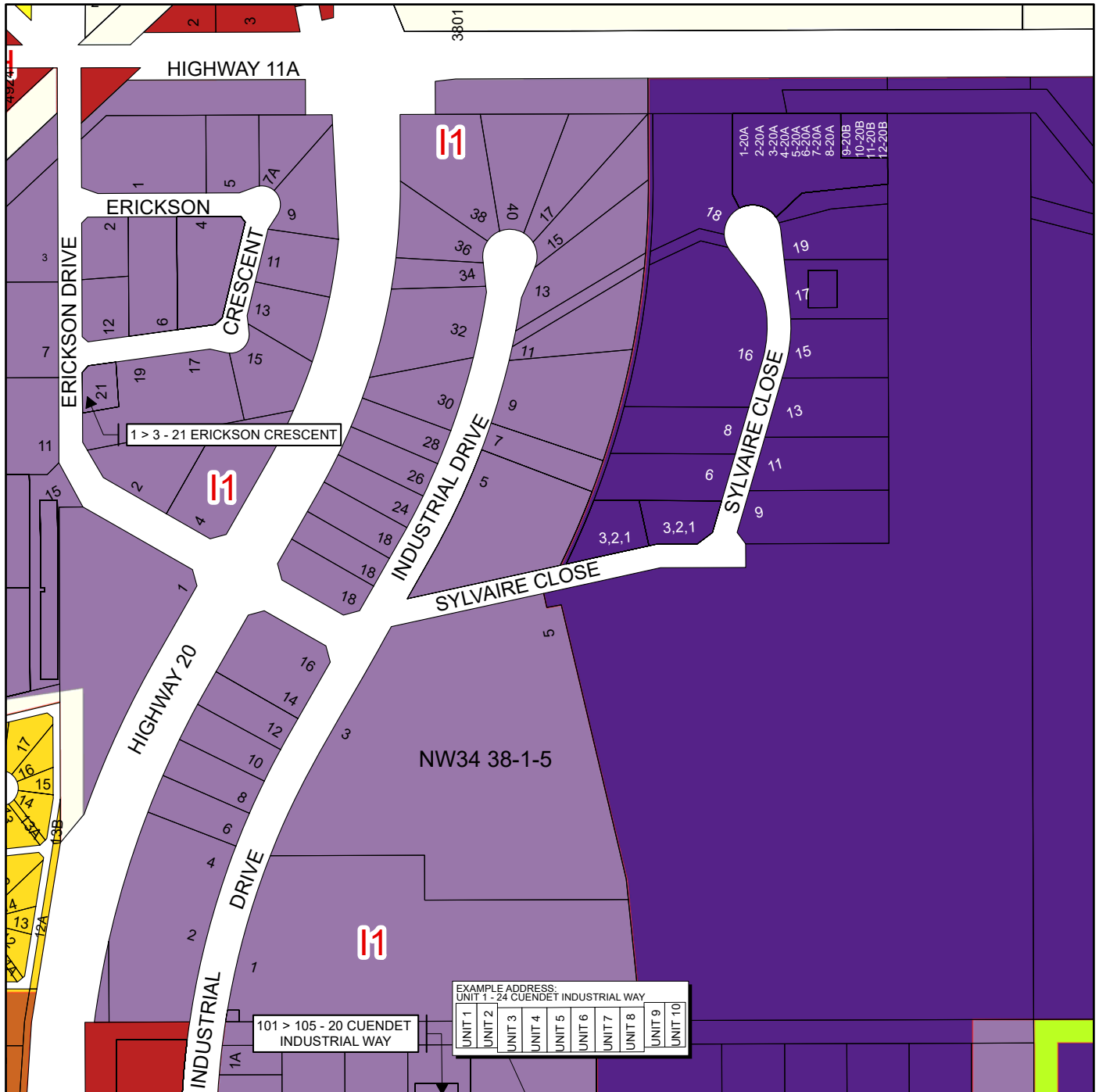
1:5,000





Town of SYLVAN LAKE
Land Use Bylaw No. 1695/2015
LAND USE DISTRICT MAP

F5



Revisions: 1712/2016

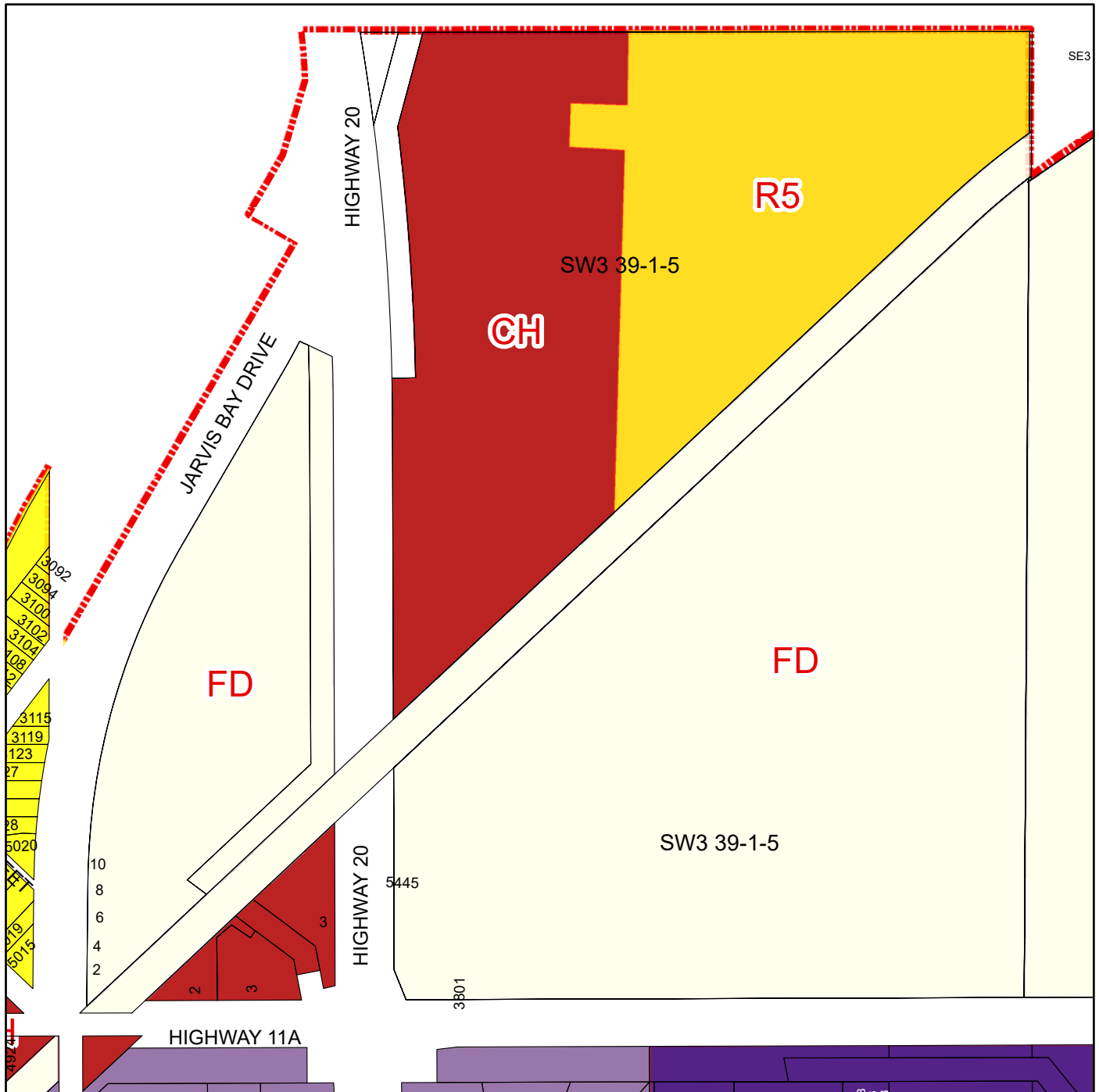
1:5,000





Town of SYLVAN LAKE
Land Use Bylaw No. 1695/2015
LAND USE DISTRICT MAP

F6



Revisions: 1712/2016

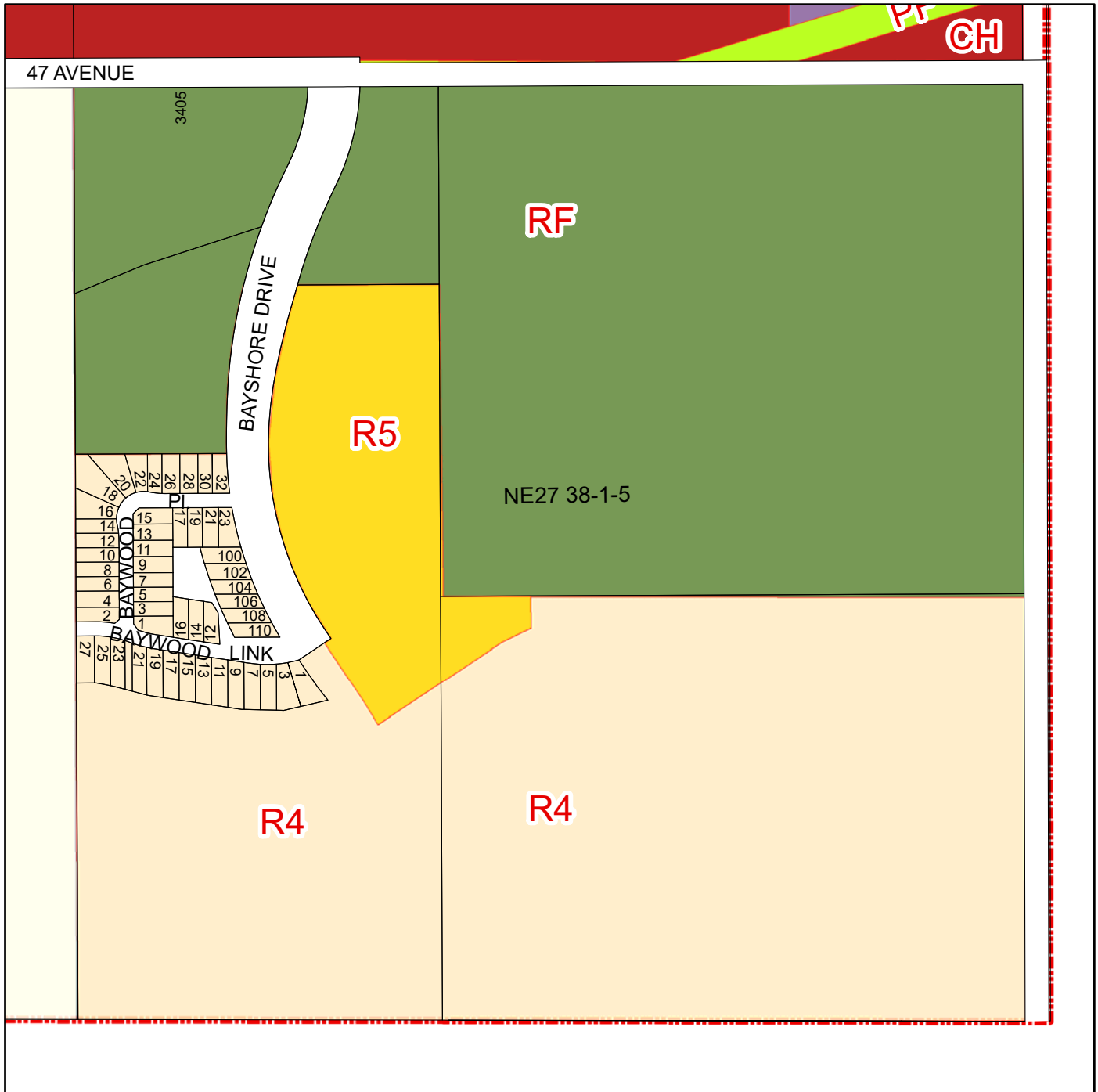
1:5,000





Town of SYLVAN LAKE
Land Use Bylaw No. 1695/2015
LAND USE DISTRICT MAP

G3



Revisions: 1716/2016

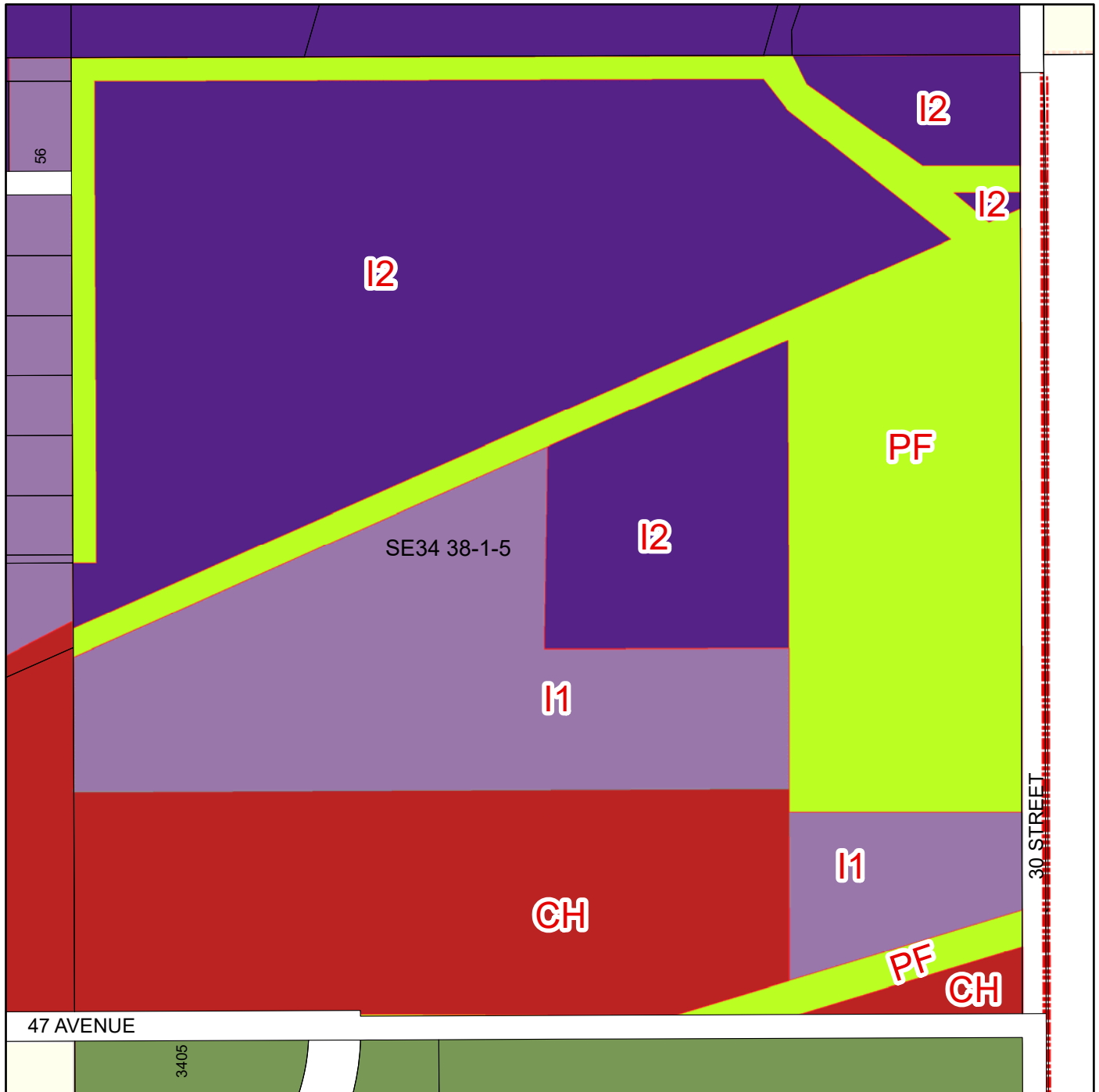
1:5,000





Town of SYLVAN LAKE
Land USe Bylaw No. 1695/2015
LAND USE DISTRICT MAP

G4



Revisions:

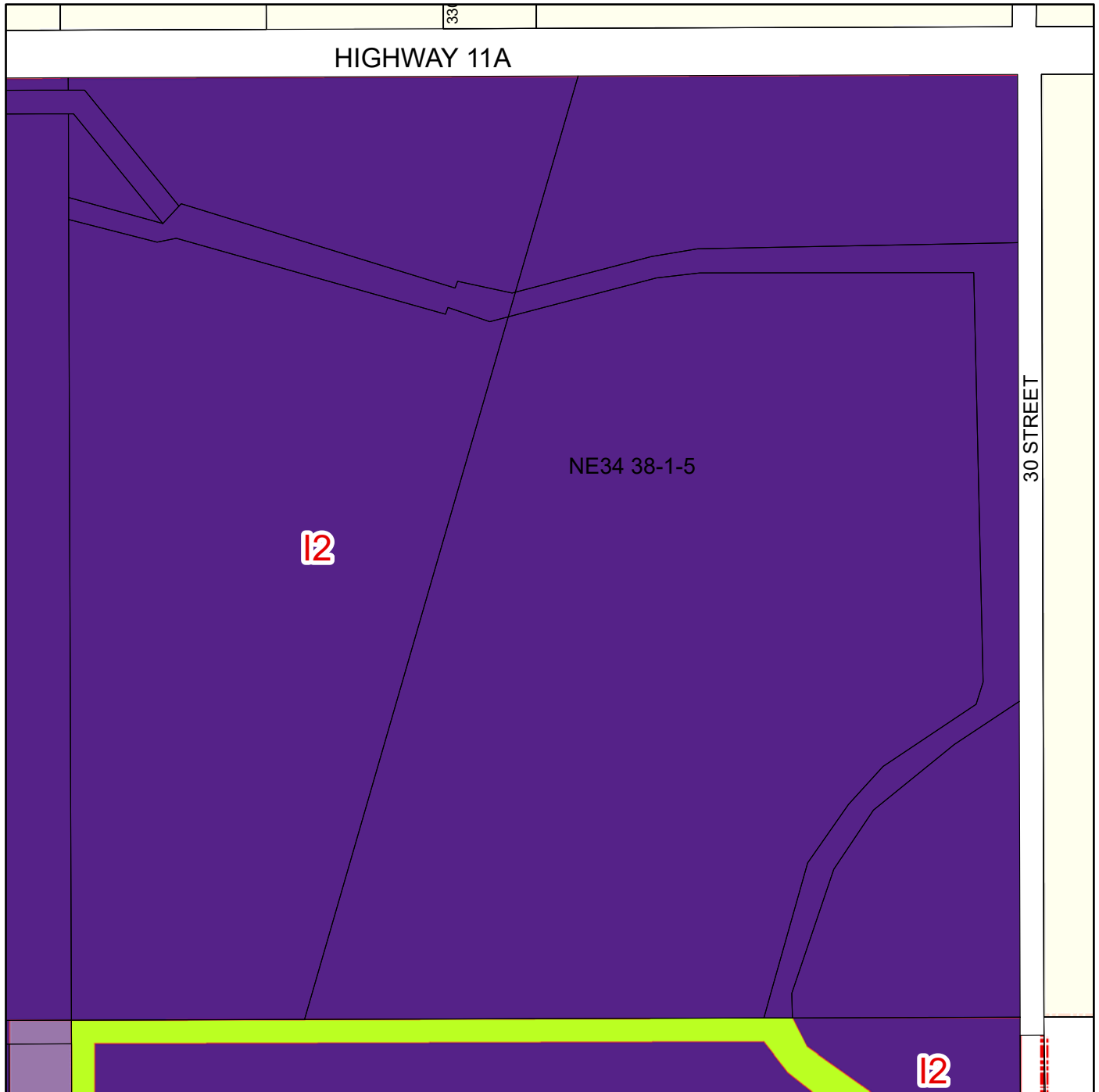
1:5,000





Town of SYLVAN LAKE
Land Use Bylaw No. 1695/2015
LAND USE DISTRICT MAP

G5



Revisions:

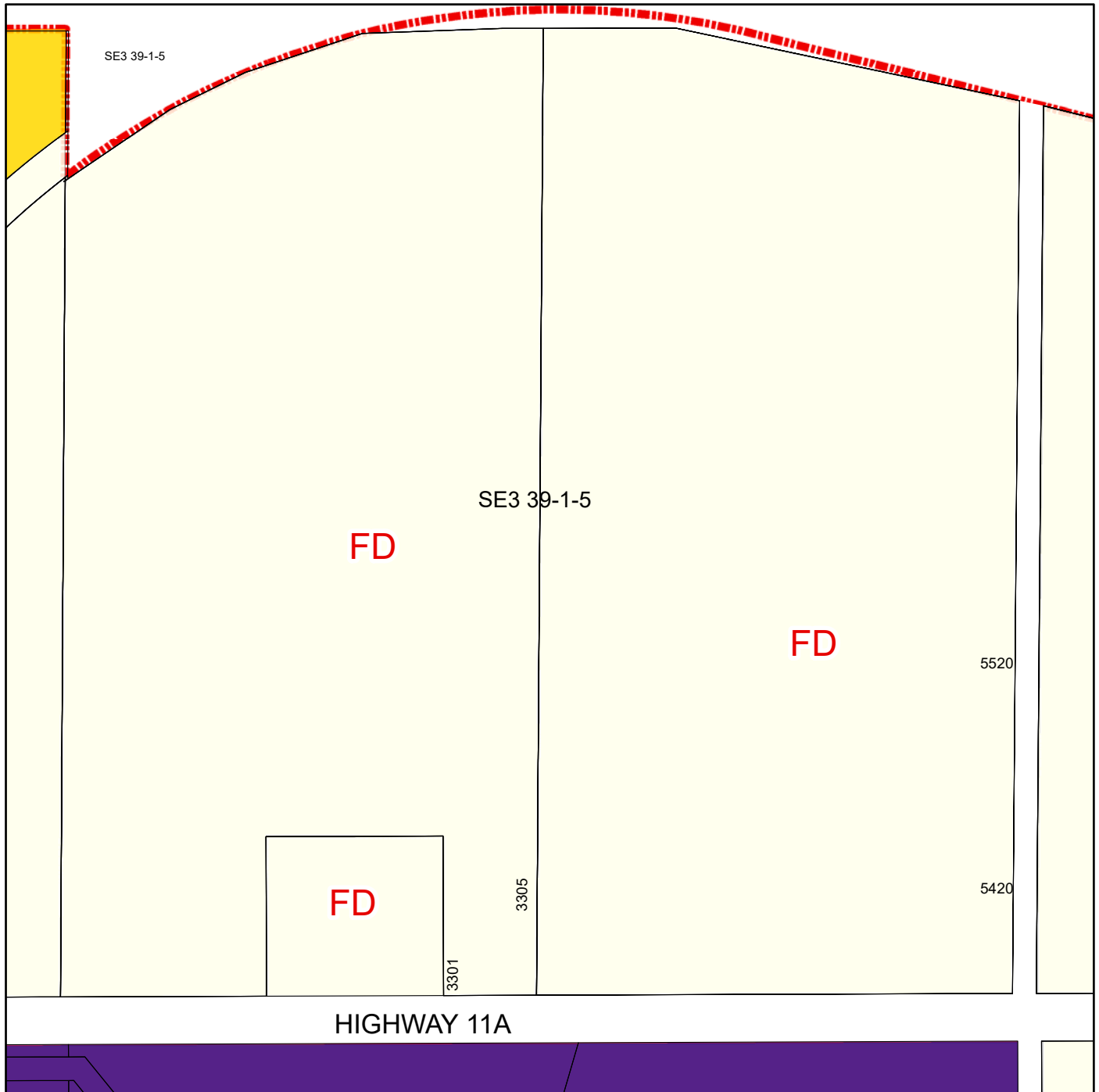
1:5,000





Town of SYLVAN LAKE
Land Use Bylaw No. 1695/2015
LAND USE DISTRICT MAP

G6



Revisions: 1712/2016

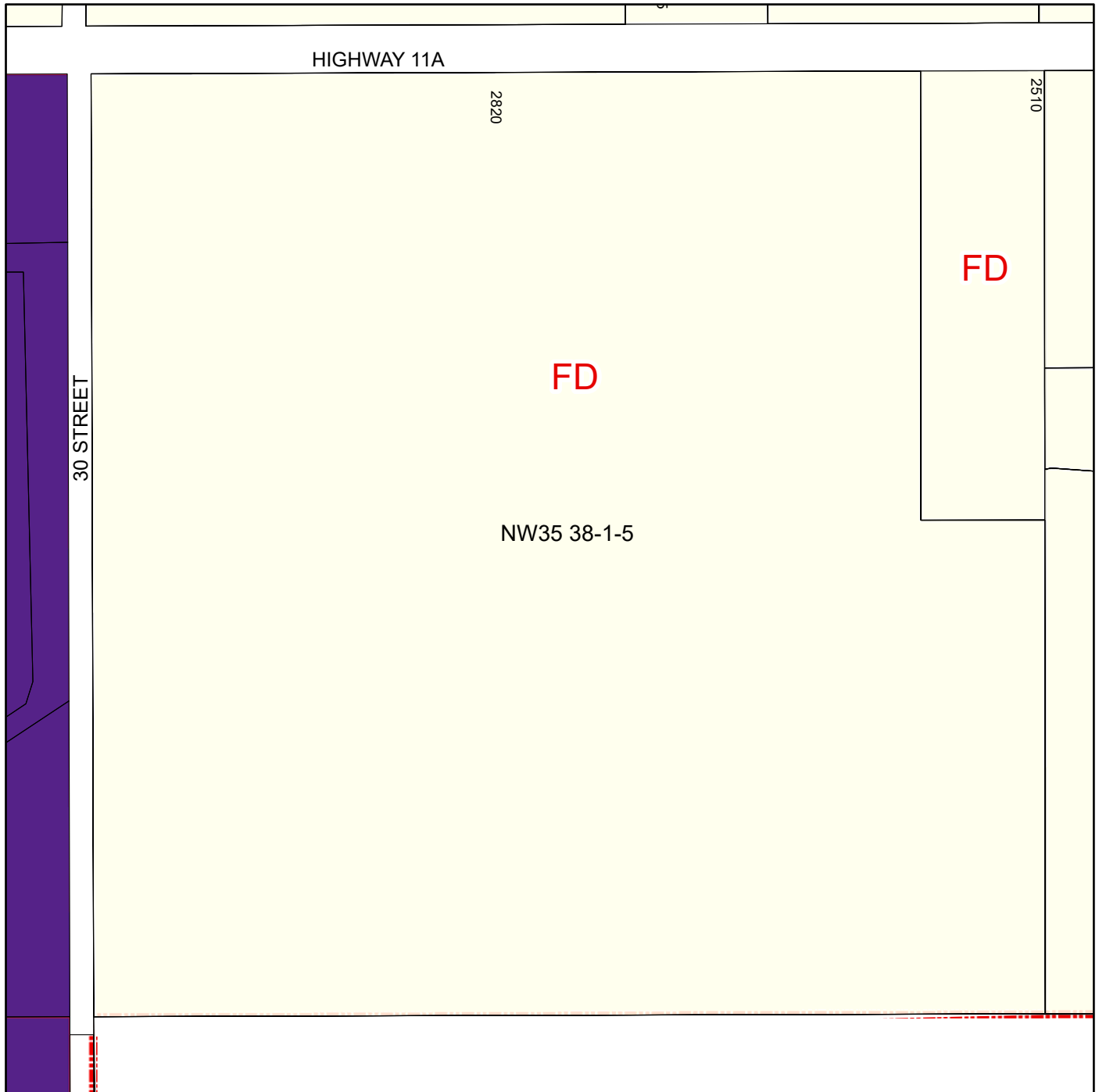
1:5,000





Town of SYLVAN LAKE
Land Use Bylaw No. 1695/2015
LAND USE DISTRICT MAP

H5



Revisions: 1712/2016

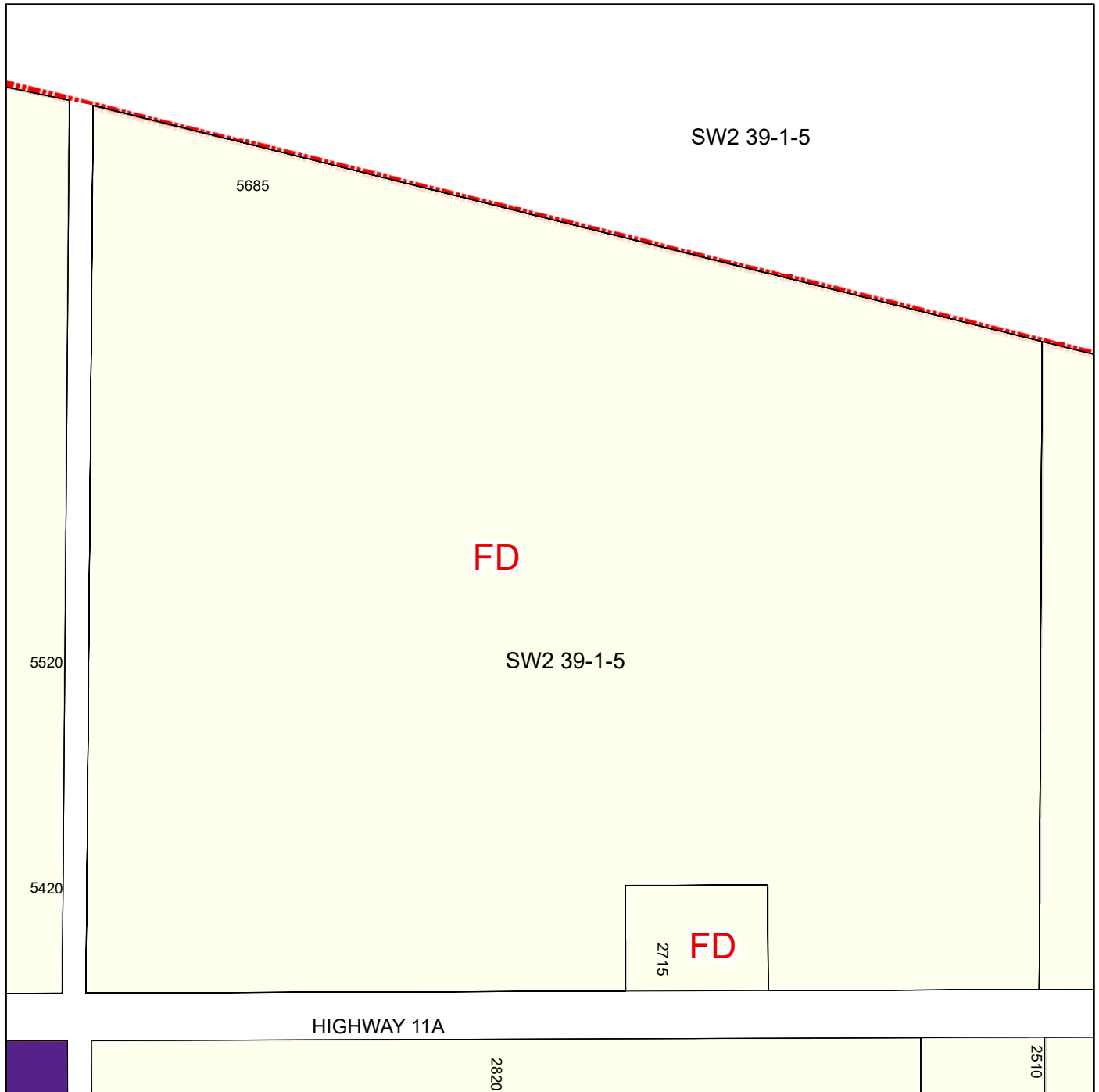
1:5,000





Town of SYLVAN LAKE
Land USe Bylaw No. 1695/2015
LAND USE DISTRICT MAP

H6



Revisions: 1712/2016

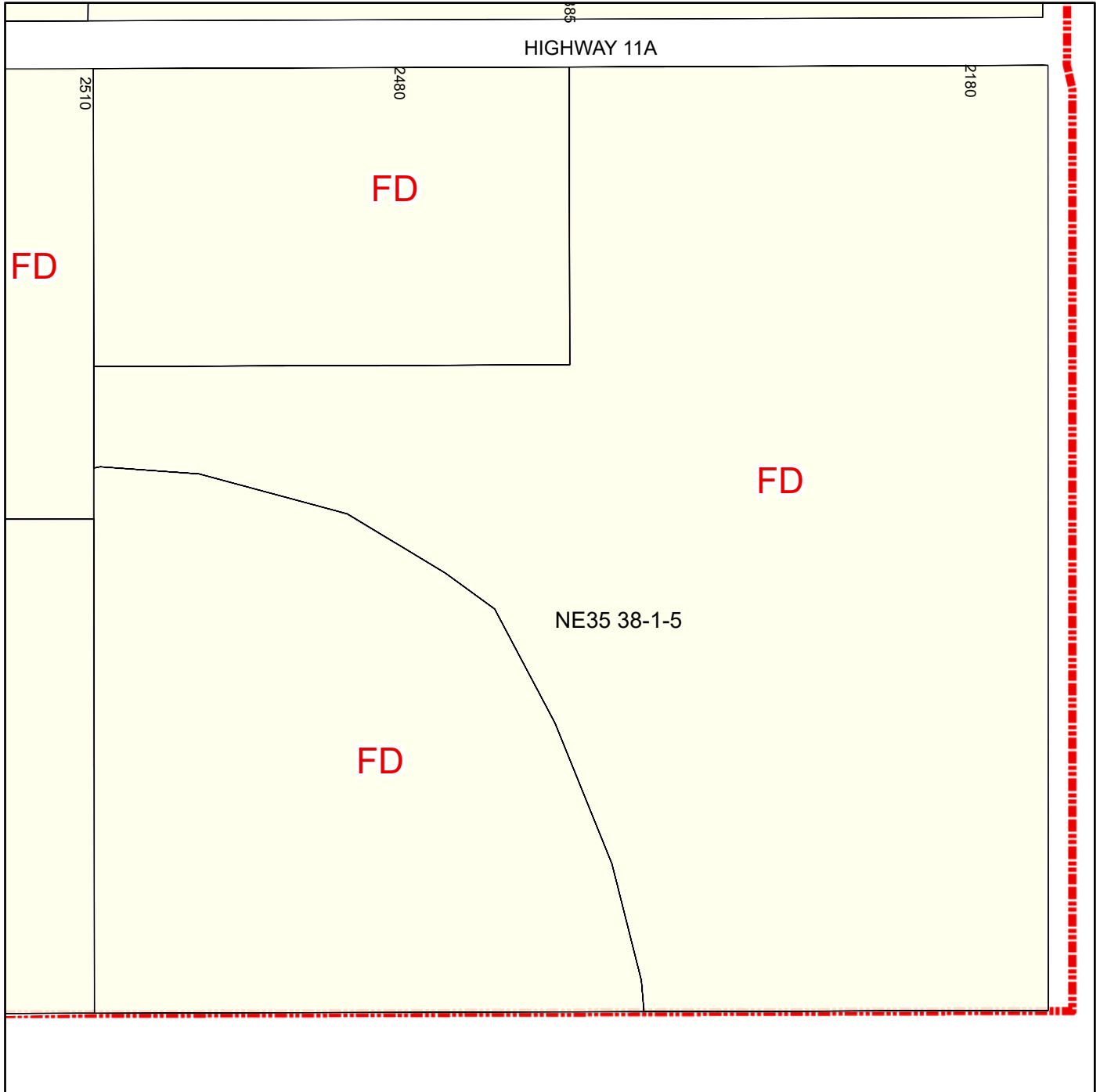
1:5,000





Town of SYLVAN LAKE
Land Use Bylaw No. 1695/2015
LAND USE DISTRICT MAP

J5



Revisions: 1712/2016

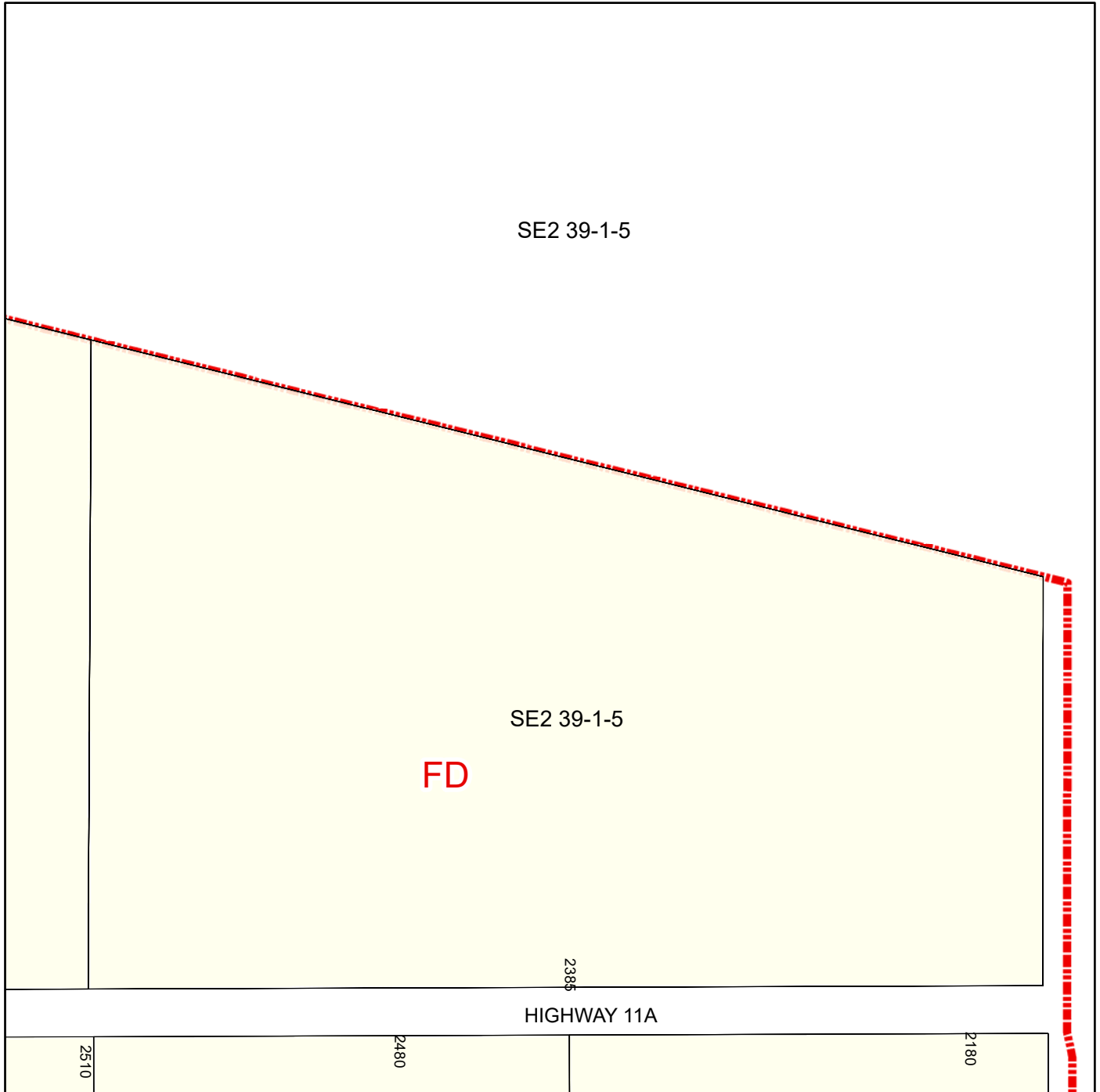
1:5,000





Town of SYLVAN LAKE
Land Use Bylaw No. 1695/2015
LAND USE DISTRICT MAP

J6



Revisions:

1:5,000

