

LAND USE BYLAW

2021-04



FENCE



**DWELLING
OR
HOME OCCUPATION**



DECK



Note:

In a bylaw that is "unofficially consolidated", the original approved bylaw is updated to include all of the approved amendments to that bylaw for information and reference purposes only. For more information, please contact Planning & Development"

BYLAW 2021-04
OF THE
TOWN OF ST. PAUL

BEING A BYLAW OF THE TOWN OF ST. PAUL IN THE PROVINCE OF ALBERTA TO ADOPT A LAND USE BYLAW.

WHEREAS, a Land Use Bylaw has been prepared for the Town of St. Paul; and

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

NOW THEREFORE, under the authority and pursuant to the provisions of the said Municipal Government Act, and by virtue of all other enabling powers, the Council of the Town of St. Paul, duly assembled, enacts as follows:

1. This Bylaw may be cited as the "Land Use Bylaw" of the Town of St. Paul, that Schedule "A" attached hereto, is hereby adopted.
2. This Bylaw repeals the Town of St. Paul Land Use Bylaw #1242 and all amendments thereto.
3. This Bylaw shall come into effect upon passing of the third and final reading.

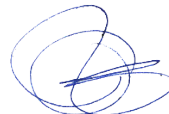
MOTION BY COUNCILLOR BOISVERT THAT BYLAW 2021-04 BE GIVEN FIRST READING THIS 22 DAY OF February, 2021.

MOTION BY COUNCILLOR DEMOISSAC THAT BYLAW 2021-04 BE GIVEN SECOND READING THIS 6 DAY OF April, 2021.

MOTION BY COUNCILLOR WARD THAT 2021-04 BE GIVEN THIRD AND FINAL READING THIS 6 DAY OF April, 2021.



Maureen Miller
Mayor



Kim Heyman
Chief Administrative Officer

SCHEDULE A – LAND USE BYLAW

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GUIDE TO USING THE LAND USE BYLAW

The Land Use Bylaw (LUB) establishes the provisions for the use of land and buildings in the Town of St. Paul. It also establishes the process of making decisions for LUB amendments and Development Permit applications.

The LUB contains eight [PARTS](#) and an Appendix. [PART 1](#) describes the purpose and applicability of the LUB. [PART 2](#) establishes the authorities under the LUB and assigns them responsibilities and powers. [PART 3](#) divides the Town into Land Use Districts and describes the permitted or discretionary uses within each Land Use District. [PART 4](#) and [PART 5](#) contain general and use-specific regulations, respectively. [PART 6](#) describes sign regulations. [PART 7](#) describes the administration of the LUB, and [PART 8](#) contains the lists of definitions. [Appendix A](#) contains the Land Use District Map referenced in [PART 3](#).

If you are planning to construct a building, start a business, change a Land Use District, undertake renovations, install a sign, or establish a secondary suite, the LUB will provide direction on the provisions you will need to consider. The following steps may assist the user.

1. Locate the subject property on the Land Use District map. The map is located in [Appendix A](#) of the LUB. Each Land Use District has a designation such as “R1” for the Residential Low Density District or “C1” for the Central Commercial District. Take note of which Land Use District the subject property is located in.
2. [PART 3](#) lists the permitted and discretionary land uses and the applicable subdivision and development regulations for each Land Use District. The uses and regulations describe how the property may be developed.
3. Review the land use definitions listed in [PART 8](#) to confirm where the proposed development fits.
4. Review the table of contents to see if there are any general, special or sign regulations that apply to your property or the proposed land use. For example, [PART 4](#) contains general regulations about Decks, Fences and Parking, [PART 5](#) contains special regulations for a Drive-in Businesses, Garage Suites and Home Occupations, and [PART 6](#) describes sign regulations.
5. Discuss your proposal/concern with the Town’s Planning and Development staff. Town staff are trained and eager to assist you with your proposed development or subdivision, or general inquiry, and to explain procedures that are identified in [PART 7](#). They can also assist with other situations such as enforcement or a LUB amendment.

PART 1: PURPOSE

1.1 TITLE

This Bylaw shall be cited as the Town of St. Paul Land Use Bylaw.

1.2 PURPOSE

The purpose of this Bylaw is to prohibit or regulate and control the use and development of land and buildings within the municipality to achieve the orderly and economic development of land, and for that purpose amongst other things:

1. to divide the municipality into Districts;
2. to prescribe and regulate for each District the purposes for which land and buildings may be used;
3. to prescribe in each District the uses that are permitted and discretionary;
4. establishes the duties of the Development Authority;
5. to establish a method of making decisions on applications for Development Permits including the issuing of Development Permits; and
6. to establish the number of dwelling units permitted on a parcel of land.

PART 1: PURPOSE

1.3 APPLICABILITY

1. The Land Use Bylaw, with the exception of roads or lanes, as defined in the Municipal Government Act shall apply to all lands contained within the corporate limits of the Town of St. Paul.
2. No development, other than that designated in [PART 7.1](#), shall be undertaken within the Town of St. Paul unless an application for it has been approved and a Development Permit has been issued.
3. No person shall carry out or continue a development except in accordance with the terms and conditions of a Development Permit.
4. An approved Development Permit means that the proposed development has been reviewed against the provisions of this Bylaw. It does not remove obligations to conform to other legislation, bylaws or land title instruments including, but not limited to, the Municipal Government Act, the Safety Codes Act or any caveats, restrictive covenants, or easements.
5. Council and the Development Authority are not required to examine land title(s) except to verify ownership or make inquiry to discover whether the use of a building or land is affected by any federal, provincial, or other municipal legislation or condition of any easement, covenant, or agreement.
6. The Land Use Bylaw shall be consistent with the Town's Municipal Development Plan (MDP) and implement the MDP and other statutory plans and master plans adopted by the Town.
7. The provisions of the Land Use Bylaw, when in conflict, shall take precedence over those of other municipal bylaw or regulations.

1.4 EFFECT

1. The Land Use Bylaw shall come into effect upon the date of its third and final reading.
2. Applications for subdivision and development that were submitted prior to this Bylaw coming into force shall be evaluated under the provisions of the previous Land Use Bylaw (1242), as amended.
3. Subject only to the provisions in the Municipal Government Act respecting non-conforming Uses and notwithstanding the effect it may have on rights, vested or otherwise, the provisions of this Bylaw govern from the effective date onward. In particular, no Development Permit application shall be evaluated under the procedural or substantive provisions of a previous land use bylaw after the effective date, even if the application was received before the effective date.
4. Figures within this Bylaw are included for information purposes, but do not form part of this Bylaw unless specifically referenced within the text of the Bylaw.
5. Some measurements have been abbreviated as listed below:

Metres = m; Hectare = ha; Kilogram = kg; Kilometer = km; Metre per second = m/s; Miles per hour = mph; and Feet = ft.

PART 1: PURPOSE

1.5 SEVERABILITY

1. Each provision of this Bylaw shall be deemed independent of all other provisions, and if any provision of this Bylaw is declared invalid, that provision shall be deemed to be severed and all other provisions of the Bylaw shall remain in force and effect.

PART 2: AUTHORITY

2.1 DEVELOPMENT AND SUBDIVISION AUTHORITY

1. The Development Authority and Subdivision Authority are hereby established.

PART 2: AUTHORITY

2.2 DEVELOPMENT AUTHORITY

1. The Development Authority shall be:
 - a. the Development Officer;
 - b. the Municipal Planning Commission; and
 - c. Council.
2. The Development Officer shall review and decide on Development Permit applications for a Permitted Use, including any Permitted Use with a variance request of:
 - a. up to 25% of minimum required setbacks; and/or
 - b. up to 10% of maximum building height.
3. The Development Officer shall refer a Development Permit application for a Permitted Use to the Municipal Planning Commission if it includes:
 - a. a variance request exceeding 25% of minimum required setbacks;
 - b. a variance request exceeding 10% of maximum building height; and/or
 - c. a variance request for parking regulations.
4. The Municipal Planning Commission shall not grant a Development Permit for a Permitted Use with a variance request exceeding:
 - a. 80% of minimum required setbacks;
 - b. 40% of maximum building height; and/or
 - c. 15% of parking requirements.
5. The Municipal Planning Commission shall review and decide on Development Permit applications for a Discretionary Use, including any Discretionary Use with a variance request of:
 - a. up to 80% of minimum required yard setbacks;
 - b. up to 10% of maximum building height;
 - c. up to 15% of maximum parking regulations.

PART 2: AUTHORITY

6. The Municipal Planning Commission shall not grant a Development Permit for a Discretionary Use with a variance request exceeding the percentages established in [PART 2.2.5](#) above.
7. Variance requests for fence height, lot coverage, lot size, floor area, density, separation distances, minimum yard setbacks for decks and enclosed decks, and sign regulations shall not be granted.
8. [Table 1](#) below summarizes the variance provisions of this [PART](#).

Type of Use	Variance Power of the Development Officer (DO)	Variance Power of the Municipal Planning Commission (MPC)
Permitted Use	0% - 25% for setbacks 0% - 10% for building height	25.1% - 40% for setbacks 10.1% - 40% for building height 0% - 15% for parking
Discretionary Use	N/A	0% - 80% for minimum yard setbacks 0% - 10% for building height 0% - 15% for parking
Regulations that cannot be varied by the DO or MPC: fence height, lot coverage, lot size, floor area, density, separation distances, minimum yard setbacks for decks and enclosed decks, and signs regulations.		

TABLE 1: VARIANCE POWERS OF THE DEVELOPMENT AUTHORITY

PART 2: AUTHORITY

2.3 DEVELOPMENT OFFICER

1. For the purposes of the *Act*, the Development Officer or designate is hereby declared to be the designated officer.
2. The Development Officer shall be appointed by resolution of Council.
3. A Development Officer, in addition to [PARTS 2.2.2](#) and [2.2.3](#), acting as the Development Authority:
 - a. shall receive and review all Development Permit applications to determine if they are complete;
 - b. shall refer with recommendations to the Municipal Planning Commission for its consideration and decision applications for a Development Permit where the uses constitute discretionary uses in a District, where a variance is requested beyond the powers of the Development Officer, or where decision making authority has been assigned to the Municipal Planning Commission by this Bylaw;
 - c. may refer for comments, a Development Permit application to any municipal, federal, or provincial department or any other agency or body deemed appropriate;
 - d. shall consider and decide upon a Development Permit application for a temporary use;
 - e. may, at its discretion, refer to the Municipal Planning Commission for a decision of any application for a permitted or discretionary use, in which case the Municipal Planning Commission shall consider and decide upon the application;
 - f. may sign, on behalf of the Development Authority, any order, decision, approval, notice, or other thing made or given by it;
 - g. shall keep and maintain, for inspection by the public, during normal office hours, a copy of this Bylaw, as amended, a register of all Development Permit applications and the decisions;
 - h. shall ensure that copies of the Bylaw and amendments are available to the public at the fee prescribed by Council;
 - i. shall perform other such duties as described or implied elsewhere in this Bylaw;
 - j. shall perform such duties as are established under this Bylaw to enforce this Bylaw in conformance with the *Act*, the *Subdivision and Development Regulation* and the provincial land use policies;
 - k. shall refer with recommendations to Council for its consideration and decision, applications for a Development Permit within a Direct Control District unless that District's regulations specifically indicate that the Development Officer or the Municipal Planning Commission shall make a decision on a Development Permit application within that District; and
 - l. shall perform other such duties as assigned to it by Council.

PART 2: AUTHORITY

2.4 MUNICIPAL PLANNING COMMISSION

1. The Municipal Planning Commission, in addition to Section 2.2.2, as Development Authority shall:
 - a. decide upon all Development Permits for any Discretionary Use;
 - b. decide upon all Development Permit applications referred to it by the Development Officer;
 - c. perform such duties as described for in this Bylaw, in accordance with the Municipal Planning Commission Bylaw; and
 - d. perform other such duties as assigned to it by Council.

PART 2: AUTHORITY

2.5 SUBDIVISION AUTHORITY

1. The Subdivision Authority shall perform such duties as are specified in the *Act*, the Subdivision and Development Regulation, this Bylaw, and the Subdivision Authority Bylaw.

PART 2: AUTHORITY

2.6 INTERMUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD

1. The Intermunicipal Subdivision and Development Appeal Board established by the Intermunicipal Subdivision and Development Appeal Board Bylaw shall perform such duties as are specified in [PART 7](#).

PART 3: LAND USE DISTRICTS

3.1 ESTABLISHMENT OF DISTRICTS

- For the purpose of this Bylaw, the Town of St. Paul is divided into the following Districts:

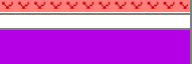
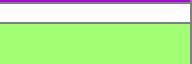
District Name	Symbol		
Residential (Low Density) District	R1		
Residential (Estate) District	R1A		
Residential (Small Lot) District	R1B		
Residential (Medium Density) District	R2		
Residential (High Density) District	R3		
Residential (Manufactured Home Subdivision) District	RMH1		
Residential (Manufactured Home Park) District	RMH2		
Central Commercial District	C1		
General Commercial District	C2		
Industrial District	M		
Community District	P		
Institutional District	I		
Controlled Urban Development	CUD		

TABLE 2: LAND USE DISTRICTS

- For the purposes of this Bylaw, the R1, R1A, R1B, R2, R3, RMH1, and RMH2 Districts shall be considered Residential Districts, the C1 and C2 Districts shall be considered Commercial Districts, and the M District shall be considered Industrial District.
- The boundaries of the Districts listed in [PART 3.1.1](#) are as delineated on the [Land Use District Map](#), contained in [Appendix A](#).

PART 3: LAND USE DISTRICTS

4. Where uncertainty exists as to the boundaries of Districts as shown on the [Appendix A - Land Use District Map](#), the following rules shall apply:
 - a. where District boundaries are shown to approximate the following, they shall be deemed to be:
 - i. the lot boundaries; or
 - ii. the municipal boundaries; or
 - iii. the centre lines of railway rights-of-way; or
 - iv. the centre lines of the right-of-way of a road or lane.
 - b. in circumstances not covered by [PART 3.1.4\(a\)](#) above, the location of the boundary shall be determined:
 - i. where dimensions are set out on the [Land Use District Map](#), by the dimensions so set; or
 - ii. where no dimensions are set out on the [Land Use District Map](#) with respect to such boundary, by measurement of and use of the scale shown on the Land Use District Map.
5. Where Districts have been established in accordance with a proposed subdivision of land, the boundaries of the District shall be understood to conform to the boundaries of the certificate of title or as shown on the Plan of Survey or Descriptive Plan when it is registered in a Land Titles Office. Prior to the registration, the District boundaries shall be determined on the basis of the dimensions stated in the proposed plan of subdivision or on the scale of the [Land Use District Map](#) where dimensions are not provided.
6. Where the application of the above rules does not determine the exact location of the boundary of a District, the Council either on its motion or upon written application being made to it by any person requesting the determination of the exact location of the boundary shall fix the portion of the District boundary in doubt or dispute in a manner consistent with the provisions of this Bylaw and the degree of detail as to measurements and directions as the circumstances may require.
7. After the Council has fixed a District boundary pursuant to the provisions of [PART 3.1.6](#) above, the portion of the boundary so fixed shall not be thereafter altered except by an amendment of this Bylaw. This shall be considered a “map amendment”.
8. The Development Authority shall maintain a list of Council's decisions with respect to boundaries or portions thereof fixed by Council.
9. [PARTS 3.1.3 to 3.1.8](#) above also apply to the overlay regulatory areas and their boundaries shown on the [Land Use District Map](#).

Part 3: Land Use Maps and Districts

Residential Low Density (R1) District

3.2 RESIDENTIAL LOW DENSITY DISTRICT (R1)

1. PURPOSE

To permit development of low density single detached dwellings and associated uses.



Part 3: Land Use Maps and Districts

Residential Low Density (R1) District

2. USES

AGRICULTURAL USES

Abattoir	-
Agricultural Industry	-
Agricultural Operation	-
Agricultural Production	-
Agriculture, Extensive	-
Agriculture, Intensive	-
Confined Feeding Operation	-
Greenhouse and Plant Nursery	-
Livestock Sales Yard	-

RESIDENTIAL USES

Dwelling, Apartment	-
Dwelling, Duplex	-
Dwelling, Modular	P
Dwelling, Row Housing	-
Dwelling, Semi-Detached	-
Dwelling, Single Detached	P
Suite, Garage	-
Suite, Garden	-
Suite, Secondary	D
Manufactured Home	-
Manufactured Home Park	-
Manufactured Home Subdivision	-

LODGING USES

Bed and Breakfast Establishment	D
Boarding and Lodging House	-
Group Care Home	-
Hotel	-
Motel	-
Supportive Living Facility	-

COMMERCIAL USES

Adult Use	-
Alcohol Sales	-
Animal Breeding and/or Boarding Facility	-
Auctioneering Establishment	-
Automotive and Equipment Repair Shop, Heavy	-

Automotive and Equipment Repair Shop, Light	-
Automotive and Recreational Vehicles Sales/Rental, Heavy	-
Automotive and Recreational Vehicles Sales/Rental, Light	-
Automotive Body Repair and/or Paint Shop	-
Bulk Fuel Storage and Sales	-
Bus Depot	-
Business Support Services	-
Cannabis Store	-
Car Wash	-
Commercial Business Centre	-
Commercial School	-
Communications Facility	D
Communications Tower, Small	P
Contractor Service, General	-
Contractor Service, Limited	-
Crematorium	-
Drinking Establishment	-
Drive-In Business	-
Drive-In Restaurant	-
Eating Establishment	-
Entertainment and Cultural Establishment	-
Equipment Rental	-
Fleet Services	-
Funeral Service	-
Gas Bar	-
General Retail Establishment	-
Highway Commercial Use	-
Home Occupation, Major	-
Home Occupation, Minor	P
Household Repair Service	-
Mixed Use Development	-
Neighbourhood Commercial Development	D
Office Use	-
Personal Service Facility	-
Private Club	-
Recreational Vehicle Storage	-
Retail Store, Convenience	-
Retail Store, General	-
Service Station	-
Servicing Establishment	-
Shopping Centre	-

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Part 3: Land Use Maps and Districts

Residential Low Density (R1) District

Show Home	D
Sidewalk Café	-
Storage Facility	-
Storage, Indoor	-
Storage, Outdoor	-
Truck and Recreational Vehicle Sales/Rental	-
Vehicle and Equipment Repair	-
Vehicle and Equipment Sales/Rentals	-
Veterinary Clinic, Major	-
Veterinary Clinic, Minor	-
Warehouse	-

INDUSTRIAL USES

Automotive wrecking establishment	-
Cannabis Facility	-
Industrial Use, Heavy	-
Industrial Use, Light	-
Industrial Use, Medium	-
Industrial Use, Petrochemical	-
Industrial Vehicle and Heavy Equipment Sales/Rental	-
Licensed Medical Marijuana Production Facility ..	-
Licensed Industrial Hemp Production Facility	-
Manufacturing/Processing Facility	-
Natural Resource Extraction	-
Oilfield Support Services	-
Suite, Surveillance	-
Trucking and Cartage Establishment	-
Work Camp	-

INSTITUTIONAL USES

Amusement Establishment, Indoor	-
Amusement Establishment, Outdoor	-
Apiary	P
Campground	-
Campground, Recreational Vehicle	-
Campground, Recreational Vehicle, Seasonal	-
Campground, Recreational Vehicle, Work Camp ..	-
Cemetery	-
Child Care Facility	-
Community Garden	D
Community Service Facility	-
Day Home	P

Detention and Correction Services	-
Government Services	-
Health Service	-
Health Service, Extended	-
Landfill	-
Library and Cultural Exhibit	-
Natural Environment Preserve	-
Place of Worship	D
Private Camp	-
Protective and Emergency Services	-
Public Education Facility	-
Public Park	P
Public or Quasi-Public Building	-
Public or Quasi-Public Use	D
Public Use	-
Public Utility, Major	D
Public Utility, Minor	D
Public Utility, Building	D
Recreational Facility, Indoor	-
Recreational Facility, Outdoor	-
Recycling Depot	-
Recycling Facility	-

OTHER USES

Accessory Building	P
Accessory Use	-
Intermodal Storage Container	-
Off-Street Parking Lot	-
Solar Energy Collection System	P
Temporary Building	-
Temporary Use	-
Wind Energy Conversion System, Large	-
Wind Energy Conversion System, Micro	P
Wind Energy Conversion System, Small	-

SIGNS

Sign, A-Frame	-
Sign, Canopy	-
Sign, Electronic	-
Sign, Fascia	-
Sign, Freestanding	D
Sign, Inflatable	-
Sign, Neighbourhood Identification	D

Part 3: Land Use Maps and Districts

Residential Low Density (R1) District

Sign, Off-Site..... -
Sign, Projecting..... -
Sign, Roof -

Sign, Temporary..... -
Sign, Window..... -

Permitted Use	P
Discretionary Use	D
Not Allowed in this District	-

Part 3: Land Use Maps and Districts

Residential Low Density (R1) District

3. USE REGULATIONS

- | | |
|---|---|
| a. Land Use Bylaw Amendment: | The list of land uses provided within this District cannot be varied by the Development Authority. If a proposed land use or development is not listed as either a permitted or discretionary use a Land Use Bylaw amendment will be required. |
| b. Accessory buildings: | Accessory buildings shall be developed in accordance with PART 5.1 . |
| c. Signs: | <ul style="list-style-type: none"> i. Signs may only be allowed for institutional uses, at the discretion of the Development Authority. ii. Notwithstanding PART 3.2.3(c)(i) above, neighbourhood identification signs may be allowed for residential uses, at the discretion of the Development Authority. iii. All signs must be provided in accordance with PART 6. |
| d. Communications facilities and towers: | Communications facilities and towers shall provide design elements to ensure a seamless integration with the surrounding community, to the satisfaction of the Development Authority. |

4. SITE REGULATIONS

- | | |
|--|--|
| a. Minimum lot area: | <ul style="list-style-type: none"> i. For single detached dwellings on lots with direct access to a lane: 590.0 m². ii. For single detached dwellings on lots without direct access to a lane: 725.0 m². iii. For other uses: as required by the Development Authority. |
| b. Minimum lot width: | <ul style="list-style-type: none"> i. For single detached dwellings on lots with direct access to a lane: 16.0 m. ii. For single detached dwellings on lots without direct access to a lane: 20.0 m. iii. For all other uses: as required by the Development Authority. |
| c. Notwithstanding PARTS 3.2.4(a) and (b) above, if a lot is on a Plan of Survey which was registered at the Land Titles Office subsequent to January 1, 1992, the lot cannot be subdivided into 2 or more lots. | |

Part 3: Land Use Maps and Districts

Residential Low Density (R1) District

5. BUILDING REGULATIONS

a. **Maximum height:** 10.0 m. In no instance shall any building in this District be taller than 2 storeys.

b. **Minimum required setback:**

- i. Front: 7.5 m.
- ii. Rear: 7.5 m.
- iii. Side: 1.5 m.
- iv. All setbacks are subject to the requirements provided by Alberta Transportation.

c. **Minimum floor area:**

- i. For single detached dwellings on Lots 28 and 31, Block 1, Plan 9820950: 125.0 m².
- ii. For all other single detached dwellings: 110.0 m².
- iii. For all other uses: as required by the Development Authority.

d. **Maximum lot coverage:**

- i. The total lot coverage shall not exceed 50% of the lot area, inclusive of principal buildings, attached structures such as garages and decks, and any other accessory buildings.
- ii. Notwithstanding [PART 3.2.5\(d\)\(i\)](#) above, the lot coverage of accessory buildings shall exceed 12% of the lot area.

6. ADDITIONAL REGULATIONS

a. **Fences:** Fences shall be developed in accordance with [PART 4.10](#).

b. **Landscaping:** Landscaping shall be provided in accordance with [PART 4.14](#).

c. **Grading and drainage:** Grading and drainage of the site shall be provided in accordance with [PART 4.9](#).

d. **Others:** Other regulations shall be as required by the Development Authority.

Part 3: Land Use Maps and Districts

Residential (Estate) (R1A) District

3.3 RESIDENTIAL ESTATE DISTRICT (R1A)

1. PURPOSE

To permit development of large lot and low density single detached dwellings in the Town's heritage and golf course areas.



Part 3: Land Use Maps and Districts

Residential (Estate) (R1A) District

2. USES

AGRICULTURAL USES

Abattoir	-
Agricultural Industry	-
Agricultural Operation	-
Agricultural Production	-
Agriculture, Extensive	-
Agriculture, Intensive	-
Confined Feeding Operation	-
Greenhouse and Plant Nursery	-
Livestock Sales Yard	-

RESIDENTIAL USES

Dwelling, Apartment	-
Dwelling, Duplex	-
Dwelling, Modular	P
Dwelling, Row Housing	-
Dwelling, Semi-Detached	-
Dwelling, Single Detached	P
Suite, Garage	-
Suite, Garden	-
Suite, Secondary	-
Manufactured Home	-
Manufactured Home Park	-
Manufactured Home Subdivision	-

LODGING USES

Bed and Breakfast Establishment	D
Boarding and Lodging House	-
Group Care Home	-
Hotel	-
Motel	-
Supportive Living Facility	-

COMMERCIAL USES

Adult Use	-
Alcohol Sales	-
Animal Breeding and/or Boarding Facility	-
Auctioneering Establishment	-
Automotive and Equipment Repair Shop, Heavy	-

Automotive and Equipment Repair Shop, Light	-
Automotive and Recreational Vehicles Sales/Rental, Heavy	-
Automotive and Recreational Vehicles Sales/Rental, Light	-
Automotive Body Repair and/or Paint Shop	-
Bulk Fuel Storage and Sales	-
Bus Depot	-
Business Support Services	-
Cannabis Store	-
Car Wash	-
Commercial Business Centre	-
Commercial School	-
Communications Facility	D
Communications Tower, Small	P
Contractor Service, General	-
Contractor Service, Limited	-
Crematorium	-
Drinking Establishment	-
Drive-In Business	-
Drive-In Restaurant	-
Eating Establishment	-
Entertainment and Cultural Establishment	-
Equipment Rental	-
Fleet Services	-
Funeral Service	-
Gas Bar	-
General Retail Establishment	-
Highway Commercial Use	-
Home Occupation, Major	D
Home Occupation, Minor	P
Household Repair Service	-
Mixed Use Development	-
Neighbourhood Commercial Development	-
Office Use	-
Personal Service Facility	-
Private Club	-
Recreational Vehicle Storage	-
Retail Store, Convenience	-
Retail Store, General	-
Service Station	-
Servicing Establishment	-
Shopping Centre	-

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Part 3: Land Use Maps and Districts

Residential (Estate) (R1A) District

Show Home	D
Sidewalk Café	-
Storage Facility	-
Storage, Indoor	-
Storage, Outdoor	-
Truck and Recreational Vehicle Sales/Rental	-
Vehicle and Equipment Repair	-
Vehicle and Equipment Sales/Rentals	-
Veterinary Clinic, Major	-
Veterinary Clinic, Minor	-
Warehouse	-

INDUSTRIAL USES

Automotive wrecking establishment	-
Cannabis Facility	-
Industrial Use, Heavy	-
Industrial Use, Light	-
Industrial Use, Medium	-
Industrial Use, Petrochemical	-
Industrial Vehicle and Heavy Equipment Sales/Rental	-
Licensed Medical Marijuana Production Facility ..	-
Licensed Industrial Hemp Production Facility	-
Manufacturing/Processing Facility	-
Natural Resource Extraction	-
Oilfield Support Services	-
Suite, Surveillance	-
Trucking and Cartage Establishment	-
Work Camp	-

INSTITUTIONAL USES

Amusement Establishment, Indoor	-
Amusement Establishment, Outdoor	-
Apiary	P
Campground	-
Campground, Recreational Vehicle	-
Campground, Recreational Vehicle, Seasonal	-
Campground, Recreational Vehicle, Work Camp ..	-
Cemetery	-
Child Care Facility	D
Community Garden	D
Community Service Facility	-
Day Home	P

Government Services	-
Detention and Correction Services	-
Health Service	-
Health Service, Extended	-
Landfill	-
Library and Cultural Exhibit	-
Natural Environment Preserve	-
Place of Worship	D
Private Camp	-
Protective and Emergency Services	-
Public Education Facility	-
Public Park	P
Public or Quasi-Public Building	-
Public or Quasi-Public Use	D
Public Use	-
Public Utility, Major	D
Public Utility, Minor	D
Public Utility, Building	D
Recreational Facility, Indoor	-
Recreational Facility, Outdoor	-
Recycling Depot	-
Recycling Facility	-

OTHER USES

Accessory Building	P
Accessory Use	-
Intermodal Storage Container	-
Off-Street Parking Lot	-
Solar Energy Collection System	P
Temporary Building	-
Temporary Use	-
Wind Energy Conversion System, Large	-
Wind Energy Conversion System, Micro	P
Wind Energy Conversion System, Small	-

SIGNS

Sign, A-Frame	-
Sign, Canopy	-
Sign, Electronic	-
Sign, Fascia	-
Sign, Freestanding	D
Sign, Inflatable	-
Sign, Neighbourhood Identification	D

Part 3: Land Use Maps and Districts

Residential (Estate) (R1A) District

Sign, Off-Site.....	-	Sign, Temporary.....	-
Sign, Projecting.....	-	Sign, Window.....	D
Sign, Roof	-		

Permitted Use	P
Discretionary Use	D
Not Allowed in this District	-

Part 3: Land Use Maps and Districts

Residential (Estate) (R1A) District

3. USE REGULATIONS

- | | |
|---|--|
| a. Land Use Bylaw Amendment: | The list of land uses provided within this District cannot be varied by the Development Authority. If a proposed land use or development is not listed as either a permitted or discretionary use a Land Use Bylaw amendment will be required. |
| <hr/> | |
| b. Accessory buildings: | Accessory buildings shall be developed in accordance with PART 5.1 . |
| <hr/> | |
| c. Signs: | <ul style="list-style-type: none">i. Signs may only be allowed for Major Home Occupations and institutional uses, at the discretion of the Development Authority.ii. Notwithstanding PART 3.3.3(c)(i) above, neighbourhood identification signs may be allowed for residential uses, at the discretion of the Development Authority.iii. All signs must be provided in accordance with PART 6. |
| <hr/> | |
| d. Communications facilities and towers: | Communications facilities and towers shall provide design elements to ensure a seamless integration with the surrounding community, to the satisfaction of the Development Authority. |

4. SITE REGULATIONS

- | | |
|------------------------------|--|
| a. Minimum lot area: | <ul style="list-style-type: none">i. For single detached dwellings on lots with direct access to a lane: 650.0 m².ii. For single detached dwellings on lots without direct access to a lane: 690.0 m².iii. For other uses: as required by the Development Authority. |
| <hr/> | |
| b. Minimum lot width: | <ul style="list-style-type: none">i. For single detached dwellings on lots with direct access to a lane: 16.0 m.ii. For single detached dwellings on lots without direct access to a lane: 20.0 m.iii. For all other uses: as required by the Development Authority. |

Part 3: Land Use Maps and Districts

Residential (Estate) (R1A) District

5. BUILDING REGULATIONS

- a. **Maximum height:** 10.0 m. In no instance shall any building in this District be taller than 2 storeys.

b. **Minimum required setback:**

- i. For all uses:
- a. Front: 6.0 m.
 - b. Rear: 7.5 m.
 - c. Side: 1.5 m, or 10% of the lot width but no less than 1.5 m, at the discretion of the Development Authority.
- ii. Notwithstanding [PART 3.2.5\(b\)\(ii\)\(c\)](#) above:
- a. on lots without direct access to a lane, if a dwelling does not have an attached garage, one side yard shall be a minimum of 3.0 m.
 - b. Corner lots shall have a minimum side yard of 4.5 m adjacent to road or highway.
- iii. All setbacks are subject to the requirements provided by Alberta Transportation.

c. **Minimum floor area:**

- i. For single detached dwellings:
- a. 1 storey: 80.0 m².
 - b. 1 ½ storey and split level (upper floor): 32.5 m².
 - c. 1 ½ storey and split level (lower floor): 51.0 m².
 - d. 2 storey – (upper floor): 46.5 m².
 - e. 2 storey – (lower floor): 55.5 m²
- ii. For duplexes, per unit: as required by the Development Authority.

d. **Maximum lot coverage:**

- i. The total lot coverage shall not exceed 50% of the lot area, inclusive of principal buildings, attached structures such as garages and decks, and any other accessory buildings.
- ii. Notwithstanding [PART 3.3.5\(c\)\(i\)](#) above, accessory buildings shall not cover more than 12% of the total lot area.

Part 3: Land Use Maps and Districts

Residential (Estate) (R1A) District

6. ADDITIONAL REGULATIONS

a. Fences:	Fences shall be developed in accordance with PART 4.10 .
b. Landscaping:	Landscaping shall be provided in accordance with PART 4.14 .
c. Grading and drainage:	Grading and drainage of the site shall be provided in accordance with PART 4.9 .
d. Others:	Other regulations shall be as required by the Development Authority.

Part 3: Land Use Maps and Districts

Residential Small Lot (R1B) District

3.4 RESIDENTIAL SMALL LOT DISTRICT (R1B)

1. PURPOSE

To provide for residential development in the form of low density single detached dwellings on smaller lots.



Part 3: Land Use Maps and Districts

Residential Small Lot (R1B) District

2. USES

AGRICULTURAL USES

Abattoir	-
Agricultural Industry	-
Agricultural Operation	-
Agricultural Production	-
Agriculture, Extensive	-
Agriculture, Intensive	-
Confined Feeding Operation	-
Greenhouse and Plant Nursery	-
Livestock Sales Yard	-

RESIDENTIAL USES

Dwelling, Apartment	-
Dwelling, Duplex	D
Dwelling, Modular	P
Dwelling, Row Housing	-
Dwelling, Semi-Detached	-
Dwelling, Single Detached	P
Suite, Garage	D
Suite, Garden	-
Suite, Secondary	D
Manufactured Home	-
Manufactured Home Park	-
Manufactured Home Subdivision	-

LODGING USES

Bed and Breakfast Establishment	D
Boarding and Lodging House	-
Group Care Home	-
Hotel	-
Motel	-
Supportive Living Facility	-

COMMERCIAL USES

Adult Use	-
Alcohol Sales	-
Animal Breeding and/or Boarding Facility	-
Auctioneering Establishment	-
Automotive and Equipment Repair Shop, Heavy	-

Automotive and Equipment Repair Shop, Light	-
Automotive and Recreational Vehicles Sales/Rental, Heavy	-
Automotive and Recreational Vehicles Sales/Rental, Light	-
Automotive Body Repair and/or Paint Shop	-
Bulk Fuel Storage and Sales	-
Bus Depot	-
Business Support Services	-
Cannabis Store	-
Car Wash	-
Commercial Business Centre	-
Commercial School	-
Communications Facility	D
Communications Tower, Small	P
Contractor Service, General	-
Contractor Service, Limited	-
Crematorium	-
Drinking Establishment	-
Drive-In Business	-
Drive-In Restaurant	-
Eating Establishment	-
Entertainment and Cultural Establishment	-
Equipment Rental	-
Fleet Services	-
Funeral Service	-
Gas Bar	-
General Retail Establishment	-
Highway Commercial Use	-
Home Occupation, Major	D
Home Occupation, Minor	P
Household Repair Service	-
Mixed Use Development	-
Neighbourhood Commercial Development	D
Office Use	-
Personal Service Facility	-
Private Club	-
Recreational Vehicle Storage	-
Retail Store, Convenience	-
Retail Store, General	-
Service Station	-
Servicing Establishment	-
Shopping Centre	-

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Part 3: Land Use Maps and Districts

Residential Small Lot (R1B) District

Show Home	D
Sidewalk Café	-
Storage Facility	-
Storage, Indoor	-
Storage, Outdoor	-
Truck and Recreational Vehicle Sales/Rental	-
Vehicle and Equipment Repair	-
Vehicle and Equipment Sales/Rentals	-
Veterinary Clinic, Major	-
Veterinary Clinic, Minor	-
Warehouse	-

INDUSTRIAL USES

Automotive wrecking establishment	-
Cannabis Facility	-
Industrial Use, Heavy	-
Industrial Use, Light	-
Industrial Use, Medium	-
Industrial Use, Petrochemical	-
Industrial Vehicle and Heavy Equipment Sales/Rental	-
Licensed Medical Marijuana Production Facility ..	-
Licensed Industrial Hemp Production Facility	-
Manufacturing/Processing Facility	-
Natural Resource Extraction	-
Oilfield Support Services	-
Suite, Surveillance	-
Trucking and Cartage Establishment	-
Work Camp	-

INSTITUTIONAL USES

Amusement Establishment, Indoor	-
Amusement Establishment, Outdoor	-
Apiary	P
Campground	-
Campground, Recreational Vehicle	-
Campground, Recreational Vehicle, Seasonal	-
Campground, Recreational Vehicle, Work Camp ..	-
Cemetery	-
Child Care Facility	D
Community Garden	D
Community Service Facility	-
Day Home	P

Detention and Correction Services	-
Government Services	-
Health Service	-
Health Service, Extended	-
Landfill	-
Library and Cultural Exhibit	-
Natural Environment Preserve	-
Place of Worship	D
Private Camp	-
Protective and Emergency Services	-
Public Education Facility	-
Public Park	P
Public or Quasi-Public Building	-
Public or Quasi-Public Use	D
Public Use	-
Public Utility, Major	D
Public Utility, Minor	D
Public Utility, Building	D
Recreational Facility, Indoor	-
Recreational Facility, Outdoor	-
Recycling Depot	-
Recycling Facility	-

OTHER USES

Accessory Building	P
Accessory Use	-
Intermodal Storage Container	-
Off-Street Parking Lot	-
Solar Energy Collection System	P
Temporary Building	-
Temporary Use	-
Wind Energy Conversion System, Large	-
Wind Energy Conversion System, Micro	P
Wind Energy Conversion System, Small	-

SIGNS

Sign, A-Frame	-
Sign, Canopy	-
Sign, Electronic	-
Sign, Fascia	-
Sign, Freestanding	D
Sign, Inflatable	-
Sign, Neighbourhood Identification	D

Part 3: Land Use Maps and Districts

Residential Small Lot (R1B) District

Sign, Off-Site..... -
Sign, Projecting..... -
Sign, Roof -

Sign, Temporary..... -
Sign, Window..... D

Permitted Use	P
Discretionary Use	D
Not Allowed in this District	-

Part 3: Land Use Maps and Districts

Residential Small Lot (R1B) District

3. USE REGULATIONS

- | | |
|---|--|
| a. Land Use Bylaw Amendment: | The list of land uses provided within this District cannot be varied by the Development Authority. If a proposed land use or development is not listed as either a permitted or discretionary use a Land Use Bylaw amendment will be required. |
| <hr/> | |
| b. Accessory buildings: | Accessory buildings shall be developed in accordance with PART 5.1 . |
| <hr/> | |
| c. Signs: | <ul style="list-style-type: none">i. Signs may only be allowed for Major Home Occupations and institutional uses, at the discretion of the Development Authority.ii. Notwithstanding PART 3.4.3(c)(i) above, neighbourhood identification signs may be allowed for residential uses, at the discretion of the Development Authority.iii. All signs must be provided in accordance with PART 6. |
| <hr/> | |
| d. Communications facilities and towers: | Communications facilities and towers shall provide design elements to ensure a seamless integration with the surrounding community, to the satisfaction of the Development Authority. |

4. SITE REGULATIONS

- | | |
|-----------------------------|--|
| a. Minimum lot area: | <ul style="list-style-type: none">i. For single detached dwellings on lots with direct access to a lane: 418.0 m².ii. For single detached dwellings on lots without direct access to a lane: 503.0 m².iii. For duplexes on lots with direct access to a lane, per dwelling unit: 230.0 m².iv. For duplexes on lots without direct access to a lane, per dwelling unit: 250.0 m².v. For other uses: as required by the Development Authority. |
|-----------------------------|--|

Part 3: Land Use Maps and Districts

Residential Small Lot (R1B) District

- b. **Minimum lot width:**
 - i. For single detached dwellings on lots with direct access to a lane: 12.2 m.
 - ii. For single detached dwellings on lots without direct access to a lane: 13.7 m.
 - iii. For duplexes on lots with direct access to a lane, per dwelling unit: 7.62 m.
 - iv. For duplexes on lots without direct access to a lane, per dwelling unit: 7.62 m.
 - v. For all other uses: as required by the Development Authority.

5. BUILDING REGULATIONS

- a. **Maximum height:** 10.0 m. In no instance shall any building in this District be taller than 2 storeys.

-
- b. **Minimum required setback:**
 - i. For Single detached dwellings:
 - a. Front: 6.0 m.
 - b. Rear: 7.5 m.
 - c. Side: 1.2 m, or 10% of the lot width but no less than 1.2 m, at the discretion of the Development Authority.
 - ii. Notwithstanding [PART 3.4.5\(b\)\(i\)\(c\)](#) above:
 - a. on lots without direct access to a lane, if the dwelling does not have an attached garage, one side yard shall be a minimum of 3.0 m.
 - b. corner lots shall have a minimum side yard of 4.5 m adjacent to road or highway.
 - iii. For all other uses: as required by the Development Authority.
 - iv. All setbacks are subject to the requirements provided by Alberta Transportation.

Part 3: Land Use Maps and Districts

Residential Small Lot (R1B) District

- c. **Minimum floor area:**
- i. For single detached dwellings:
 - a. 1 storey: 80.0 m.
 - b. 1 ½ storey and split level (upper floor): 32.5 m².
 - c. 1 ½ storey and split level (lower floor): 51.0 m².
 - d. 2 storey (upper floor): 46.5 m².
 - e. 2 storey (lower floor): 55.5 m².
 - ii. For duplexes, per unit: 55.0 m².
 - iii. For all other uses: as required by the Development Authority.

- d. **Maximum lot coverage:**
- i. The total lot coverage shall not exceed 45% of the lot area, inclusive of principal buildings, attached structures such as garages and decks, and any other accessory buildings.
 - ii. Notwithstanding [PART 3.4.5\(d\)\(i\)](#) above, accessory buildings shall not cover more than 12% of the total lot area.

6. ADDITIONAL REGULATIONS

- a. **Fences:** Fences shall be developed in accordance with [PART 4.10](#).

- b. **Landscaping:** Landscaping shall be provided in accordance with [PART 4.14](#).

- c. **Grading and drainage:** Grading and drainage of the site shall be provided in accordance with [PART 4.9](#).

- d. **Others:** Other regulations shall be as required by the Development Authority.

Part 3: Land Use Maps and Districts

Residential Medium Density (R2) District

3.5 RESIDENTIAL MEDIUM DENSITY DISTRICT (R2)

1. PURPOSE

To permit development of primarily smaller single detached dwellings, with the possibility for some duplex development.



Part 3: Land Use Maps and Districts

Residential Medium Density (R2) District

2. USES

AGRICULTURAL USES

Abattoir	-
Agricultural Industry	-
Agricultural Operation	-
Agricultural Production	-
Agriculture, Extensive	-
Agriculture, Intensive	-
Confined Feeding Operation	-
Greenhouse and Plant Nursery	-
Livestock Sales Yard	-

RESIDENTIAL USES

Dwelling, Apartment	-
Dwelling, Duplex	D
Dwelling, Modular	P
Dwelling, Row Housing	D
Dwelling, Semi-Detached	D
Dwelling, Single Detached	P
Suite, Garage	-
Suite, Garden	-
Suite, Secondary	D
Manufactured Home	-
Manufactured Home Park	-
Manufactured Home Subdivision	-

LODGING USES

Bed and Breakfast Establishment	D
Boarding and Lodging House	-
Group Care Home	D
Hotel	-
Motel	-
Social Care Housing	P
Supportive Living Facility	-

COMMERCIAL USES

Adult Use	-
Alcohol Sales	-
Animal Breeding and/or Boarding Facility	-
Auctioneering Establishment	-

Automotive and Equipment Repair Shop, Heavy ..	-
Automotive and Equipment Repair Shop, Light ...	-
Automotive and Recreational Vehicles	
Sales/Rental, Heavy	-
Automotive and Recreational Vehicles	
Sales/Rental, Light	-
Automotive Body Repair and/or Paint Shop	-
Bulk Fuel Storage and Sales	-
Bus Depot	-
Business Support Services	-
Cannabis Store	-
Car Wash	-
Commercial Business Centre	-
Commercial School	-
Communications Facility	D
Communications Tower, Small	P
Contractor Service, General	-
Contractor Service, Limited	-
Crematorium	-
Drinking Establishment	-
Drive-In Business	-
Drive-In Restaurant	-
Eating Establishment	-
Entertainment and Cultural Establishment	-
Equipment Rental	-
Fleet Services	-
Funeral Service	-
Gas Bar	-
General Retail Establishment	-
Highway Commercial Use	-
Home Occupation, Major	D
Home Occupation, Minor	P
Household Repair Service	-
Mixed Use Development	-
Neighbourhood Commercial Development	D
Office Use	-
Personal Service Facility	-
Private Club	-
Recreational Vehicle Storage	-
Retail Store, Convenience	-
Retail Store, General	-
Service Station	-
Servicing Establishment	-

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Part 3: Land Use Maps and Districts

Residential Medium Density (R2) District

Shopping Centre.....	-
Show Home.....	D
Sidewalk Café	-
Storage Facility	-
Storage, Indoor	-
Storage, Outdoor	-
Truck and Recreational Vehicle Sales/Rental.....	-
Vehicle and Equipment Repair	-
Vehicle and Equipment Sales/Rentals	-
Veterinary Clinic, Major.....	-
Veterinary Clinic, Minor.....	-
Warehouse.....	-

INDUSTRIAL USES

Automotive wrecking establishment.....	-
Cannabis Facility.....	-
Industrial Use, Heavy.....	-
Industrial Use, Light.....	-
Industrial Use, Medium	-
Industrial Use, Petrochemical.....	-
Industrial Vehicle and Heavy Equipment Sales/Rental.....	-
Licensed Medical Marijuana Production Facility..	-
Licensed Industrial Hemp Production Facility.....	-
Manufacturing/Processing Facility	-
Natural Resource Extraction.....	-
Oilfield Support Services.....	-
Suite, Surveillance	-
Trucking and Cartage Establishment	-
Work Camp	-

INSTITUTIONAL USES

Amusement Establishment, Indoor	-
Amusement Establishment, Outdoor	-
Apiary	P
Campground.....	-
Campground, Recreational Vehicle	-
Campground, Recreational Vehicle, Seasonal	-
Campground, Recreational Vehicle, Work Camp. -	
Cemetery.....	-
Child Care Facility	D
Community Garden.....	D
Community Service Facility	-

Day Home.....	P
Detention and Correction Services	-
Government Services.....	D
Health Service.....	-
Health Service, Extended	-
Landfill	-
Library and Cultural Exhibit.....	-
Natural Environment Preserve	P
Place of Worship.....	D
Private Camp	-
Protective and Emergency Services	-
Public Education Facility	-
Public Park	P
Public or Quasi-Public Building	-
Public or Quasi-Public Use	D
Public Use.....	-
Public Utility, Major	D
Public Utility, Minor	D
Public Utility, Building	D
Recreational Facility, Indoor	-
Recreational Facility, Outdoor	-
Recycling Depot.....	-
Recycling Facility.....	-

OTHER USES

Accessory Building	P
Accessory Use.....	-
Intermodal Storage Container	D
Off-Street Parking Lot	-
Solar Energy Collection System	P
Temporary Building	-
Temporary Use	-
Wind Energy Conversion System, Large.....	-
Wind Energy Conversion System, Micro.....	P
Wind Energy Conversion System, Small.....	-

SIGNS

Sign, A-Frame	-
Sign, Canopy	-
Sign, Electronic	-
Sign, Fascia	-
Sign, Freestanding	D
Sign, Inflatable	-

Part 3: Land Use Maps and Districts

Residential Medium Density (R2) District

Sign, Neighbourhood Identification D
Sign, Off-Site..... -
Sign, Projecting..... -
Sign, Roof -

Sign, Temporary..... -
Sign, Window..... D

Permitted Use	P
Discretionary Use	D
Not Allowed in this District	-

Part 3: Land Use Maps and Districts

Residential Medium Density (R2) District

3. USE REGULATIONS

- | | |
|---|--|
| a. Land Use Bylaw Amendment: | The list of land uses provided within this District cannot be varied by the Development Authority. If a proposed land use or development is not listed as either a permitted or discretionary use a Land Use Bylaw amendment will be required. |
| <hr/> | |
| b. Accessory buildings: | Accessory buildings shall be developed in accordance with PART 5.1 . |
| <hr/> | |
| c. Signs: | <ul style="list-style-type: none">i. Signs may only be allowed for Major Home Occupations and institutional uses, at the discretion of the Development Authority.ii. Notwithstanding PART 3.5.3(c)(i) above, neighbourhood identification signs may be allowed for residential uses, at the discretion of the Development Authority.iii. All signs must be provided in accordance with PART 6. |
| <hr/> | |
| d. Communications facilities and towers: | Communications facilities and towers shall provide design elements to ensure a seamless integration with the surrounding community, to the satisfaction of the Development Authority. |

4. SITE REGULATIONS

- | | |
|------------------------------|---|
| a. Minimum lot area: | <ul style="list-style-type: none">i. For single detached dwellings: 560.0 m².ii. For duplexes, per dwelling unit: 335.0 m².iii. For other uses: as required by the Development Authority. |
| <hr/> | |
| b. Minimum lot width: | <ul style="list-style-type: none">i. For single detached dwellings: 15.0 m.ii. For duplexes, per dwelling unit: 9.0 m.iii. For all other uses: as required by the Development Authority. |

Part 3: Land Use Maps and Districts

Residential Medium Density (R2) District

5. BUILDING REGULATIONS

a. Maximum height:	As required by the Development Authority.
b. Minimum required setback:	i. For single detached dwellings and duplexes, per dwelling unit: a. Front: 7.5 m. b. Rear: 7.5 m. c. Side: 1.2 m, or 10% of the lot width but no less than 1.2 m, at the discretion of the Development Authority. ii. Notwithstanding PART 3.5.5(b)(i)(a): a. On Lots 1 - 9, Block 16, Plan 9421934 the minimum required front yard shall be 6.0 m. b. On Lots 1 - 10, Block 9B, Plan 9421934 the minimum required front yard shall be 6.0 m. iii. Notwithstanding PART 3.5.5(b)(i)(c): a. On lots without direct access to a lane, if the dwelling does not have an attached garage, one side yard shall be a minimum of 3.0 m. b. Corner lots shall have a minimum side yard of 4.5 m adjacent to road or highway. iv. For all other uses: as required by the Development Authority. v. All setbacks are subject to the requirements provided by Alberta Transportation.
c. Minimum floor area:	i. For single detached dwellings: 84.0 m². ii. For duplexes, per unit: 55.0 m². iii. For all other uses: as required by the Development Authority.
d. Maximum lot coverage:	i. The total lot coverage shall not exceed 50% of the lot area, inclusive of principal buildings, attached structures such as garages and decks, and any other accessory buildings. ii. Notwithstanding PART 3.5.5(d)(i) above, accessory buildings shall not cover more than 12% of the total lot area.

Part 3: Land Use Maps and Districts

Residential Medium Density (R2) District

6. RESIDENTIAL DENSITY

- a. **Maximum density:**
 - i. For row housing: 40.0 units/ha.
 - ii. For all other uses: as required by the Development Authority.

7. ADDITIONAL REGULATIONS

- a. **Fences:** Fences shall be developed in accordance with [PART 4.10](#).

-
- b. **Landscaping:** Landscaping shall be provided in accordance with [PART 4.14](#).

-
- c. **Grading and drainage:** Grading and drainage of the site shall be provided in accordance with [PART 4.9](#).

-
- d. **Others:** Other regulations shall be as required by the Development Authority.

Part 3: Land Use Maps and Districts

Residential High Density (R3) District

3.6 RESIDENTIAL HIGH DENSITY DISTRICT (R3)

1. PURPOSE

To permit a variety of multi-dwelling developments and accessory uses.



Part 3: Land Use Maps and Districts

Residential High Density (R3) District

2. USES

AGRICULTURAL USES

Abattoir	-
Agricultural Industry	-
Agricultural Operation	-
Agricultural Production	-
Agriculture, Extensive	-
Agriculture, Intensive	-
Confined Feeding Operation	-
Greenhouse and Plant Nursery	-
Livestock Sales Yard	-

RESIDENTIAL USES

Dwelling, Apartment	P
Dwelling, Duplex	P
Dwelling, Modular	P
Dwelling, Row Housing	P
Dwelling, Semi-Detached	P
Dwelling, Single Detached	D
Suite, Garage	-
Suite, Garden	-
Suite, Secondary	D
Manufactured Home	-
Manufactured Home Park	-
Manufactured Home Subdivision	-

LODGING USES

Bed and Breakfast Establishment	-
Boarding and Lodging House	D
Group Care Home	D
Hotel	-
Motel	-
Supportive Living Facility	-

COMMERCIAL USES

Adult Use	-
Alcohol Sales	-
Animal Breeding and/or Boarding Facility	-
Auctioneering Establishment	-
Automotive and Equipment Repair Shop, Heavy	-

Automotive and Equipment Repair Shop, Light	-
Automotive and Recreational Vehicles Sales/Rental, Heavy	-
Automotive and Recreational Vehicles Sales/Rental, Light	-
Automotive Body Repair and/or Paint Shop	-
Bulk Fuel Storage and Sales	-
Bus Depot	-
Business Support Services	-
Cannabis Store	-
Car Wash	-
Commercial Business Centre	-
Commercial School	-
Communications Facility	D
Communications Tower, Small	P
Contractor Service, General	-
Contractor Service, Limited	-
Crematorium	-
Drinking Establishment	-
Drive-In Business	-
Drive-In Restaurant	-
Eating Establishment	-
Entertainment and Cultural Establishment	-
Equipment Rental	-
Fleet Services	-
Funeral Service	-
Gas Bar	-
General Retail Establishment	-
Highway Commercial Use	-
Home Occupation, Major	D
Home Occupation, Minor	P
Household Repair Service	-
Mixed Use Development	-
Neighbourhood Commercial Development	D
Office Use	-
Personal Service Facility	-
Private Club	-
Recreational Vehicle Storage	-
Retail Store, Convenience	-
Retail Store, General	-
Service Station	-
Servicing Establishment	-
Shopping Centre	-

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Part 3: Land Use Maps and Districts

Residential High Density (R3) District

Show Home	D
Sidewalk Café	-
Storage Facility	-
Storage, Indoor	-
Storage, Outdoor	-
Truck and Recreational Vehicle Sales/Rental	-
Vehicle and Equipment Repair	-
Vehicle and Equipment Sales/Rentals	-
Veterinary Clinic, Major	-
Veterinary Clinic, Minor	-
Warehouse	-

INDUSTRIAL USES

Automotive wrecking establishment	-
Cannabis Facility	-
Industrial Use, Heavy	-
Industrial Use, Light	-
Industrial Use, Medium	-
Industrial Use, Petrochemical	-
Industrial Vehicle and Heavy Equipment Sales/Rental	-
Licensed Medical Marijuana Production Facility ..	-
Licensed Industrial Hemp Production Facility	-
Manufacturing/Processing Facility	-
Natural Resource Extraction	-
Oilfield Support Services	-
Suite, Surveillance	-
Trucking and Cartage Establishment	-
Work Camp	-

INSTITUTIONAL USES

Amusement Establishment, Indoor	-
Amusement Establishment, Outdoor	-
Apiary	P
Campground	-
Campground, Recreational Vehicle	-
Campground, Recreational Vehicle, Seasonal	-
Campground, Recreational Vehicle, Work Camp ..	-
Cemetery	-
Child Care Facility	D
Community Garden	D
Community Service Facility	-
Day Home	P

Detention and Correction Services	-
Government Services	D
Health Service	-
Health Service, Extended	-
Landfill	-
Library and Cultural Exhibit	-
Natural Environment Preserve	-
Place of Worship	D
Private Camp	-
Protective and Emergency Services	-
Public Education Facility	-
Public Park	P
Public or Quasi-Public Building	-
Public or Quasi-Public Use	D
Public Use	-
Public Utility, Major	D
Public Utility, Minor	D
Public Utility, Building	D
Recreational Facility, Indoor	-
Recreational Facility, Outdoor	-
Recycling Depot	-
Recycling Facility	-

OTHER USES

Accessory Building	P
Accessory Use	-
Intermodal Storage Container	-
Off-Street Parking Lot	-
Solar Energy Collection System	P
Temporary Building	-
Temporary Use	-
Wind Energy Conversion System, Large	-
Wind Energy Conversion System, Micro	P
Wind Energy Conversion System, Small	-

SIGNS

Sign, A-Frame	-
Sign, Canopy	-
Sign/Electronic	-
Sign, Fascia	-
Sign, Freestanding	D
Sign, Inflatable	-
Sign, Neighbourhood Identification	D

Part 3: Land Use Maps and Districts

Residential High Density (R3) District

Sign, Off-Site..... -	Sign, Temporary..... -
Sign, Projecting..... -	Sign, Window..... D
Sign, Roof -	

Permitted Use	P
Discretionary Use	D
Not Allowed in this District	-

Part 3: Land Use Maps and Districts

Residential High Density (R3) District

3. USE REGULATIONS

- | | |
|--|--|
| a. Land Use Bylaw Amendment: | The list of land uses provided within this District cannot be varied by the Development Authority. If a proposed land use or development is not listed as either a permitted or discretionary use a Land Use Bylaw amendment will be required. |
| <hr/> | |
| b. Accessory buildings: | Accessory buildings shall be developed in accordance with PART 5.1 . |
| <hr/> | |
| c. Signs: | <ul style="list-style-type: none">i. Signs may only be allowed for Major Home Occupations and institutional uses, at the discretion of the Development Authority.ii. Notwithstanding PART 3.6.3(c)(i) above, neighbourhood identification signs may be allowed for residential uses, at the discretion of the Development Authority.iii. All signs must be provided in accordance with PART 6. |
| <hr/> | |
| d. Communications facilities and towers: | Communications facilities and towers shall provide design elements to ensure a seamless integration with the surrounding community, to the satisfaction of the Development Authority. |

4. SITE REGULATIONS

- | | |
|--------------------------------------|---|
| a. Minimum lot area: | <ul style="list-style-type: none">i. For single detached dwellings: 560.0 m².ii. For duplexes and semi-detached dwellings, per dwelling unit: 335.0 m².iii. For row housing, per internal dwelling unit: 150.0 m².iv. For row housing, per end dwelling unit: 200.0 m².v. For apartments, per building: 800.0 m².vi. For apartments, per dwelling unit:<ul style="list-style-type: none">a. Bachelor: 75.0 m².b. 1 bedroom: 98.0 m².c. 2 bedrooms: 135.0 m².d. 3+ bedrooms: 135.0 m².vii. For other uses: as required by the Development Authority. |
|--------------------------------------|---|

Part 3: Land Use Maps and Districts

Residential High Density (R3) District

- b. Minimum lot width:
 - i. For single detached dwellings: 15.0 m.
 - ii. For duplexes and semi-detached dwellings, per dwelling unit: 9.0 m.
 - iii. For row housing, per internal dwelling unit: 5.0 m.
 - iv. For row housing, per end dwelling unit: 6.0 m.
 - v. For apartments: 20.0 m.
 - vi. For all other uses: as required by the Development Authority.

5. BUILDING REGULATIONS

- a. Maximum height:
 - i. For apartments: 15.0 m or 3 storeys, whichever is shorter.
 - ii. For all other uses: as allowed by the Development Authority.
- b. Minimum required setback:
 - i. For single detached dwellings, duplexes (per dwelling unit), semi-detached dwellings, and row housing:
 - a. Front: 7.5 m.
 - b. Rear: 7.5 m.
 - c. Side: 1.2 m, or 10% of the lot width but no less than 1.2 m, at the discretion of the Development Authority.
 - ii. Notwithstanding [PART 3.6.5\(b\)\(i\)\(c\)](#) above:
 - a. On lots without direct access to a lane, if the dwelling does not have an attached garage, one side yard shall be a minimum of 3.0 m.
 - b. Corner lots shall have a minimum side yard of 4.5 m adjacent to road or highway.
 - iii. For apartments:
 - a. Front: 9.0 m.
 - b. Rear: 9.0 m.
 - c. Side: 3.0 m, or 40% of the building height, or 15% of the lot width, whichever is greater, but in no instance shall it be less than 3.0 m.
 - iv. Notwithstanding [PART 3.6.5\(b\)\(ii\)\(c\)](#) above, adjacent to a R1 District, the minimum required side yard shall be 4.0 m.
 - v. For all other uses: as required by the Development Authority.
 - vi. All setbacks are subject to the requirements provided by Alberta Transportation.

Part 3: Land Use Maps and Districts

Residential High Density (R3) District

c. Minimum floor area:

- i. For single detached dwellings: 65.0 m².
- ii. For duplexes and semi-detached dwellings, per dwelling unit: 55.0 m².
- iii. For row housing, per dwelling unit: 55.0 m².
- iv. For apartments, per dwelling unit:
- v. Bachelor: 35.0 m².
 - a. 1 bedroom: 45.0 m².
 - b. 2 bedrooms: 55.0 m².
 - c. 3+ bedrooms: 65.0 m².
 - d. For all other uses: as required by the Development Authority.
- vi. Maximum lot coverage:
 - a. As allowed by the Development Authority.

d. Maximum lot coverage

- i. The total lot coverage shall not exceed 50% of the lot area, inclusive of principal buildings, attached structures such as garages and decks, and any other accessory buildings.
- ii. Notwithstanding [PART 3.6.5\(d\)\(i\)](#) above, accessory buildings shall not cover more than 12% of the total lot area.

6. RESIDENTIAL DENSITY

a. Maximum density:

- i. For row housing: 40.0 units/ha.
- ii. For all other uses: as required by the Development Authority.

Part 3: Land Use Maps and Districts

Residential High Density (R3) District

7. ADDITIONAL REGULATIONS

- a. **Additional regulations relating to apartments:**
 - i. Landscaping: the minimum landscaped area shall be 10% of the lot area.
 - ii. Garbage storage: garbage shall be stored in weatherproof and animal proof containers, screened from adjacent lots and roads, and located in accessible spots.
 - iii. General regulations for amenity areas:
 - a. An apartment development shall have a landscaped, outdoor amenity area for the enjoyment and recreation of the residents of the apartment.
 - b. Side yards and parking areas shall not be considered as part of or contributing to any amenity area.
 - c. The required amenity area shall be the sum of the areas identified in [PART 3.6.7\(a\)\(iv\)](#) below.
 - iv. Minimum required amenity area:
 - a. Bachelor: 20.0 m².
 - b. 1 bedroom: 28.0 m².
 - c. 2 bedrooms: 70.0 m².
 - d. 3+ bedrooms: 93.0 m².

b. Fences:	Fences shall be developed in accordance with PART 4.10 .
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c. Landscaping:	Landscaping shall be provided in accordance with PART 4.14 .
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d. Grading and drainage:	Grading and drainage of the site shall be provided in accordance with PART 4.9 .
---------------------------------	--

e. Others:	Other regulations shall be as required by the Development Authority.
-------------------	--

3.7 RESIDENTIAL MANUFACTURED HOME SUBDIVISION DISTRICT (RMH1)

1. PURPOSE

To permit development of manufactured home subdivisions in which each manufactured home is located on a separately registered lot.



Part 3: Land Use Maps and Districts

Residential Manufactured Home Subdivision (RMH1) District

2. USES

AGRICULTURAL USES

Abattoir	-
Agricultural Industry	-
Agricultural Operation	-
Agricultural Production	-
Agriculture, Extensive	-
Agriculture, Intensive	-
Confined Feeding Operation	-
Greenhouse and Plant Nursery	-
Livestock Sales Yard	-

RESIDENTIAL USES

Dwelling, Apartment	-
Dwelling, Duplex	-
Dwelling, Modular	P
Dwelling, Row Housing	-
Dwelling, Semi-Detached	-
Dwelling, Single Detached	D
Suite, Garage	-
Suite, Garden	-
Suite, Secondary	-
Manufactured Home	P
Manufactured Home Park	-
Manufactured Home Subdivision	P

LODGING USES

Bed and Breakfast Establishment	-
Boarding and Lodging House	-
Group Care Home	-
Hotel	-
Motel	-
Supportive Living Facility	-

COMMERCIAL USES

Adult Use	-
Alcohol Sales	-
Animal Breeding and/or Boarding Facility	-
Auctioneering Establishment	-
Automotive and Equipment Repair Shop, Heavy	-

Automotive and Equipment Repair Shop, Light	-
Automotive and Recreational Vehicles Sales/Rental, Heavy	-
Automotive and Recreational Vehicles Sales/Rental, Light	-
Automotive Body Repair and/or Paint Shop	-
Bulk Fuel Storage and Sales	-
Bus Depot	-
Business Support Services	-
Cannabis Store	-
Car Wash	-
Commercial Business Centre	-
Commercial School	-
Communications Facility	D
Communications Tower, Small	P
Contractor Service, General	-
Contractor Service, Limited	-
Crematorium	-
Drinking Establishment	-
Drive-In Business	-
Drive-In Restaurant	-
Eating Establishment	-
Entertainment and Cultural Establishment	-
Equipment Rental	-
Fleet Services	-
Funeral Service	-
Gas Bar	-
General Retail Establishment	-
Highway Commercial Use	-
Home Occupation, Major	D
Home Occupation, Minor	P
Household Repair Service	-
Mixed Use Development	-
Neighbourhood Commercial Development	D
Office Use	-
Personal Service Facility	-
Private Club	-
Recreational Vehicle Storage	-
Retail Store, Convenience	-
Retail Store, General	-
Service Station	-
Servicing Establishment	-
Shopping Centre	-

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Part 3: Land Use Maps and Districts

Residential Manufactured Home Subdivision (RMH1) District

Show Home	D
Sidewalk Café	-
Storage Facility	-
Storage, Indoor	-
Storage, Outdoor	-
Truck and Recreational Vehicle Sales/Rental	-
Vehicle and Equipment Repair	-
Vehicle and Equipment Sales/Rentals	-
Veterinary Clinic, Major	-
Veterinary Clinic, Minor	-
Warehouse	-

INDUSTRIAL USES

Automotive wrecking establishment	-
Cannabis Facility	-
Industrial Use, Heavy	-
Industrial Use, Light	-
Industrial Use, Medium	-
Industrial Use, Petrochemical	-
Industrial Vehicle and Heavy Equipment Sales/Rental	-
Licensed Medical Marijuana Production Facility ..	-
Licensed Industrial Hemp Production Facility	-
Manufacturing/Processing Facility	-
Natural Resource Extraction	-
Oilfield Support Services	-
Suite, Surveillance	-
Trucking and Cartage Establishment	-
Work Camp	-

INSTITUTIONAL USES

Amusement Establishment, Indoor	-
Amusement Establishment, Outdoor	-
Apiary	P
Campground	-
Campground, Recreational Vehicle	-
Campground, Recreational Vehicle, Seasonal	-
Campground, Recreational Vehicle, Work Camp ..	-
Cemetery	-
Child Care Facility	D
Community Garden	D
Community Service Facility	-
Day Home	P

Detention and Correction Services	-
Government Services	D
Health Service	-
Health Service, Extended	-
Landfill	-
Library and Cultural Exhibit	-
Natural Environment Preserve	-
Place of Worship	D
Private Camp	-
Protective and Emergency Services	-
Public Education Facility	-
Public Park	P
Public or Quasi-Public Building	-
Public or Quasi-Public Use	D
Public Use	-
Public Utility, Major	D
Public Utility, Minor	D
Public Utility, Building	D
Recreational Facility, Indoor	-
Recreational Facility, Outdoor	-
Recycling Depot	-
Recycling Facility	-

OTHER USES

Accessory Building	P
Accessory Use	-
Intermodal Storage Container	-
Off-Street Parking Lot	-
Solar Energy Collection System	P
Temporary Building	-
Temporary Use	-
Wind Energy Conversion System, Large	-
Wind Energy Conversion System, Micro	P
Wind Energy Conversion System, Small	-

SIGNS

Sign, A-Frame	-
Sign, Canopy	-
Sign, Electronic	-
Sign, Fascia	-
Sign, Freestanding	D
Sign, Inflatable	-
Sign, Neighbourhood Identification	D

Part 3: Land Use Maps and Districts

Residential Manufactured Home Subdivision (RMH1) District

Sign, Off-Site..... -
Sign, Projecting..... -
Sign, Roof -

Sign, Temporary..... -
Sign, Window..... D

Permitted Use	P
Discretionary Use	D
Not Allowed in this District	-

Part 3: Land Use Maps and Districts

Residential Manufactured Home Subdivision (RMH1) District

3. USE REGULATIONS

- | | |
|---|--|
| a. Land Use Bylaw Amendment | The list of land uses provided within this District cannot be varied by the Development Authority. If a proposed land use or development is not listed as either a permitted or discretionary use a Land Use Bylaw amendment will be required. |
| <hr/> | |
| b. Accessory buildings: | Accessory buildings shall be developed in accordance with PART 5.1 . |
| <hr/> | |
| c. Signs: | <ul style="list-style-type: none">i. Signs may only be allowed for Major Home Occupations and institutional uses, at the discretion of the Development Authority.ii. Notwithstanding PART 3.7.3(c)(i) above, neighbourhood identification signs may be allowed for residential uses, at the discretion of the Development Authority.iii. All signs must be provided in accordance with PART 6. |
| <hr/> | |
| d. Communications facilities and towers: | Communications facilities and towers shall provide design elements to ensure a seamless integration with the surrounding community, to the satisfaction of the Development Authority. |

4. SITE REGULATIONS

- | | |
|------------------------------|--|
| a. Minimum lot area: | <ul style="list-style-type: none">i. For single detached dwellings: 560.0 m².ii. For manufactured homes: 460.0 m².iii. For other uses: as required by the Development Authority. |
| <hr/> | |
| b. Minimum lot width: | <ul style="list-style-type: none">i. For single detached dwellings: 15.0 m.ii. For manufactured homes: 15.0 m.iii. For all other uses: as required by the Development Authority. |

Part 3: Land Use Maps and Districts

Residential Manufactured Home Subdivision (RMH1) District

5. BUILDING REGULATIONS

- | | |
|------------------------------|---|
| a. Maximum height: | <ul style="list-style-type: none">i. For manufactured homes: 6.0 m.ii. For all other uses: as allowed by the Development Authority. |
| <hr/> | |
| b. Minimum required setback: | <ul style="list-style-type: none">i. For single detached dwellings:<ul style="list-style-type: none">a. Front: 7.5 m.b. Rear: 7.5 m.c. Side: 1.2 m, or 10% of the lot width but no less than 1.2 m, at the discretion of the Development Authority.ii. For manufactured homes:<ul style="list-style-type: none">a. Front: 4.5 m.b. Rear: 6.0 m.c. Side: 3.0 m, or 10% of the lot width, but not less than 3.0 m, at the discretion of the Development Authority.iii. Notwithstanding PARTS 3.7.5(b)(i)(c) and 3.6.5(b)(ii)(c), corner lots shall have a minimum side yard of 4.5 m adjacent to road or highway.iv. For all other uses: as required by the Development Authority.v. All setbacks are subject to the requirements provided by Alberta Transportation. |
| <hr/> | |
| c. Minimum floor area: | <ul style="list-style-type: none">i. For single detached dwellings: 65.0 m².ii. For manufactured homes: 65.0 m².iii. For all other uses: as required by the Development Authority. |
| <hr/> | |
| d. Maximum lot coverage: | <ul style="list-style-type: none">i. The total lot coverage shall not exceed 50% of the lot area, inclusive of principal buildings, attached structures such as garages and decks, and any other accessory buildings.ii. Notwithstanding PART 3.7.5(d)(i) above, accessory buildings shall not cover more than 12% of the total lot area. |

Part 3: Land Use Maps and Districts

Residential Manufactured Home Subdivision (RMH1) District

6. ADDITIONAL REGULATIONS

- | | |
|---------------------------------|--|
| a. Fences: | Fences shall be developed in accordance with PART 4.10 . |
| b. Landscaping: | Landscaping shall be provided in accordance with PART 4.14 . |
| c. Grading and drainage: | Grading and drainage of the site shall be provided in accordance with PART 4.9 . |
| d. Others: | Other regulations shall be as required by the Development Authority. |

3.8 RESIDENTIAL MANUFACTURED HOME PARK DISTRICT (RMH2)

1. PURPOSE

To permit and regulate manufactured home parks wherein stalls are provided on a rental or leased basis.



Part 3: Land Use Maps and Districts

Residential Manufactured Home Park (RMH2) District

2. USES

AGRICULTURAL USES

Abattoir	-
Agricultural Industry	-
Agricultural Operation	-
Agricultural Production	-
Agriculture, Extensive	-
Agriculture, Intensive	-
Confined Feeding Operation	-
Greenhouse and Plant Nursery	-
Livestock Sales Yard	-

RESIDENTIAL USES

Dwelling, Apartment	-
Dwelling, Duplex	-
Dwelling, Row Housing	-
Dwelling, Semi-Detached	-
Dwelling, Single Detached	-
Suite, Garage	-
Suite, Garden	-
Suite, Secondary	-
Manufactured Home	P
Manufactured Home Park	P
Manufactured Home Subdivision	-

LODGING USES

Bed and Breakfast Establishment	-
Boarding and Lodging House	-
Group Care Home	-
Hotel	-
Motel	-
Supportive Living Facility	-

COMMERCIAL USES

Adult Use	-
Alcohol Sales	-
Animal Breeding and/or Boarding Facility	-
Auctioneering Establishment	-
Automotive and Equipment Repair Shop, Heavy	-
Automotive and Equipment Repair Shop, Light	-

Automotive and Recreational Vehicles	
Sales/Rental, Heavy	-
Automotive and Recreational Vehicles	
Sales/Rental, Light	-
Automotive Body Repair and/or Paint Shop	-
Bulk Fuel Storage and Sales	-
Bus Depot	-
Business Support Services	-
Cannabis Store	-
Car Wash	-
Commercial Business Centre	-
Commercial School	-
Communications Facility	D
Communications Tower, Small	P
Contractor Service, General	-
Contractor Service, Limited	-
Crematorium	-
Drinking Establishment	-
Drive-In Business	-
Drive-In Restaurant	-
Eating Establishment	-
Entertainment and Cultural Establishment	-
Equipment Rental	-
Fleet Services	-
Funeral Service	-
Gas Bar	-
General Retail Establishment	-
Highway Commercial Use	-
Home Occupation, Major	D
Home Occupation, Minor	P
Household Repair Service	-
Mixed Use Development	-
Neighbourhood Commercial Development	D
Office Use	-
Personal Service Facility	-
Private Club	-
Recreational Vehicle Storage	-
Retail Store, Convenience	-
Retail Store, General	-
Service Station	-
Servicing Establishment	-
Shopping Centre	-
Show Home	D

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Part 3: Land Use Maps and Districts

Residential Manufactured Home Park (RMH2) District

Sidewalk Café	-
Storage Facility	-
Storage, Indoor	-
Storage, Outdoor	-
Truck and Recreational Vehicle Sales/Rental	-
Vehicle and Equipment Repair	-
Vehicle and Equipment Sales/Rentals	-
Veterinary Clinic, Major	-
Veterinary Clinic, Minor	-
Warehouse	-

INDUSTRIAL USES

Automotive wrecking establishment	-
Cannabis Facility	-
Industrial Use, Heavy	-
Industrial Use, Light	-
Industrial Use, Medium	-
Industrial Use, Petrochemical	-
Industrial Vehicle and Heavy Equipment Sales/Rental	-
Licensed Medical Marijuana Production Facility ..	-
Licensed Industrial Hemp Production Facility	-
Manufacturing/Processing Facility	-
Natural Resource Extraction	-
Oilfield Support Services	-
Suite, Surveillance	-
Trucking and Cartage Establishment	-
Work Camp	-

INSTITUTIONAL USES

Amusement Establishment, Indoor	-
Amusement Establishment, Outdoor	-
Apiary	P
Campground	-
Campground, Recreational Vehicle	-
Campground, Recreational Vehicle, Seasonal	-
Campground, Recreational Vehicle, Work Camp ..	-
Cemetery	-
Child Care Facility	D
Community Garden	D
Community Service Facility	-
Day Home	P
Detention and Correction Services	-

Government Services	D
Health Service	-
Health Service, Extended	-
Landfill	-
Library and Cultural Exhibit	-
Natural Environment Preserve	-
Place of Worship	D
Private Camp	-
Protective and Emergency Services	-
Public Education Facility	-
Public Park	P
Public or Quasi-Public Building	-
Public or Quasi-Public Use	D
Public Use	-
Public Utility, Major	D
Public Utility, Minor	D
Public Utility, Building	D
Recreational Facility, Indoor	-
Recreational Facility, Outdoor	-
Recycling Depot	-
Recycling Facility	-

OTHER USES

Accessory Building	P
Accessory Use	-
Intermodal Storage Container	-
Off-Street Parking Lot	-
Solar Energy Collection System	P
Temporary Building	-
Temporary Use	-
Wind Energy Conversion System, Large	-
Wind Energy Conversion System, Micro	P
Wind Energy Conversion System, Small	-

SIGNS

Sign, A-Frame	-
Sign, Canopy	-
Sign, Electronic	-
Sign, Fascia	-
Sign, Freestanding	D
Sign, Inflatable	-
Sign, Neighbourhood Identification	D
Sign, Off-Site	D

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Part 3: Land Use Maps and Districts

Residential Manufactured Home Park (RMH2) District

Sign, Projecting..... -
Sign, Roof -
Sign, Temporary -

Sign, Window..... D

Permitted Use	P
Discretionary Use	D
Not Allowed in this District	-

Part 3: Land Use Maps and Districts

Residential Manufactured Home Park (RMH2) District

3. USE REGULATIONS

- | | |
|---|--|
| a. Land Use Bylaw Amendment: | The list of land uses provided within this District cannot be varied by the Development Authority. If a proposed land use or development is not listed as either a permitted or discretionary use a Land Use Bylaw amendment will be required. |
| <hr/> | |
| b. Accessory buildings: | Accessory buildings shall be developed in accordance with PART 5.1 . |
| <hr/> | |
| c. Signs: | <ul style="list-style-type: none">i. Signs may only be allowed for Major Home Occupations and institutional uses, at the discretion of the Development Authority.ii. Notwithstanding PART 3.8.3(c)(i) above, neighbourhood identification signs may be allowed for residential uses, at the discretion of the Development Authority.iii. All signs must be provided in accordance with PART 6. |
| <hr/> | |
| d. Communications facilities and towers: | Communications facilities and towers shall provide design elements to ensure a seamless integration with the surrounding community, to the satisfaction of the Development Authority. |

4. SITE REGULATIONS

- | | |
|--|--|
| a. Minimum lot area: | 1.2 ha. |
| <hr/> | |
| b. Minimum manufactured home stall area: | <ul style="list-style-type: none">i. For single wide manufactured homes: 370.0 m².ii. For double wide manufactured homes: 420.0 m². |
| <hr/> | |
| c. Minimum manufactured home stall width: | <ul style="list-style-type: none">i. For single wide manufactured homes: 370.0 m².ii. For double wide manufactured homes: 420.0 m². |

Part 3: Land Use Maps and Districts

Residential Manufactured Home Park (RMH2) District

5. BUILDING REGULATIONS

- | | |
|-------------------------------------|---|
| a. Maximum height: | i. For manufactured homes: 6.0 m.
ii. For all other uses: as allowed by the Development Authority. |
| <hr/> | |
| b. Minimum required setback: | i. For manufactured home stalls:

a. Front: 3.0 m.
b. Rear: 3.0 m.
c. Side: 3.0 m.

ii. Notwithstanding PART 3.8.5(b)(i)(c) above, corner lots shall have a minimum side yard of 4.5 m adjacent to road or highway.
iii. For all other uses: as required by the Development Authority.
iv. All setbacks are subject to the requirements provided by Alberta Transportation. |
| <hr/> | |
| c. Maximum lot coverage: | i. The total lot coverage shall not exceed 50% of the lot area, inclusive of principal buildings, attached structures such as garages and decks, and any other accessory buildings.
ii. Notwithstanding PART 3.8.5(c)(i) above, accessory buildings shall not cover more than 12% of the total lot area. |

6. RESIDENTIAL DENSITY

- | | |
|----------------------------|--|
| a. Maximum density: | 20.0 manufactured home stalls/ha per stage of development. |
|----------------------------|--|

7. ADDITIONAL REGULATIONS

- | | |
|---------------------------------|--|
| a. Fences: | Fences shall be developed in accordance with PART 4.10 . |
| <hr/> | |
| b. Landscaping: | Landscaping shall be provided in accordance with PART 4.14 . |
| <hr/> | |
| c. Grading and drainage: | Grading and drainage of the site shall be provided in accordance with PART 4.9 . |
| <hr/> | |
| d. Others: | Other regulations shall be as required by the Development Authority. |

Part 3: Land Use Maps and Districts

Central Commercial (C1) District

3.9 CENTRAL COMMERCIAL DISTRICT (C1)

1. PURPOSE

The general purpose of this District is to permit intensive commercial and mixed use developments, and create employment opportunities in downtown St. Paul.



Part 3: Land Use Maps and Districts

Central Commercial (C1) District

2. USES

AGRICULTURAL USES

Abattoir	-
Agricultural Industry	-
Agricultural Operation	-
Agricultural Production	-
Agriculture, Extensive	-
Agriculture, Intensive	-
Confined Feeding Operation	-
Greenhouse and Plant Nursery	-
Livestock Sales Yard	-

RESIDENTIAL USES

Dwelling, Apartment	D
Dwelling, Duplex	-
Dwelling, Row Housing	-
Dwelling, Semi-Detached	-
Dwelling, Single Detached	-
Suite, Garage	-
Suite, Garden	-
Suite, Secondary	-
Manufactured Home	-
Manufactured Home Park	-
Manufactured Home Subdivision	-

LODGING USES

Bed and Breakfast Establishment	D
Boarding and Lodging House	D
Group Care Home	-
Hotel	P
Motel	D
Supportive Living Facility	-

COMMERCIAL USES

Adult Use	D
Alcohol Sales	D
Animal Breeding and/or Boarding Facility	-
Auctioneering Establishment	P
Automotive and Equipment Repair Shop, Heavy	D
Automotive and Equipment Repair Shop, Light ...	P

Automotive and Recreational Vehicles	
Sales/Rental, Heavy	-
Automotive and Recreational Vehicles	
Sales/Rental, Light	D
Automotive Body Repair and/or Paint Shop	-
Bulk Fuel Storage and Sales	-
Bus Depot	D
Business Support Services	P
Cannabis Store	D
Car Wash	-
Commercial Business Centre	D
Commercial School	P
Communications Facility	P
Communications Tower, Small	P
Contractor Service, General	-
Contractor Service, Limited	D
Crematorium	P
Drinking Establishment	P
Drive-In Business	-
Drive-In Restaurant	-
Eating Establishment	P
Entertainment and Cultural Establishment	P
Equipment Rental	D
Fleet Services	D
Funeral Service	P
Gas Bar	P
General Retail Establishment	P
Highway Commercial Use	-
Home Occupation, Major	-
Home Occupation, Minor	-
Household Repair Service	-
Mixed Use Development	D
Neighbourhood Commercial Development	D
Office Use	P
Personal Service Facility	P
Private Club	D
Recreational Vehicle Storage	-
Retail Store, Convenience	P
Retail Store, General	P
Service Station	-
Servicing Establishment	-
Shopping Centre	D
Show Home	-

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Part 3: Land Use Maps and Districts

Central Commercial (C1) District

Sidewalk Café	P
Storage Facility	D
Storage, Indoor	D
Storage, Outdoor	D
Truck and Recreational Vehicle Sales/Rental	D
Vehicle and Equipment Repair	D
Vehicle and Equipment Sales/Rentals	D
Veterinary Clinic, Major	P
Veterinary Clinic, Minor	P
Warehouse	D

INDUSTRIAL USES

Automotive wrecking establishment	-
Cannabis Facility	D
Industrial Use, Heavy	-
Industrial Use, Light	-
Industrial Use, Medium	-
Industrial Use, Petrochemical	-
Industrial Vehicle and Heavy Equipment Sales/Rental	-
Licensed Medical Marijuana Production Facility ..	-
Licensed Industrial Hemp Production Facility	-
Manufacturing/Processing Facility	-
Natural Resource Extraction	-
Oilfield Support Services	-
Suite, Surveillance	D
Trucking and Cartage Establishment	-
Work Camp	-

INSTITUTIONAL USES

Amusement Establishment, Indoor	P
Amusement Establishment, Outdoor	-
Apiary	-
Campground	-
Campground, Recreational Vehicle	-
Campground, Recreational Vehicle, Seasonal	-
Campground, Recreational Vehicle, Work Camp ..	-
Cemetery	-
Child Care Facility	D
Community Garden	D
Community Service Facility	P
Day Home	D
Detention and Correction Services	-

Government Services	P
Health Service	P
Health Service, Extended	D
Landfill	-
Library and Cultural Exhibit	P
Natural Environment Preserve	-
Place of Worship	D
Private Camp	-
Protective and Emergency Services	-
Public Education Facility	D
Public Park	P
Public or Quasi-Public Building	P
Public or Quasi-Public Use	D
Public Use	D
Public Utility, Major	P
Public Utility, Minor	P
Public Utility, Building	P
Recreational Facility, Indoor	P
Recreational Facility, Outdoor	-
Recycling Depot	-
Recycling Facility	-

OTHER USES

Accessory Building	P
Accessory Use	D
Intermodal Storage Container	P
Off-Street Parking Lot	D
Solar Energy Collection System	P
Temporary Building	-
Temporary Use	-
Wind Energy Conversion System, Large	P
Wind Energy Conversion System, Micro	P
Wind Energy Conversion System, Small	P

SIGNS

Sign, A-Frame	P
Sign, Canopy	P
Sign, Electronic	D
Sign, Fascia	P
Sign, Freestanding	P
Sign, Inflatable	P
Sign, Neighbourhood Identification	-
Sign, Off-Site	D

Part 3: Land Use Maps and Districts

Central Commercial (C1) District

Sign, Projecting.....	P
Sign, Roof	P
Sign, Temporary	P
Sign, Window	P

Permitted Use	P
Discretionary Use	D
Not Allowed in this District	-

Part 3: Land Use Maps and Districts

Central Commercial (C1) District

3. USE REGULATIONS

a. [Land Use Bylaw Amendment:](#)

The list of land uses provided within this District cannot be varied by the Development Authority. If a proposed land use or development is not listed as either a permitted or discretionary use a Land Use Bylaw amendment will be required.

b. [Auctioneering establishments:](#)

All goods shall be stored and displayed indoors.

c. [Automotive and equipment repair shops:](#)

- i. Products for sale must be stored and displayed indoors.
- ii. Any outdoor storage and parked vehicles shall be appropriately screened to the satisfaction of the Development Authority.
- iii. Wrecked vehicles and mechanical equipment shall not be placed in the front yard.

4. SITE REGULATIONS

a. [Minimum lot width:](#)

7.5 m.

b. [Minimum lot area:](#)

240.0 m².

5. BUILDING REGULATIONS

a. [Maximum height:](#)

As allowed by the Development Authority.

b. [Minimum required setback:](#)

- i. Front: 1.5 m, except where the Development Authority may deem it unnecessary considering existing development.
- ii. Rear: 1.5 m. None on those rear lines adjacent to land in a Commercial District. If the rear line is adjacent to a Residential District, the minimum rear yard shall be 1.5 m.
- iii. Side: 3.0 m. None on those rear lines adjacent to land in a Commercial District. If the side line is adjacent to any other District, the minimum side yard shall be 1.5 m.
- iv. All setbacks are subject to the requirements provided by Alberta Transportation.

Part 3: Land Use Maps and Districts

Central Commercial (C1) District

- c. [Maximum lot coverage:](#) As allowed by the Development Authority.

6. ADDITIONAL REGULATIONS

- a. [Special considerations:](#) Where shopping centres or groups of commercial uses are to be built on a single lot or grouping of lots, regulations shall be determined by the Development Authority, who shall deal with the overall scheme for the site, taking into account buildings, access, parking, and the nature of the specific commercial uses.

-
- b. [Dwelling units:](#)
- i. Dwelling units within this District may be located either on the second storey of the building or behind the commercial use area, and must comply with the Alberta Building Code and any other Provincial and Municipal regulations.
 - ii. The dwelling units shall not change the outward appearance of the building used for commercial purposes.
 - iii. The minimum floor area for the dwelling unit shall be as required for apartments in the R3 District.

-
- c. [Pedestrian orientation:](#)
- i. Through innovative architecture and large windows at street-level, development in this District shall create and maintain a significant pedestrian orientation in keeping with the intent and purpose of this District.
 - ii. No building in this District shall be in excess of 38.0 m (125.0 ft.) in width unless pedestrian entranceways are provided for at least every 38.0 m (125.0 ft.) of frontage.
 - iii. Architectural amenities shall include pedestrian walkways, brick, or other approved decorative paving, coordinated pedestrian scale lighting, benches, trash receptacles, small scale landscape treatments, and major architectural features at entranceways and focal points of the development (e.g. arch, gateway, bell tower, fountain).
 - iv. Sidewalks are required at all developments which abut any road.

Part 3: Land Use Maps and Districts

Central Commercial (C1) District

d. [Exterior building design:](#)

- i. All exterior walls of any main or accessory building shall be composed of the same architectural building façade materials.
- ii. Exterior building facades shall be composed of natural materials such as wood, brick, stucco, or stone.
- iii. When renovations, alterations, or additions are made to an existing building within this District, the exterior building facades of the entire building shall be brought into compliance with this subsection.

e. [Corner sites and visibility:](#)

[PART 4.6](#) does not apply to sites within the C1 District.

f. [Fences:](#)

Fences shall be developed in accordance with [PART 4.10](#).

g. [Landscaping:](#)

Landscaping shall be provided in accordance with [PART 4.14](#).

h. [Grading and drainage:](#)

Grading and drainage of the site shall be provided in accordance with [PART 4.9](#).

i. [Others:](#)

Other regulations shall be as required by the Development Authority.

Part 3: Land Use Maps and Districts

General Commercial (C2) District

3.10 GENERAL COMMERCIAL DISTRICT (C2)

1. PURPOSE

To permit a wide range of vehicle-oriented commercial activities requiring highway or arterial visibility and/or a large site area.



Part 3: Land Use Maps and Districts

General Commercial (C2) District

2. USES

AGRICULTURAL USES

Abattoir	-
Agricultural Industry	-
Agricultural Operation	-
Agricultural Production	-
Agriculture, Extensive	-
Agriculture, Intensive	-
Confined Feeding Operation	-
Greenhouse and Plant Nursery	P
Livestock Sales Yard	-

RESIDENTIAL USES

Dwelling, Apartment	D
Dwelling, Duplex	-
Dwelling, Row Housing	-
Dwelling, Semi-Detached	-
Dwelling, Single Detached	-
Suite, Garage	-
Suite, Garden	-
Suite, Secondary	-
Manufactured Home	-
Manufactured Home Park	-
Manufactured Home Subdivision	-

LODGING USES

Bed and Breakfast Establishment	D
Boarding and Lodging House	D
Group Care Home	-
Hotel	P
Motel	P
Supportive Living Facility	D

COMMERCIAL USES

Adult Use	-
Alcohol Sales	D
Animal Breeding and/or Boarding Facility	-
Auctioneering Establishment	P
Automotive and Equipment Repair Shop, Heavy	P
Automotive and Equipment Repair Shop, Light ...	P

Automotive and Recreational Vehicles	
Sales/Rental, Heavy	P
Automotive and Recreational Vehicles	
Sales/Rental, Light	P
Automotive Body Repair and/or Paint Shop	D
Bulk Fuel Storage and Sales	-
Bus Depot	D
Business Support Services	P
Cannabis Store	-
Car Wash	P
Commercial Business Centre	P
Commercial School	P
Communications Facility	P
Communications Tower, Small	P
Contractor Service, General	D
Contractor Service, Limited	D
Crematorium	P
Drinking Establishment	P
Drive-In Business	P
Drive-In Restaurant	P
Eating Establishment	P
Entertainment and Cultural Establishment	P
Equipment Rental	D
Fleet Services	D
Funeral Service	P
Gas Bar	P
General Retail Establishment	P
Highway Commercial Use	P
Home Occupation, Major	-
Home Occupation, Minor	-
Household Repair Service	-
Mixed Use Development	D
Neighbourhood Commercial Development	-
Office Use	P
Personal Service Facility	P
Private Club	D
Recreational Vehicle Storage	-
Retail Store, Convenience	P
Retail Store, General	P
Service Station	P
Servicing Establishment	D
Shopping Centre	D
Show Home	-

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Part 3: Land Use Maps and Districts

General Commercial (C2) District

Sidewalk Café	P
Storage Facility	D
Storage, Indoor	D
Storage, Outdoor	P
Truck and Recreational Vehicle Sales/Rental	P
Vehicle and Equipment Repair	P
Vehicle and Equipment Sales/Rentals	P
Veterinary Clinic, Major	D
Veterinary Clinic, Minor	P
Warehouse	P

INDUSTRIAL USES

Automotive wrecking establishment	-
Cannabis Facility	-
Industrial Use, Heavy	-
Industrial Use, Light	-
Industrial Use, Medium	-
Industrial Use, Petrochemical	-
Industrial Vehicle and Heavy Equipment Sales/Rental	D
Licensed Medical Marijuana Production Facility ..	-
Licensed Industrial Hemp Production Facility	-
Manufacturing/Processing Facility	-
Natural Resource Extraction	-
Oilfield Support Services	-
Suite, Surveillance	D
Trucking and Cartage Establishment	D
Work Camp	-

INSTITUTIONAL USES

Amusement Establishment, Indoor	P
Amusement Establishment, Outdoor	-
Apiary	-
Campground	-
Campground, Recreational Vehicle	-
Campground, Recreational Vehicle, Seasonal	-
Campground, Recreational Vehicle, Work Camp ..	-
Cemetery	-
Child Care Facility	D
Community Garden	D
Community Service Facility	P
Day Home	-
Detention and Correction Services	-

Government Services	P
Health Service	P
Health Service, Extended	D
Landfill	-
Library and Cultural Exhibit	P
Natural Environment Preserve	-
Place of Worship	D
Private Camp	-
Protective and Emergency Services	-
Public Education Facility	D
Public Park	P
Public or Quasi-Public Building	P
Public or Quasi-Public Use	P
Public Use	D
Public Utility, Major	P
Public Utility, Minor	P
Public Utility, Building	P
Recreational Facility, Indoor	P
Recreational Facility, Outdoor	-
Recycling Depot	P
Recycling Facility	D

OTHER USES

Accessory Building	P
Accessory Use	D
Intermodal Storage Container	P
Off-Street Parking Lot	D
Solar Energy Collection System	P
Temporary Building	-
Temporary Use	-
Wind Energy Conversion System, Large	-
Wind Energy Conversion System, Micro	-
Wind Energy Conversion System, Small	-

SIGNS

Sign, A-Frame	P
Sign, Canopy	P
Sign, Electronic	P
Sign, Fascia	P
Sign, Freestanding	P
Sign, Inflatable	P
Sign, Neighbourhood Identification	-
Sign, Off-Site	D

Part 3: Land Use Maps and Districts

General Commercial (C2) District

Sign, Projecting..... P
Sign, Roof P
Sign, Temporary D

Sign, Window..... P

Permitted Use	P
Discretionary Use	D
Not Allowed in this District	-

Part 3: Land Use Maps and Districts

General Commercial (C2) District

3. USE REGULATIONS

a. Land Use Bylaw Amendment:	The list of land uses provided within this District cannot be varied by the Development Authority. If a proposed land use or development is not listed as either a permitted or discretionary use a Land Use Bylaw amendment will be required.
b. Auctioneering establishments:	All goods shall be stored and displayed indoors.
c. Automotive and equipment repair shops:	i. Products for sale shall be stored and displayed indoors. ii. Any outdoor storage and parked vehicles shall be appropriately screened to the satisfaction of the Development Authority. iii. Wrecked vehicles and mechanical equipment shall not be placed in the front yard.
d. Contractor services:	All materials, equipment, and vehicles shall be placed in the rear yard and screened to the satisfaction of the Development Authority.
e. Outdoor storage:	Outdoor storage facilities shall be screened to the satisfaction of the Development Authority.
f. Vehicle and equipment repair:	Wrecked vehicles shall be located in the rear or side yards of the site and shall be screened to the satisfaction of the Development Authority.
g. Recycling depot and facilities:	i. All storage shall be provided indoors. ii. Recycling depot and facilities shall provide design elements to ensure a seamless integration with the surrounding community, to the satisfaction of the Development Authority.

4. SITE REGULATIONS

a. Minimum lot area:	240.0 m ² .
b. Minimum lot width:	7.5 m.

Part 3: Land Use Maps and Districts

General Commercial (C2) District

5. BUILDING REGULATIONS

a. Maximum height:	As allowed by the Development Authority.
b. Minimum required setback:	i. Front: 7.5 m, except where the Development Authority may deem it unnecessary considering existing development. ii. Rear: 7.5 m, or as required by the Development Authority. iii. Side: 1.5 m. None on those rear lines adjacent to land in a Commercial District. If the side line is adjacent to any other District, the minimum side yard shall be 1.5 m. iv. All setbacks are subject to the requirements provided by Alberta Transportation.
c. Maximum lot coverage:	As allowed by the Development Authority.

6. ADDITIONAL REGULATIONS

a. Special considerations:	Where shopping centres or groups of commercial uses are to be built on a single lot or grouping of lots, regulations shall be determined by the Development Authority, who shall deal with the overall scheme for the site, taking into account buildings, access, parking, and the nature of the specific commercial uses.
b. Obnoxious/nuisance uses:	No use shall be established that, in the opinion of the Development Authority, is or will become obnoxious or a nuisance.
c. Others:	Other regulations shall be as required by the Development Authority.

Part 3: Land Use Maps and Districts

Industrial (M) District

3.11 INDUSTRIAL DISTRICT (M)

1. PURPOSE

To provide opportunities for light industrial and manufacturing uses, with heavier industry permitted in approved locations.



Part 3: Land Use Maps and Districts

Industrial (M) District

2. USES

AGRICULTURAL USES

Abattoir	D
Agricultural Industry	P
Agricultural Operation	-
Agricultural Production	-
Agriculture, Extensive	-
Agriculture, Intensive	-
Confined Feeding Operation	-
Greenhouse and Plant Nursery	P
Livestock Sales Yard	-

RESIDENTIAL USES

Dwelling, Apartment	-
Dwelling, Duplex	-
Dwelling, Row Housing	-
Dwelling, Semi-Detached	-
Dwelling, Single Detached	-
Suite, Garage	-
Suite, Garden	-
Suite, Secondary	-
Manufactured Home	-
Manufactured Home Park	-
Manufactured Home Subdivision	-

LODGING USES

Bed and Breakfast Establishment	-
Boarding and Lodging House	-
Group Care Home	-
Hotel	-
Motel	-
Supportive Living Facility	-

COMMERCIAL USES

Adult Use	-
Alcohol Sales	D
Animal Breeding and/or Boarding Facility	P
Auctioneering Establishment	P
Automotive and Equipment Repair Shop, Heavy	P
Automotive and Equipment Repair Shop, Light ...	P

Automotive and Recreational Vehicles	
Sales/Rental, Heavy	P
Automotive and Recreational Vehicles	
Sales/Rental, Light	P
Automotive Body Repair and/or Paint Shop	P
Bulk Fuel Storage and Sales	D
Bus Depot	P
Business Support Services	P
Cannabis Store	-
Car Wash	P
Commercial Business Centre	-
Commercial School	P
Communications Facility	P
Communications Tower, Small	P
Contractor Service, General	P
Contractor Service, Limited	P
Crematorium	P
Drinking Establishment	P
Drive-In Business	D
Drive-In Restaurant	D
Eating Establishment	D
Entertainment and Cultural Establishment	D
Equipment Rental	P
Fleet Services	P
Funeral Service	-
Gas Bar	-
General Retail Establishment	P
Highway Commercial Use	-
Home Occupation, Major	-
Home Occupation, Minor	-
Household Repair Service	-
Mixed Use Development	P
Neighbourhood Commercial Development	-
Office Use	P
Personal Service Facility	P
Private Club	P
Recreational Vehicle Storage	P
Retail Store, Convenience	P
Retail Store, General	P
Service Station	P
Servicing Establishment	P
Shopping Centre	-
Show Home	-

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Part 3: Land Use Maps and Districts

Industrial (M) District

Storage Facility	P
Storage, Indoor	P
Storage, Outdoor	P
Truck and Recreational Vehicle Sales/Rental	P
Vehicle and Equipment Repair	P
Vehicle and Equipment Sales/Rentals	P
Veterinary Clinic, Major	P
Veterinary Clinic, Minor	P
Warehouse	P

INDUSTRIAL USES

Automotive wrecking establishment	D
Cannabis Facility	D
Industrial Use, Heavy	D
Industrial Use, Light	P
Industrial Use, Medium	D
Industrial Use, Petrochemical	D
Industrial Vehicle and Heavy Equipment Sales/Rental	P
Licensed Medical Marijuana Production Facility..	-
Licensed Industrial Hemp Production Facility	P
Manufacturing/Processing Facility	-
Natural Resource Extraction	-
Oilfield Support Services	D
Suite, Surveillance	P
Trucking and Cartage Establishment	P
Work Camp	-

INSTITUTIONAL USES

Amusement Establishment, Indoor	P
Amusement Establishment, Outdoor	D
Apiary	-
Campground	-
Campground, Recreational Vehicle	-
Campground, Recreational Vehicle, Seasonal	-
Campground, Recreational Vehicle, Work Camp ..	-
Cemetery	-
Child Care Facility	D
Community Garden	D
Community Service Facility	-
Day Home	-
Detention and Correction Services	D
Government Services	P

Health Service	P
Health Service, Extended	D
Landfill	-
Library and Cultural Exhibit	P
Natural Environment Preserve	-
Place of Worship	-
Private Camp	-
Protective and Emergency Services	-
Public Education Facility	D
Public Park	P
Public or Quasi-Public Building	-
Public or Quasi-Public Use	P
Public Use	-
Public Utility, Major	P
Public Utility, Minor	P
Public Utility, Building	P
Recreational Facility, Indoor	P
Recreational Facility, Outdoor	D
Recycling Depot	P
Recycling Facility	P

OTHER USES

Accessory Building	P
Accessory Use	D
Intermodal Storage Container	P
Off-Street Parking Lot	-
Solar Energy Collection System	P
Temporary Building	-
Temporary Use	-
Wind Energy Conversion System, Large	-
Wind Energy Conversion System, Micro	-
Wind Energy Conversion System, Small	-

SIGNS

Sign, A-Frame	P
Sign, Canopy	P
Sign, Electronic	P
Sign, Fascia	P
Sign, Freestanding	P
Sign, Inflatable	P
Sign, Neighbourhood Identification	-
Sign, Off-Site	D
Sign, Projecting	P

Part 3: Land Use Maps and Districts

Industrial (M) District

Sign, Roof	P
Sign, Temporary	D
Sign, Window	P

Permitted Use	P
Discretionary Use	D
Not Allowed in this District	-

Part 3: Land Use Maps and Districts

Industrial (M) District

3. USE REGULATIONS

- | | |
|--|--|
| a. Land Use Bylaw Amendment: | The list of land uses provided within this District cannot be varied by the Development Authority. If a proposed land use or development is not listed as either a permitted or discretionary use a Land Use Bylaw amendment will be required. |
| <hr/> | |
| b. Automotive and equipment repair shops: | <ul style="list-style-type: none">i. Products for sale must be stored and displayed indoors.ii. Any outdoor storage and parked vehicles shall be appropriately screened to the satisfaction of the Development Authority.iii. Wrecked vehicles and mechanical equipment shall not be placed in the front yard. |
| <hr/> | |
| c. Contractor services: | All materials, equipment, and vehicles shall be placed in the rear yard and screened to the satisfaction of the Development Authority. |
| <hr/> | |
| d. Recycling facilities: | <ul style="list-style-type: none">i. Recycling facilities shall provide design elements to ensure a seamless integration with the surrounding community, to the satisfaction of the Development Authority. |
| <hr/> | |
| e. Others: | As required by the Development Authority. |

4. SITE REGULATIONS

- | | |
|------------------------------|---|
| a. Minimum lot width: | 25.0 m. |
| <hr/> | |
| b. Minimum lot area: | As required by the Development Authority. |

Part 3: Land Use Maps and Districts

Industrial (M) District

5. BUILDING REGULATIONS

a. **Maximum height:** 15.0 m, or as allowed by the Development Authority.

b. **Minimum required setback:**

- i. Front: 7.5 m.
- ii. Rear: 7.5 m.
- iii. Side: 3.0 m.
- iv. All setbacks are subject to the requirements provided by Alberta Transportation.

c. **Maximum lot coverage:** As allowed by the Development Authority.

6. ADDITIONAL REGULATIONS

a. **Others:** Other regulations shall be as required by the Development Authority.

Part 3: Land Use Maps and Districts

Community (P) District

3.12 COMMUNITY DISTRICT (P)

1. PURPOSE

To permit the development of active and passive recreational uses, and allow for an opportunity for schools.



Part 3: Land Use Maps and Districts

Community (P) District

2. USES

AGRICULTURAL USES

Abattoir	-
Agricultural Industry	D
Agricultural Operation	-
Agricultural Production	-
Agriculture, Extensive	-
Agriculture, Intensive	-
Confined Feeding Operation	-
Greenhouse and Plant Nursery	-
Livestock Sales Yard	-

RESIDENTIAL USES

Dwelling, Apartment	-
Dwelling, Duplex	-
Dwelling, Row Housing	-
Dwelling, Semi-Detached	-
Dwelling, Single Detached	-
Suite, Garage	-
Suite, Garden	-
Suite, Secondary	-
Manufactured Home	-
Manufactured Home Park	-
Manufactured Home Subdivision	-

LODGING USES

Bed and Breakfast Establishment	-
Boarding and Lodging House	D
Group Care Home	-
Hotel	-
Motel	-
Supportive Living Facility	-

COMMERCIAL USES

Adult Use	-
Alcohol Sales	-
Animal Breeding and/or Boarding Facility	-
Auctioneering Establishment	-
Automotive and Equipment Repair Shop, Heavy	-
Automotive and Equipment Repair Shop, Light	-

Automotive and Recreational Vehicles Sales/Rental, Heavy	-
Automotive and Recreational Vehicles Sales/Rental, Light	-
Automotive Body Repair and/or Paint Shop	-
Bulk Fuel Storage and Sales	-
Bus Depot	-
Business Support Services	-
Cannabis Store	-
Car Wash	-
Commercial Business Centre	-
Commercial School	P
Communications Facility	P
Communications Tower, Small	P
Contractor Service, General	-
Contractor Service, Limited	-
Crematorium	-
Drinking Establishment	-
Drive-In Business	-
Drive-In Restaurant	-
Eating Establishment	-
Entertainment and Cultural Establishment	D
Equipment Rental	-
Fleet Services	-
Funeral Service	-
Gas Bar	-
General Retail Establishment	-
Highway Commercial Use	-
Home Occupation, Major	-
Home Occupation, Minor	-
Household Repair Service	-
Mixed Use Development	-
Neighbourhood Commercial Development	-
Office Use	-
Personal Service Facility	-
Private Club	-
Recreational Vehicle Storage	-
Retail Store, Convenience	-
Retail Store, General	-
Service Station	-
Servicing Establishment	-
Shopping Centre	-
Show Home	-

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Part 3: Land Use Maps and Districts

Community (P) District

Storage Facility	-
Storage, Indoor	-
Storage, Outdoor	-
Truck and Recreational Vehicle Sales/Rental	-
Vehicle and Equipment Repair	-
Vehicle and Equipment Sales/Rentals	-
Veterinary Clinic, Major	-
Veterinary Clinic, Minor	-
Warehouse	-

INDUSTRIAL USES

Automotive wrecking establishment	-
Cannabis Facility	-
Industrial Use, Heavy	-
Industrial Use, Light	-
Industrial Use, Medium	-
Industrial Use, Petrochemical	-
Industrial Vehicle and Heavy Equipment Sales/Rental	-
Licensed Medical Marijuana Production Facility ..	-
Licensed Industrial Hemp Production Facility	-
Manufacturing/Processing Facility	-
Natural Resource Extraction	-
Oilfield Support Services	-
Suite, Surveillance	-
Trucking and Cartage Establishment	-
Work Camp	-

INSTITUTIONAL USES

Amusement Establishment, Indoor	-
Amusement Establishment, Outdoor	-
Apiary	-
Campground	D
Campground, Recreational Vehicle	-
Campground, Recreational Vehicle, Seasonal	-
Campground, Recreational Vehicle, Work Camp ..	-
Cemetery	-
Child Care Facility	D
Community Garden	D
Community Service Facility	P
Day Home	-
Detention and Correction Services	-
Government Services	-

Health Service	-
Health Service, Extended	D
Landfill	-
Library and Cultural Exhibit	D
Natural Environment Preserve	P
Place of Worship	-
Private Camp	-
Protective and Emergency Services	-
Public Education Facility	P
Public Park	P
Public or Quasi-Public Building	P
Public or Quasi-Public Use	-
Public Use	-
Public Utility, Major	P
Public Utility, Minor	P
Public Utility, Building	P
Recreational Facility, Indoor	P
Recreational Facility, Outdoor	P
Recycling Depot	-
Recycling Facility	-

OTHER USES

Accessory Building	P
Accessory Use	-
Intermodal Storage Container	D
Off-Street Parking Lot	-
Solar Energy Collection System	P
Temporary Building	D
Temporary Use	D
Wind Energy Conversion System, Large	-
Wind Energy Conversion System, Micro	-
Wind Energy Conversion System, Small	-

SIGNS

Sign, A-Frame	-
Sign, Canopy	D
Sign, Electronic	D
Sign, Fascia	D
Sign, Freestanding	D
Sign, Inflatable	-
Sign, Neighbourhood Identification	-
Sign, Off-Site	D
Sign, Projecting	-

Part 3: Land Use Maps and Districts

Community (P) District

Sign, Roof D

Sign, Temporary -

Sign, Window D

Permitted Use	P
Discretionary Use	D
Not Allowed in this District	-

Part 3: Land Use Maps and Districts

Community (P) District

3. USE REGULATIONS

a. [Land Use Bylaw Amendment:](#)

The list of land uses provided within this District cannot be varied by the Development Authority. If a proposed land use or development is not listed as either a permitted or discretionary use a Land Use Bylaw amendment will be required.

b. [Others:](#)

Other regulations shall be as required by the Development Authority.

4. SITE REGULATIONS

As required by the Development Authority.

5. BUILDING REGULATIONS

As required by the Development Authority.

6. ADDITIONAL REGULATIONS

Other regulations shall be as required by the Development Authority.

Part 3: Land Use Maps and Districts

Institutional (I) District

3.13 INSTITUTIONAL DISTRICT (I)

1. PURPOSE

To permit development of either a publicly or privately owned facility which provides services to the community.



Part 3: Land Use Maps and Districts

Institutional (I) District

2. USES

AGRICULTURAL USES

Abattoir	-
Agricultural Industry	-
Agricultural Operation	-
Agricultural Production	-
Agriculture, Extensive	-
Agriculture, Intensive	-
Confined Feeding Operation	-
Greenhouse and Plant Nursery	-
Livestock Sales Yard	-

RESIDENTIAL USES

Dwelling, Apartment	-
Dwelling, Duplex	-
Dwelling, Row Housing	-
Dwelling, Semi-Detached	-
Dwelling, Single Detached	D
Suite, Garage	-
Suite, Garden	-
Suite, Secondary	-
Manufactured Home	-
Manufactured Home Park	-
Manufactured Home Subdivision	-

LODGING USES

Bed and Breakfast Establishment	-
Boarding and Lodging House	D
Group Care Home	-
Hotel	-
Motel	-
Supportive Living Facility	P

COMMERCIAL USES

Adult Use	-
Alcohol Sales	-
Animal Breeding and/or Boarding Facility	-
Auctioneering Establishment	-
Automotive and Equipment Repair Shop, Heavy	-
Automotive and Equipment Repair Shop, Light	-

Automotive and Recreational Vehicles	
Sales/Rental, Heavy	-
Automotive and Recreational Vehicles	
Sales/Rental, Light	-
Automotive Body Repair and/or Paint Shop	-
Bulk Fuel Storage and Sales	-
Bus Depot	-
Business Support Services	-
Cannabis Store	-
Car Wash	-
Commercial Business Centre	-
Commercial School	-
Communications Facility	P
Communications Tower, Small	P
Contractor Service, General	-
Contractor Service, Limited	-
Crematorium	-
Drinking Establishment	-
Drive-In Business	-
Drive-In Restaurant	-
Eating Establishment	-
Entertainment and Cultural Establishment	-
Equipment Rental	-
Fleet Services	-
Funeral Service	-
Gas Bar	-
General Retail Establishment	-
Highway Commercial Use	-
Home Occupation, Major	-
Home Occupation, Minor	-
Household Repair Service	-
Mixed Use Development	-
Neighbourhood Commercial Development	-
Office Use	D
Personal Service Facility	-
Private Club	-
Recreational Vehicle Storage	-
Retail Store, Convenience	-
Retail Store, General	-
Service Station	-
Servicing Establishment	-
Shopping Centre	-
Show Home	-

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Part 3: Land Use Maps and Districts

Institutional (I) District

Sidewalk Café	D
Storage Facility	-
Storage, Indoor	-
Storage, Outdoor	-
Truck and Recreational Vehicle Sales/Rental	-
Vehicle and Equipment Repair	-
Vehicle and Equipment Sales/Rentals	-
Veterinary Clinic, Major	-
Veterinary Clinic, Minor	-
Warehouse	-

INDUSTRIAL USES

Automotive wrecking establishment	-
Cannabis Facility	-
Industrial Use, Heavy	-
Industrial Use, Light	-
Industrial Use, Medium	-
Industrial Use, Petrochemical	-
Industrial Vehicle and Heavy Equipment Sales/Rental	-
Licensed Medical Marijuana Production Facility ..	-
Licensed Industrial Hemp Production Facility	-
Manufacturing/Processing Facility	-
Natural Resource Extraction	-
Oilfield Support Services	-
Suite, Surveillance	-
Trucking and Cartage Establishment	-
Work Camp	-

INSTITUTIONAL USES

Amusement Establishment, Indoor	-
Amusement Establishment, Outdoor	-
Apiary	-
Campground	-
Campground, Recreational Vehicle	-
Campground, Recreational Vehicle, Seasonal	-
Campground, Recreational Vehicle, Work Camp ..	-
Cemetery	P
Child Care Facility	P
Community Garden	D
Community Service Facility	P
Day Home	-
Detention and Correction Services	D

Government Services	P
Health Service	P
Health Service, Extended	P
Landfill	-
Library and Cultural Exhibit	P
Natural Environment Preserve	D
Place of Worship	P
Private Camp	-
Protective and Emergency Services	P
Public Education Facility	P
Public Park	P
Public or Quasi-Public Building	P
Public or Quasi-Public Use	P
Public Use	-
Public Utility, Major	P
Public Utility, Minor	P
Public Utility, Building	P
Recreational Facility, Indoor	P
Recreational Facility, Outdoor	P
Recycling Depot	-
Recycling Facility	-

OTHER USES

Accessory Building	P
Accessory Use	-
Intermodal Storage Container	D
Off-Street Parking Lot	-
Solar Energy Collection System	P
Temporary Building	D
Temporary Use	D
Wind Energy Conversion System, Large	-
Wind Energy Conversion System, Micro	-
Wind Energy Conversion System, Small	-

SIGNS

Sign, A-Frame	-
Sign, Canopy	P
Sign, Electronic	P
Sign, Fascia	P
Sign, Freestanding	P
Sign, Inflatable	-
Sign, Neighbourhood Identification	-

Part 3: Land Use Maps and Districts

Institutional (I) District

Sign, Off-Site..... -	Sign, Temporary..... -
Sign, Projecting..... -	Sign, Window..... -
Sign, Roof -	

Permitted Use	P
Discretionary Use	D
Not Allowed in this District	-

Part 3: Land Use Maps and Districts

Institutional (I) District

3. USE REGULATIONS

a. [Land Use Bylaw Amendment:](#)

The list of land uses provided within this District cannot be varied by the Development Authority. If a proposed land use or development is not listed as either a permitted or discretionary use a Land Use Bylaw amendment will be required.

b. [Others:](#)

Other regulations shall be as required by the Development Authority.

4. SITE REGULATIONS

As required by the Development Authority.

5. BUILDING REGULATIONS

As required by the Development Authority.

6. ADDITIONAL REGULATIONS

Other regulations shall be as required by the Development Authority.

Part 3: Land Use Maps and Districts

Controlled Urban Development District – CUD

3.14 CONTROLLED URBAN DEVELOPMENT DISTRICT (CUD)

1. PURPOSE

To allow for limited agricultural, recreational, and low-intensity development on the urban fringe, while preventing land use incompatibilities and fragmentation and preserving the integrity and development efficiency of such lands until they are ready for urban development.



Part 3: Land Use Maps and Districts

Controlled Urban Development District – CUD

2. USES

AGRICULTURAL USES

Abattoir	-
Agricultural Industry	D
Agricultural Operation	-
Agricultural Production	-
Agriculture, Extensive	P
Agriculture, Intensive	-
Confined Feeding Operation	-
Greenhouse and Plant Nursery	P
Livestock Sales Yard	-

RESIDENTIAL USES

Dwelling, Apartment	-
Dwelling, Duplex	-
Dwelling, Row Housing	-
Dwelling, Semi-Detached	-
Dwelling, Single Detached	D
Suite, Garage	-
Suite, Garden	-
Suite, Secondary	P
Manufactured Home	-
Manufactured Home Park	-
Manufactured Home Subdivision	-

LODGING USES

Bed and Breakfast Establishment	D
Boarding and Lodging House	D
Group Care Home	-
Hotel	-
Motel	-
Supportive Living Facility	-

COMMERCIAL USES

Adult Use	-
Alcohol Sales	-
Animal Breeding and/or Boarding Facility	-
Auctioneering Establishment	-
Automotive and Equipment Repair Shop, Heavy	-
Automotive and Equipment Repair Shop, Light	-

Automotive and Recreational Vehicles	
Sales/Rental, Heavy	-
Automotive and Recreational Vehicles	
Sales/Rental, Light	-
Automotive Body Repair and/or Paint Shop	-
Bulk Fuel Storage and Sales	-
Bus Depot	-
Business Support Services	-
Cannabis Store	-
Car Wash	-
Commercial Business Centre	-
Commercial School	-
Communications Facility	P
Communications Tower, Small	P
Contractor Service, General	-
Contractor Service, Limited	-
Crematorium	-
Drinking Establishment	-
Drive-In Business	-
Drive-In Restaurant	-
Eating Establishment	-
Entertainment and Cultural Establishment	D
Equipment Rental	-
Fleet Services	-
Funeral Service	-
Gas Bar	-
General Retail Establishment	-
Highway Commercial Use	-
Home Occupation, Major	D
Home Occupation, Minor	P
Household Repair Service	-
Mixed Use Development	-
Neighbourhood Commercial Development	-
Office Use	-
Personal Service Facility	-
Private Club	-
Recreational Vehicle Storage	D
Retail Store, Convenience	-
Retail Store, General	-
Service Station	-
Servicing Establishment	-
Shopping Centre	-
Show Home	D

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Part 3: Land Use Maps and Districts

Controlled Urban Development District – CUD

Storage Facility	-
Storage, Indoor	-
Storage, Outdoor	D
Truck and Recreational Vehicle Sales/Rental	-
Vehicle and Equipment Repair	-
Vehicle and Equipment Sales/Rentals	-
Veterinary Clinic, Major	-
Veterinary Clinic, Minor	-
Warehouse	-

INDUSTRIAL USES

Automotive wrecking establishment	-
Cannabis Facility	-
Industrial Use, Heavy	-
Industrial Use, Light	D
Industrial Use, Medium	D
Industrial Use, Petrochemical	-
Industrial Vehicle and Heavy Equipment Sales/Rental	-
Licensed Medical Marijuana Production Facility ..	-
Licensed Industrial Hemp Production Facility	-
Manufacturing/Processing Facility	-
Natural Resource Extraction	D
Oilfield Support Services	-
Suite, Surveillance	-
Trucking and Cartage Establishment	-
Work Camp	-

INSTITUTIONAL USES

Amusement Establishment, Indoor	-
Amusement Establishment, Outdoor	D
Apiary	-
Campground	-
Campground, Recreational Vehicle	-
Campground, Recreational Vehicle, Seasonal	-
Campground, Recreational Vehicle, Work Camp ..	-
Cemetery	-
Child Care Facility	-
Community Garden	D
Community Service Facility	-
Day Home	-
Detention and Correction Services	-
Government Services	D

Health Service	-
Health Service, Extended	D
Landfill	-
Library and Cultural Exhibit	-
Natural Environment Preserve	P
Place of Worship	-
Private Camp	D
Protective and Emergency Services	-
Public Education Facility	D
Public Park	D
Public or Quasi-Public Building	-
Public or Quasi-Public Use	D
Public Use	-
Public Utility, Major	D
Public Utility, Minor	D
Public Utility, Building	D
Recreational Facility, Indoor	-
Recreational Facility, Outdoor	D
Recycling Depot	-
Recycling Facility	-

OTHER USES

Accessory Building	P
Accessory Use	-
Intermodal Storage Container	P
Off-Street Parking Lot	-
Solar Energy Collection System	D
Temporary Building	D
Temporary Use	D
Wind Energy Conversion System, Large	-
Wind Energy Conversion System, Micro	-
Wind Energy Conversion System, Small	-

SIGNS

Sign, A-Frame	-
Sign, Canopy	-
Sign, Electronic	-
Sign, Fascia	D
Sign, Freestanding	D
Sign, Inflatable	P
Sign, Neighbourhood Identification	-
Sign, Off-Site	D
Sign, Projecting	-

Part 3: Land Use Maps and Districts

Controlled Urban Development District – CUD

Sign, Roof -

Sign, Temporary D

Sign, Window..... -

Per mitted Use	P
Discretionary Use	D
Not Allowed in this District	-

Part 3: Land Use Maps and Districts

Controlled Urban Development District – CUD

3. USE REGULATIONS

a. Land Use Bylaw Amendment:	The list of land uses provided within this District cannot be varied by the Development Authority. If a proposed land use or development is not listed as either a permitted or discretionary use a Land Use Bylaw amendment will be required.
b. Single detached dwellings:	Single detached dwellings shall only be accommodated on parcels of land for which a development permit for this use was issued prior to the adoption of this Bylaw.
c. Discretionary uses:	i. The Development Authority shall not approve Discretionary Uses that would be prejudicial to the future economical subdivision, servicing, and development of such lands for future urban use on a planned basis. ii. The Development Officer may specify the length of time a use is permitted in this Zone, having regard to the intent of PART 3.14.3(d)(i) above, and the staging of servicing and general residential development of the subject land.
d. Public education facilities:	Public Education Facilities shall only be allowed in sites that are designated as a school or park site by an Area Structure Plan.
e. Others:	Other regulations shall be as required by the Development Authority.

4. SITE REGULATIONS

a. Site Area	The minimum Site Area shall be 8 ha.
b. Others:	Other regulations shall be as required by the Development Authority.

Part 3: Land Use Maps and Districts

Controlled Urban Development District – CUD

5. BUILDING REGULATIONS

- | | |
|--------------------|--|
| a. Building Height | The maximum building Height shall not exceed 10.0 m, excluding buildings or structures for Agricultural Industry, Extensive Agriculture, Greenhouse and Plant Nursery, and Natural Resource Extraction uses. |
|--------------------|--|

- | | |
|-----------------------------|---|
| b. Minimum required setback | <ul style="list-style-type: none"> i. Front: 7.5 m. ii. Rear: 7.5 m. iii. Side: 7.5. iv. All setbacks are subject to the requirements provided by Alberta Transportation. |
|-----------------------------|---|

- c. Others: Other regulations shall be as required by the Development Authority.

PART 4: GENERAL REGULATIONS

The regulations included in this [PART](#) shall apply to all Districts, unless the District regulations state otherwise, in which case the District regulations shall prevail.

4.1 ACCESS FROM STREETS AND LANES

1. All off-street parking areas shall be designed and constructed by the applicant, and provide:
 - a. parking stalls in accordance with the Parking and Loading Provisions of this Land Use Bylaw;
 - b. adequate access to an exit from the parking area for the vehicles it is intended to serve by means of clearly defined driveways; and
 - c. adequate access to an exit from each stall at all times by means of clearly defined manoeuvring aisles designed to the satisfaction of the Development Authority and Director of Public Works.
2. All access points shall be designed and built according to the General Municipal Servicing Standards to the satisfaction of the Development Authority and Director of Public Works. Plans should be submitted to the Town first for review and approval before construction is started.

PART 4: GENERAL REGULATIONS

4.2 AMENITY AREAS

Where required in any District, private outdoor and/or communal amenity areas shall be provided in accordance with the following:

1. Private outdoor amenity areas shall be designed for the occupants of an individual dwelling unit and shall:
 - a. be located immediately adjacent to the dwelling it is intended to serve;
 - b. be landscaped and surfaced for outdoor activities;
 - c. be of a width and depth of at least 4.0 m; and
 - d. be developed as open space unencumbered by any accessory buildings or future additions.
2. Notwithstanding [PART 4.2.1](#) above, balconies may be considered private outdoor amenity areas provided they are unenclosed and have a minimum depth of 2.0 m.
3. Communal amenity areas shall be designed for the recreational use of all residents of the development or for the use and enjoyment of the public in the case of a non-residential development. The area shall be indoor or outdoor space, or a combination thereof, including but not limited to landscaped courtyards, public seating areas, swimming pools, fitness rooms, party rooms, games rooms, and play areas complete with equipment.
4. In multi-family dwelling developments of 15 dwelling units or more, a minimum communal amenity area of 2.5 m² per dwelling unit shall be provided and be developed as play space or other communal recreation space, and be aggregated into areas of not less than 50.0 m².
5. In multi-family dwelling developments, at least 10% of the amenity area required on the site shall be provided for recreational purposes; and in multi-family dwelling developments of 15 units or more, recreational equipment shall be provided on this area to the satisfaction of the Development Authority. This requirement may be relaxed at the discretion of the Development Authority where indoor recreational facilities are provided.

PART 4: GENERAL REGULATIONS

4.3 ARCHITECTURAL TREATMENT OF BUILDINGS

1. The design, siting, external finish, architectural appearance, and landscaping of all buildings, including any accessory buildings or structures and signs, and any reconstruction shall:
 - a. be compatible with other buildings in the vicinity to the satisfaction of the Development Authority; unless the building is setting a new standard for the District in which it is located;
 - b. be suited to the purpose of the District in which it is located; and
 - c. comply with the provision of any statutory plan applicable to the design, character, or appearance of the building.

PART 4: GENERAL REGULATIONS

4.4 BARELAND CONDOMINIUM

1. A bareland condominium unit must comply with all the general regulations of this Bylaw and with the regulations applicable to the District within which the bareland condominium unit is located as if the unit were a lot or site.
2. In addition to the applicable requirements stated in [PARTS 7.4](#) and [7.11](#), an application for a bareland condominium subdivision or development shall include a comprehensive site plan, including, but not limited to:
 - a. north arrow;
 - b. proposed front, side, and rear yard setbacks for all new structures;
 - c. legal description of the lot(s) (by lot, block, and registered plan number), roads, rights-of-way, easements, known floodplains, top of bank, and watercourses within or abutting the lot;
 - d. location of existing and proposed municipal and private local improvements, principal building and other structures including accessory buildings, garages, carports, fences, driveways, paved areas, and major landscaped areas including buffering and screening areas where provided;
 - e. the grades of the adjacent streets, lanes, and sewers servicing the property, where available;
 - f. lot grading plans illustrating the proposed lot drainage and surface elevations of all new buildings; and
 - g. setbacks for existing and proposed development from areas with steep slopes, the top of bank from any watercourse, or identified high water mark of any watercourse.
3. For the purposes of this Bylaw, a bareland condominium plan is a plan of subdivision and shall comply with all requirements for a subdivision, including, but not limited to:
 - a. adequate pedestrian and vehicle access;
 - b. provision of supply of water, electrical power, gas and sanitary sewer and storm drainage; and
 - c. sequencing and timing of construction of all buildings and servicing.
4. In the case where a bareland condominium subdivision is served by a private road, the following shall apply:
 - a. a private road includes a lot, bareland condominium unit, common property or portion of common property that may be created pursuant to the Condominium Property Act, RSA 2000, c. C-22, created for the purpose of vehicular access and circulation throughout the subdivision or development, including a bridge and any structure incidental to the road;
 - b. for the sole purpose of applying the regulations of this section, a private road shall be deemed to be the same as a public road;
 - c. the private road must allow for the safe and efficient movement of emergency vehicles and transit/industry bus services and be designed to a standard acceptable to the County; and
 - d. where the physical parameters of the private road exceed the legally prescribed boundary of the private road, the boundary of the private road shall be deemed to be the edge of the carriageway or sidewalk parallel with the carriageway.
5. With the exception of common property lines on semi-detached or attached units, no building on a bare land condominium unit may encroach on any property line, utility easement or right-of-way.

PART 4: GENERAL REGULATIONS

4.5 CORNER AND DOUBLE FRONTING LOTS

1. In determining the location of the front yard on sites abutting two or more roads, the Development Authority shall adhere to the following regulations:
 - a. the front yard shall be the same as the front yard of the abutting lot on the same block; and
 - b. notwithstanding [PART 4.5.1\(a\)](#) above, the Development Authority may require two front yards after considering the location of existing and/or proposed abutting and adjacent developments, and existing and/or proposed access points to the development.
2. For the purpose of [PART 4.5.1\(a\)](#), the front yard of a lot is identified by the narrowest portion of the lot fronting a road, measured from the front lot line to the foremost point of the principal building, as shown in [Figure 1](#). The side yard shall be measured from the side lot line to the side of the principal building, as shown in [Figure 1](#). Any development in the side yard shall be provided in accordance with side yard requirements.



FIGURE 1: CORNER AND DOUBLE FRONTING SITES WITH ONE FRONT YARD

3. Notwithstanding [PART 4.5.2](#) above, if the Development Authority requires a second front yard pursuant to [PART 4.5.1\(b\)](#), that second front yard shall be located in the widest portion of the lot fronting a road, measured from the side lot line to the nearest wall of the principal building as shown in [Figure 2](#). The side yard shall be measured from the side lot line to the back of the principal building, as shown in [Figure 2](#). Any development in the side yard shall be provided in accordance with side yard requirements.

PART 4: GENERAL REGULATIONS

4. The installation of fences in corner and double fronting lots with two front yards shall be in accordance with [PART 4.10.4](#).



FIGURE 2: CORNER AND DOUBLE FRONTING SITES WITH TWO FRONT YARDS

5. Notwithstanding any other provision of this Bylaw, in Residential Districts, where a second front yard is not required on a corner lot, the side yard shall not be less than 3.8 m, as shown in [Figure 1](#).

PART 4: GENERAL REGULATIONS

4.6 CORNER SITES AND VISIBILITY

1. Notwithstanding any other provision of this Bylaw, no person shall place or maintain any object, structure, fence, hedge, shrub, or tree that will obstruct vision:
 - a. above 0.6 m in height on a corner site at the intersection of two roads, or a road and a highway; or
 - b. above 1.0 m in height on a corner site at the intersection of a lane and a road, or a driveway and a road.
2. For the purpose of [PART 4.6.1](#) above, the corner site shall include “visibility triangles” designed to protect site lines.
 - a. A triangle is formed by a straight line drawn between two points on the closest curbs of the intersecting roads 6.0 m from the point where the curbs would meet if extended, as shown in [Figure 3](#).
 - b. Another triangle is formed by a straight line drawn between two points of the closest curbs of an intersecting road and driveway, or road and lane, 3.0 m from the point where the curbs would meet if extended, as shown in [Figure 3](#).
3. If a corner lot is located on a block where a corner cut has been provided, the above corner site requirements may be varied subject to review by the Development Authority.

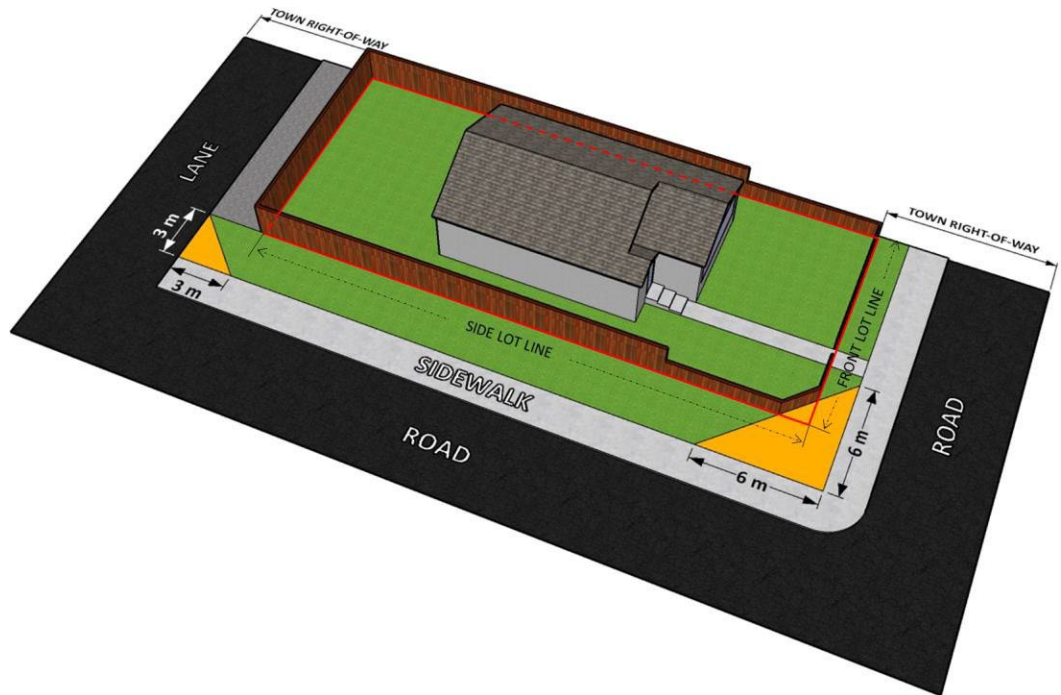


FIGURE 3: CORNER SITES AND VISIBILITY

PART 4: GENERAL REGULATIONS

4. Notwithstanding any other provision of this Bylaw, no sign shall be located within the areas defined in [PART 4.6.2](#), such that any part of the sign is between the heights of 1.0 m and 4.0 m above grade.
5. The provisions of this [PART](#) do not apply in the C1 District.

PART 4: GENERAL REGULATIONS

4.7 DECKS AND BALCONIES

1. Decks, Enclosed Decks, Balconies and Enclosed Balconies are an integral part of the principal building and shall meet all yard setback requirements.
2. Notwithstanding 4.7.1, above, in Residential Districts, Decks and Enclosed Decks may project into required front and rear yard setbacks in accordance with Part 4.21.
3. Where Decks and Enclosed Decks are located within the minimum rear yard setbacks pursuant to 4.21.4, a privacy wall of at least 2.0 m high and not more than 3.0 m high, measured from the surface of the Deck or Enclosed Deck, shall be required by the Development Authority to address privacy concerns on adjacent properties.

A privacy wall means a structure that provides visual screening and is located on a balcony, deck or patio and does not include a fence or railing attached to an accessory building

4. Where a Deck or Enclosed Deck is over 2.0 m above grade, measured from the surface of the Deck or Enclosed Deck to grade adjacent to the principal dwelling, a privacy wall of at least 2.0 m high and not more than 3.0 m high, measured from the surface of the Deck or Enclosed Deck, shall be required on sides facing properties within 1.5 m of the property line.
5. A Development Permit is required for a deck 0.6 m above grade and higher.

PART 4: GENERAL REGULATIONS

4.8 DWELLING UNITS ON A LOT

In the R1, R1A, R1B, RMH1, and CUD District, no permit shall be granted for the erection of more than 1 dwelling unit on a single lot, unless a duplex, secondary suite, garden suite or garage suite is approved on the lot where provided for in this Bylaw. In such instance, no more than 2 dwelling units including any approved suites shall be allowed on a single lot.

PART 4: GENERAL REGULATIONS

4.9 EXCAVATION, STRIPPING, SITE GRADING AND DRAINAGE

1. An applicant for a Development Permit for the excavation, stripping, or grading of land where drainage may be affected, which is proposed without any other development on the same land, shall submit an application with the requirements listed in [PART 7.4.11](#).
2. No grading and drainage measures undertaken as part of a development shall negatively impact adjacent lots by way of flooding or inundation through the redirection of surface water, except where drainage conforms to an acceptable local or subdivision drainage plan. In the event that a development is found to affect neighbouring lands, all mitigation measures required to remedy the problem, including drainage structures, drainage easements and retaining walls, shall be at the offending developer's sole expense.
3. Every building containing a basement shall employ a drainage system to the satisfaction of the Development Officer for the purpose of transferring storm water run-off to the on-street drainage system.
4. In subdivisions registered after January 1, 1993, weeping tiles, and similar appurtenances shall not discharge into sanitary sewers. Weeping tiles may be connected to sumps with pumped discharge directly to ground surface (splash pads will be required). Other alternatives may be submitted to the Development Officer and the Department of Public Works for approval.
5. Where the final lot grades have been established through a Development Agreement, on engineering drawings or by a surveyor's plan, the Development Officer may require the applicant/owner to provide a grading plan indicating the final elevations of the corners of the property, and the front and rear elevations and locations for all buildings.

PART 4: GENERAL REGULATIONS

4.10 FENCES, WALLS, AND HEDGES

1. All non-residential development located adjacent to a Residential District shall be screened from view by means for fencing or landscaping, to the satisfaction of the Development Authority.
2. All Development Permit applications to construct a fence, wall, or hedge shall meet the requirements of [PART 4.6](#), and shall be accompanied by a statutory declaration indicating that the applicant has located the survey pins and accurately determined the boundaries of the property.
3. Unless otherwise provided in this Bylaw, no fence, wall, or hedge shall:
 - a. in a Residential District, be higher than 2.0 m above grade in that portion of the yard between the rear property line and the front façade of the principal building, as shown in [Figure 4](#);
 - b. in a Residential District, be higher than 1.0 m above grade in that portion of the yard between the front property line and the front façade of the principal building, as shown in [Figure 4](#);
 - c. in any District, exceed the corner lot requirements as specified in [PART 4.5](#); or
 - d. in a Residential District, include any electric fences or barbed wire.



FIGURE 4: FENCE HEIGHT IN LOTS WITH ONE FRONT YARD

4. Notwithstanding [PART 4.10.3](#) above, on a corner or double fronting lot located in a Residential District, the height of a fence shall not exceed 2.0 m above grade in the side and rear yards and 1 m above grade in the two front yards, as shown in [Figure 5](#).

PART 4: GENERAL REGULATIONS

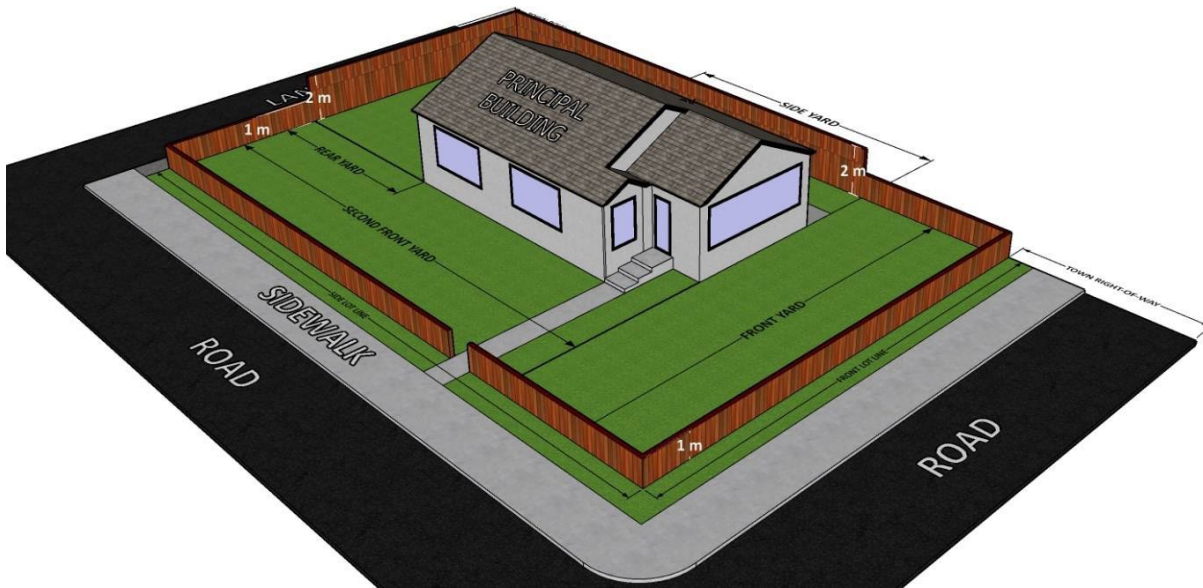


FIGURE 5: FENCE HEIGHT IN LOTS WITH TWO FRONT YARDS

5. For the purposes of [PARTS 4.10.3](#) and [4.10.4](#), the height of fences, walls, or hedges shall be measured from the highest point of the abutting public road or lane, or in cases where a fence is constructed on top of a retaining wall, the combined height of the fence and retaining wall shall not exceed the maximum allowable fence height.

PART 4: GENERAL REGULATIONS

6. Notwithstanding [PART 4.10.5](#) above, the height of a fence in the Industrial and Controlled Urban Development District shall be as determined by the Development Authority, if the fence:
 - a. does not block or impede traffic sight lines at the intersection of two public roads;
 - b. does not block or impede traffic sight lines on the driveway on the lot or from the driveway on the adjoining lots;
 - c. is structurally designed to satisfy the intended height and purpose;
 - d. is physically and visually compatible with adjacent development;
 - e. is not located adjacent to a residence; and/or
 - f. the fence is intended to screen outdoor storage areas, garbage collection areas, and loading or vehicle service areas.
7. In the Industrial District, the Development Authority may allow up to 3 strands of barbed wired on the top of a chain link fence that is at least 2.4 m in height.
8. The regulations in this [PART](#) do not authorize the development of fences on public property or utility rights-of-way. All fences shall be located within an owner's property lines or boundaries.
9. No person shall construct or permit to be constructed retaining walls or fences that adversely or materially affect the grading or the drainage of the lot or of adjoining properties.

PART 4: GENERAL REGULATIONS

4.11 HAZARDOUS MATERIALS

1. No anhydrous ammonia storage shall be allowed within the municipality.
2. Liquefied petroleum gas tanks with a storage capacity exceeding 907.2 kg may only be allowed within the Industrial District at the discretion of the Development Authority.
3. All developments which store, manufacture, or utilize materials or products which may be hazardous due to their flammable or explosive characteristics will comply with Provincial and Federal legislation and regulations.
4. No development in any District shall emit air or water contaminants in excess of the standards prescribed Provincial and Federal legislation and regulations.
5. All commercial or industrial developments involving the following hazardous materials may submit a written description of the materials and operations being undertaken on the site to the Development Authority for review prior to development approval at the time of Development Permit application, or at the time the operation begins using or producing any of the following materials:
 - a. poisonous and infections agents;
 - b. pesticides;
 - c. corrosives and explosives;
 - d. flammable and combustible liquids;
 - e. manures;
 - f. silica, asbestos, and carcinogens; and/or
 - g. radiation.
6. No development shall create or discharge toxic materials and/or air or water contaminants in amounts or quantities that exceed the levels prescribed by Provincial and Federal legislation and regulations.
7. No development shall discharge toxic or noxious materials, such as grease, and/or air or water contaminants:
 - a. across the boundaries of a site;
 - b. through infiltration into the soil;
 - c. into the municipal sewage disposal system; or
 - d. into a water body, any surface water channel, or any below surface water course.

PART 4: GENERAL REGULATIONS

4.12 IDENTIFICATION OF PROPERTY BOUNDARIES

1. This [PART](#) shall apply to private lands adjacent to municipal and/or environmental reserves and public utility lots.
2. As part of the Development Permit application the Development Authority may require property boundaries to be identified by fencing, hedges, earthen berms, or landscaping features to demarcate private and public ownership, or to screen a site to the satisfaction of the Development Authority.

PART 4: GENERAL REGULATIONS

4.13 INDUSTRIAL OPERATIONS

1. All industrial operations, including the production, processing, cleaning, testing, repair, storage, or distribution of any material, shall conform to the following standards:
 - a. Smoke, dust, ash, odour, or toxic gases shall only be released to the atmosphere in such amounts and under such conditions and safeguards as shall have been approved by the Development Authority.
 - b. No industrial operation shall be carried out which would produce glare, heat, noise, or vibration so as to be offensive, in the opinion of the Development Authority, beyond the boundaries of the lot.
 - c. No industrial waste which does not conform to the standards established by the Town of St. Paul shall be discharged into any sewer.

PART 4: GENERAL REGULATIONS

4.14 LANDSCAPING

1. Landscaping in all developments shall be to the satisfaction of the Development Authority and in accordance with the municipality's landscaping standards as stated in [PART 4.14.3](#) hereof. Where a landscaping plan is required with an application for a Development Permit, no landscaping shall commence prior to the plan being approved by the Development Authority.
2. A landscaping deposit fee as established by a policy of Council may be required with the submission of Development Permit applications for residential, commercial, and industrial development. The deposit will be fully refundable after the development is deemed complete by the Development Officer if the landscaping conforms to the approved landscaping plan and meets with the satisfaction of the Development Authority.
3. Landscaping plans shall include the following information which adheres to the following standards:
 - a. the final grading of the area and the placing and spreading of topsoil. In particular:
 - i. the cross slope across boulevards shall be a minimum of 2%; and
 - ii. all areas to be landscaped shall be graded to drain to the road, into catch basins, or into adjacent drainage easements. Under no circumstances shall an area be designed, built, or landscaped to drain from public property onto private property, or from private property onto adjacent private property without appropriate easements;
 - b. all physical features, both existing and proposed, including shrubs and trees identified by their common name, their botanical name, and their size; grassed areas; flower beds; berms showing contours; walls; fences; outdoor furniture; surface utilities; water features; and decorative paving; and
 - c. playground equipment and public seating areas if the area forms part of a communal amenity area.
4. The areas to be landscaped shall include all boulevards, buffer strips, drainage easements, retention and detention ponds, walkways, and playgrounds, and shall conform to the Town's Engineering and Design Standards.
5. When the implementation of landscaping plans is a condition of the approval of a Development Permit, all such landscaping and planting must be carried out, to the satisfaction of the Development Authority, within 1 year from the time the development is available for the occupancy or the commencement of operation of the proposed development.
6. The developer shall be responsible for proper maintenance of the landscaping on public lands associated with the development in accordance with the Town's Engineering and Design Standards. If plant material does not survive a 2-year maintenance period, commencing when the Development Authority determines that the landscaping has been completed in accordance with approved plans, it must be replaced with plant material of similar type and size, at no cost to the municipality.

PART 4: GENERAL REGULATIONS

7. Off-street parking lots in any Commercial District shall be landscaped by the planting of trees in the amount of at least one tree for every 185.0 m² of parking lot area. The trees shall be located within the parking area in landscaped islands and in locations where visibility for the safe movement of persons and traffic is not impaired.
8. Landscaped islands must be:
 - a. designed to protect all plant material from damage;
 - b. raised at least 15.0 cm above finished grade; and
 - c. finished with tree grates, ground cover vegetation, and/or hard landscaping.
9. Notwithstanding [PART 4.14.3](#), in any Commercial District, the requirements for the number of trees may be varied at the discretion of the Development Authority provided that other acceptable forms of landscaping are provided.
10. In the development of multi-family dwellings of fifteen dwelling units or more, a minimum of 3.0 m² or amenity area per dwelling unit shall be provided and aggregated into areas of not less than 50.0 m². This area shall be used as play space or other passive or active recreational space and recreation equipment shall be provided on the area to the satisfaction of the Development Officer.
11. When a commercial or industrial use is proposed adjacent to a Residential District, a landscaped buffer shall be provided and maintained on the site of the commercial or industrial land user between the commercial or industrial use and the Residential District. The buffer may be comprised of any or all of the following: landscaped green space, closed or privacy fencing, trees, and/or a berm. All details of the buffer, including its size, width, and components, shall be to the satisfaction of the Development Authority.
12. Trees shall be planted on all buffers unless otherwise specified by the Development Authority.
13. Unless otherwise specified, plant material required in a landscape plan must meet the following landscaping standards:
 - a. the plant material must be hardy to the municipality and the proposed site. The Horticultural Standards of the Canadian Nursery Trades Association may be used as a reference guide in selecting plants);
 - b. the proportion of deciduous to coniferous trees shall be approximately 60:40, unless the landscaping plan is prepared by a professional landscape architect;
 - c. deciduous trees must have a minimum calliper width of 5.0 cm measured 10.0 cm above the root ball;
 - d. coniferous trees must have a minimum height of 2.0 m at the time of planting; and
 - e. shrub material, if deciduous, must have a minimum height of 60.0 cm when planted and, if coniferous, must have a minimum spread of 40.0 cm when planted.
14. Tree species not currently on the municipality's approved tree species list may be allowed at the discretion of the Development Authority.

PART 4: GENERAL REGULATIONS

15. Landscaping shall be installed so that it will not have a negative impact on above or below ground utilities, or obstruct traffic sight lines.
16. All new residential development:
 - a. shall provide a landscaped yard adjacent to Highway 29 or Highway 881, the width of which shall be determined to the satisfaction of Council and Alberta Transportation; and/or
 - b. may, at the discretion of the Development Authority, provide a landscaped yard or sound abatement fence adjacent to arterial roads.

PART 4: GENERAL REGULATIONS

4.15 LIGHTING

Any lighting proposed to illuminate off-street parking areas, or any other developments, shall be located and arranged so that all direct rays of light are directed down only, and not up, and upon the site only and not on any adjoining lots, all to the satisfaction of the Development Authority.

PART 4: GENERAL REGULATIONS

4.16 LIMITED ACCESS TO MAJOR STREETS

1. No access for vehicles will be permitted from a designated arterial road, or a road which in the opinion of the Development Authority is designed to accommodate major vehicular traffic, to:
 - a. any residential site, unless the access serves three or more dwelling units; or
 - b. any site, unless turning space is provided on the site such that vehicles entering the site may turn before re-entering the street; or
 - c. any site, where in the opinion of the Development Authority, there would be an excessive number of access points onto the street.

PART 4: GENERAL REGULATIONS

4.17 NUISANCE

1. No activity may be undertaken which, in the opinion of the Development Authority, constitutes a nuisance on a private or public site by reason of the generation of noise, vibration, heat, humidity, glare, smoke, dust, other particulate matter, or odour.
2. Sites and buildings in all Districts shall be maintained in a clean and tidy condition, free from all rubbish and debris.
3. Garbage shall be stored in weather-proof and animal-proof containers, shall be placed in a location, or screened from adjacent sites and roads in a manner that is to the satisfaction of the Development Authority, and shall be in a location easily accessible for pick-up.
4. No use or operation shall create noise levels which exceed those requirements and restrictions with the Town's community standards or noise bylaws.
5. Further provisions relating to the control of nuisances may be found in the municipality's Community Standards Bylaw.

PART 4: GENERAL REGULATIONS

4.18 OBJECTS PROHIBITED OR RESTRICTED IN YARDS

1. No person shall keep or permit in any part of any yard in any Residential District:
 - a. any object or chattel which, in the opinion of the Development Authority, is unsightly or tends to adversely affect the amenities of the District in which it is located;
 - b. any excavation, storage or piling up of materials required during construction unless all necessary safety measures are taken, and the owner of such materials or excavation assumes full responsibility to ensure the situation does not prevail any longer than reasonably necessary to complete a particular stage of construction work; or
 - c. any vehicle, loaded or unloaded, excluding recreational vehicles, of a gross vehicle weight in excess of 4800.0 kg for longer than is reasonably necessary to load or unload the vehicle; or
 - d. a recreational vehicle in a front yard unless the recreational vehicle is:
 - i. located on a hard surfaced driveway or parking pad; and
 - ii. the recreational vehicle is removed at the end of the summer camping season (April 1 to October 31) annually.
2. No person shall keep or permit in any part of a yard, adjacent to a dwelling, on a recreational vehicle site or in a recreational vehicle stall either:
 - a. a portable propane tank that is larger than 15.8 kg;
 - b. more than 4 propane tanks; or
 - c. any number of portable propane tanks with a total capacity which exceeds 43.3 kg.
3. Notwithstanding [PART 4.18.2](#) above, the Development Authority may, at its discretion, approve a Development Permit for more than 4 propane tanks, or any number of propane tanks with a capacity which exceeds 91.0 kg to be located on a residential lot provided that:
 - a. the residential lot is greater than 1.2 ha in area, and
 - b. the proponent can prove to the satisfaction of the Development Authority that the location and use of the propane tanks meets acceptable fire code and safety standard.
4. Notwithstanding [PART 4.18.2](#), in a Commercial District, Community or Institutional District, or Controlled Urban Development District, where the applicant for a Development Permit can prove to the satisfaction of the Development Authority that the location and use of the proposed propane tanks meets acceptable fire code and safety standards as well as emergency response requirements, the Development Authority may, at its discretion, allow more than 4 propane tanks or any number of propane tanks with a total capacity which exceeds 91.0 kg to be located either:
 - a. within an individual lot; or
 - b. within a recreational vehicle stall located in an approved recreational vehicle campground and recreational vehicle campground, seasonal.

PART 4: GENERAL REGULATIONS

5. All development applications to allow more than 4 propane tanks, or any number of propane tanks with a total capacity which exceeds 63.5 kg, to be located within individual stalls in approved recreational vehicle campgrounds will be required to include an Emergency Response Plan, prepared by the developer, at no cost to the municipality. The Emergency Response Plan will be circulated to the municipality's Fire Department for approval prior to the issuance of a Development Permit.
6. In addition to the provisions in this [PART](#), no person shall keep or permit in any part of a yard any of the uses identified as restricted or prohibited in [PART 4.11](#).

PART 4: GENERAL REGULATIONS

4.19 ON-SITE AND OFF-SITE SERVICES AND IMPROVEMENTS

1. Where any on-site services or improvements or any off-site local improvements, are required to service a proposed development, a person shall not begin the excavation for the foundation or commence the development until the Development Authority is satisfied that such services or improvements will be undertaken.
2. All future development areas must be serviced to the satisfaction of the Development Authority and be consistent with the requirements of the municipality's public works department and the Town's Engineering and Design Standards.
3. All infrastructure improvement costs associated with the development will be borne by the proponent of the development.

PART 4: GENERAL REGULATIONS

4.20 PARKING AND LOADING PROVISIONS

Notwithstanding the District regulations in effect on a site, the following regulations in [Table 3](#) shall also apply:

1. Parking Space Requirements:
 - a. A building or use shall not be enlarged or added to, nor shall the use be altered unless provision is made, in accordance with this Bylaw, to increase the number of parking stalls or loading spaces required on the total site for which the addition or change in use is proposed.
 - b. Unless otherwise approved by the Development Authority, each development shall provide on its site a parking area containing, at a minimum, the number of parking spaces as indicated in [Table 3](#).

USE OF BUILDING OR SITE	MINIMUM NUMBER OF PARKING SPACES
RESIDENTIAL USES	
Apartments	
• Apartment dwellings with 1 or fewer bedrooms	1.25 per dwelling unit.
• Apartment dwellings with 2 bedrooms	1.50 per dwelling unit.
• Apartment dwellings 3 or more bedrooms	2 per dwelling unit.
Visitor parking	1 per 7 dwelling units.
Boarding and lodging houses, and group care home	1 per sleeping unit in addition to the parking requirements for the primary dwelling.
Senior citizens' homes	2 per 3 dwelling units.
Secondary suites, garage suites	1 per dwelling unit.
All other dwellings (single family, duplex, row housing)	2 per dwelling unit.
Manufactured home parks	2 per manufactured home plus 1 visitor parking space per 7 manufactured homes.
COMMERCIAL USES	
Office uses and government services	1 per 40.0 m ² of gross leasable area.
Health services	1 per 30.0 m ² of gross leasable area or 3 for each full time or part-time professional whichever is greater.
Eating and drinking establishments	
• Eating and drinking establishments (excluding those as noted below)	1 per 4 seating spaces or 1 per 3 employees, whichever is greater.
• Entertainment and cultural establishment	1 per 13.0 m ² of gross leasable area plus 1 per 3 employees on maximum shift.

PART 4: GENERAL REGULATIONS

USE OF BUILDING OR SITE	MINIMUM NUMBER OF PARKING SPACES
Drive-in restaurants	1 for each 3.0 m ² of gross floor area or 1 per 5 seating spaces, whichever is greater. This square meter requirement may be reduced at the discretion of the Development Authority to no less than 1 for each 6.0 m ² of gross floor area where it can be shown that a high proportion of clients will regularly eat food purchased at an off-site location.
Other drive-in businesses	8 spaces, except where more are required under other requirements of this PART .
Hotels and motels	1 per rentable unit plus 1 per 3 employees on maximum shift.
Workcamps	1 per rentable unit plus 1 per 3 employees on maximum shift.
Bed and breakfast establishments	1 per sleeping unit in addition to the parking requirements for the primary dwelling.
Major home occupations	1 in addition to the requirements for the residential use.
Childcare facilities	1 per employee for first 2 employees plus an additional 0.5 per each additional staff member plus 1 per 15 children.
All other commercial uses	
1000 m² or less;	1 space per 30.0 m ² of gross leasable area.
Between 1001 m² and 4000 m²	1 space per 20.0 m ² of gross leasable area.
More than 4000 m²	1 space per 17.0 m ² of gross leasable area. Open space for parking and landscaping shall not be less than 75% of the site.
PLACES OF PUBLIC ASSEMBLY	
Amusement establishments, indoor	1 per 5 seats.
Amusement establishments, outdoors, and recreational facilities	1 per 3 employees plus the requirements for any accessory uses plus any additional requirements at the discretion of the Development Authority.
Places of worship	1 space per 7.5 seating spaces or 1 space per 7.0 m ² used by patrons, whichever is the greater.
Schools	
Elementary and junior high schools	1 space per school hour employee, plus 5 spaces.
High schools	1 space per school employee, plus 1 space for every 20 students.
Commercial schools	1 per on-site student.

PART 4: GENERAL REGULATIONS

USE OF BUILDING OR SITE	MINIMUM NUMBER OF PARKING SPACES
INDUSTRIAL USES	
All industrial uses	1 per employee on maximum shift. This standard may be varied by the Development Authority to no fewer than 1 per 3 employees on maximum shift where it can be shown by the applicant that fewer stalls are required.
INSTITUTIONAL USES	
Extended health service and similar uses	1 per 100.0 m ² of gross floor area or 1 per 4 beds, whichever is greater, plus 1 per 2 employees on maximum shift.
Supportive living facility	1 per 3 beds plus 1 per employee on maximum shift.

TABLE 3: ONSITE PARKING REGULATIONS

- c. In the case of a use not specifically listed in [Table 3](#), the required number of on-site parking spaces shall be the same as for a similar use as determined by the Development Authority.
- d. Where a development contains more than one use as listed, the required number of parking spaces shall be the sum of the requirements for each of the uses listed.
- e. Where there is a fractional number of parking spaces required by this Bylaw, the next highest whole number of stalls shall be provided.
- f. If the Development Authority approves, one or more developments or uses may pool their minimum required parking spaces within one or more communal parking areas and may thereby collectively fulfil the requirements of this Bylaw.
- g. The Development Authority may require an applicant for a Development Permit to submit a parking assessment, parking utilization count, or similar information necessary to determine and/or support the land use impact of vehicle parking for the full range of Uses contemplated or parking stalls proposed in the Development Permit application.
- h. As part of a Development Permit for a permitted or discretionary use, the Development Authority may allow an applicant to provide a lesser number of parking spaces by up to 15% if it can be shown to the satisfaction of the Development Authority that the standard is not applicable to the project due to:
 - i. the relationship of the development to other parking areas;
 - ii. differing hours of demand for parking; or
 - iii. the scale and character of the development.

The distance between the sidewalk and parking stalls shall be designed so that parked vehicles do not encroach onto or block any part of the sidewalk.

- i. For all developments with 11 or more parking spaces, accessible parking stalls shall be provided in a location with the easiest pedestrian access to the principal building entrance and shall be provided in accordance with the *Barrier Free Design Guide* as per the Alberta Safety Codes Council.
- j. All developments with 10 or fewer parking spaces shall provide at least 1 accessible parking stall.

PART 4: GENERAL REGULATIONS

2. Notwithstanding [PART 4.20.1\(a\)](#), in the Central Commercial (C1) District, the following provisions shall apply:
 - a. in the case of major renovations, site improvements, and architectural modifications to an existing building, no additional parking shall be required;
 - b. in the case of major structural expansion of an existing building, additional parking shall be required for the expanded part only;
 - c. in the case of a change in the use of an established building, additional parking shall not be required provided no alteration to the exterior dimensions of the building occurs;
 - d. in the case of any downtown development or re-development with a variance request of parking regulations, the Development Authority shall refer the Development Permit application to the Municipal Planning Commission in accordance with [PART 2.2.3](#), and the Municipal Planning Commission may exercise the variance powers provided for in [PART 2.2.4](#).
3. At the discretion of the Development Authority, a developer may pay money to the municipality in lieu of providing parking spaces. The amount of money will be determined by the Council and be based on the amount of money needed to acquire land and to develop the required number of parking spaces on adjacent lands.
4. All parking areas shall be clearly marked, hard surfaced, landscaped, adequately lit with lighting directed away from adjacent sites, adequately graded and drained to dispose of all storm water run-off, and contain the necessary curb cuts.
5. Notwithstanding [PART 4.20.4](#) above, where the access to or egress from a parking area is from a gravelled road, or where the development involves the expansion of an existing building on a site where the existing parking area is not hard surfaced, the parking area may, at the discretion of the Development Authority, be gravelled to the satisfaction of the Development Authority.
6. Drainage shall only be allowed to cross sidewalks if approved by the Development Authority.

PART 4: GENERAL REGULATIONS

7. All parking spaces shall be clear of any access driveways, aisles, ramps, columns, signs, or other similar obstructions and shall conform to the requirements shown in [Table 4](#).

Parking Angle in Degrees	Width of Space	Depth of Space Perpendicular to Maneuvering Aisle	Width of Space Parallel to Maneuvering Aisle	Total Depth	Width of Maneuvering Aisle (one-way)	Width of Maneuvering Aisle (two-way)
A	B	C	D	E	F	
0	3.0 m	3.0 m	7.0 m	9.1 m	3.6 m	6.7 m
30	3.0 m	5.2 m	5.5 m	14.0 m	3.6 m	7.3 m
45	3.0 m	5.8 m	4.0 m	15.2 m	3.6 m	6.7 m
60	3.0 m	6.1 m	3.1 m	18.2 m	6.0 m	7.3 m
90	3.0 m	6.1 m	3.0 m	19.5 m	7.3 m	7.3 m

TABLE 4: DEFINITIONS OF COLUMN HEADINGS FOR PARKING SPACE DIMENSIONS

- In addition to the parking requirements identified in [Table 4](#), where required, accessible parking stalls shall be a minimum of 3.7 m wide by 7.5 m long.
- Where the side of a parking stall is against any permanent structure greater than 0.2 m in height, at any point in the front 3.6 m of the stall (measured in the centre perpendicular to the front of the stall) the minimum width of a stall shall be 0.3 m wider than the normal width required.

PART 4: GENERAL REGULATIONS

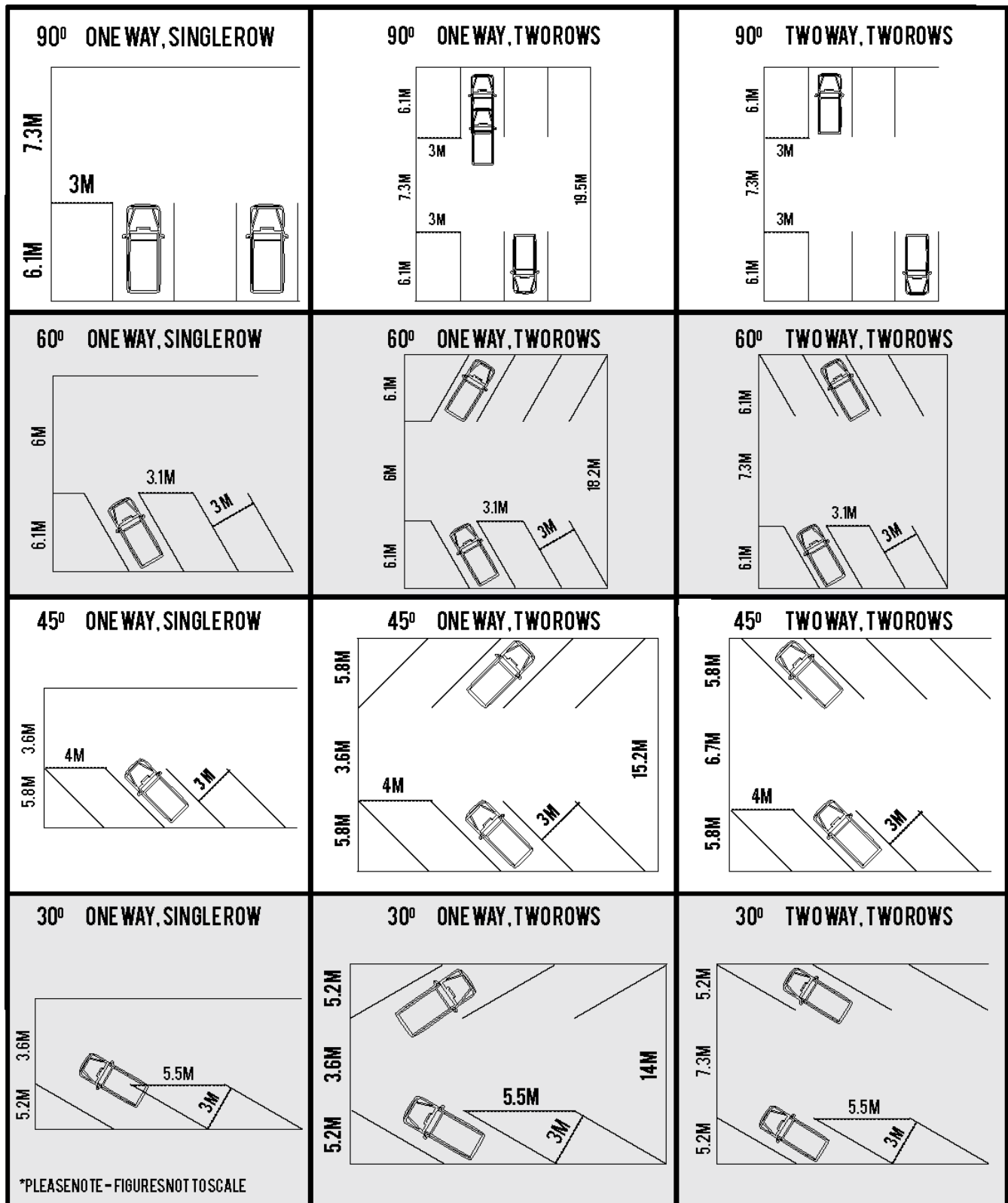


FIGURE 6: PARKING STALL DIMENSIONS

PART 4: GENERAL REGULATIONS

8. Parking stalls and loading spaces shall be clearly marked in the parking facility. Such marking shall be regularly maintained to ensure legibility to users.
9. All off-street parking facilities shall be separated from streets by a landscaped area of at least 1.0 m in width.
10. All off-street parking facilities shall be constructed so that:
 - a. necessary curb cuts are located and flared to the satisfaction of the Development Authority;
 - b. all parking facilities and lanes to be used for access to a proposed development shall be hard surfaced to the satisfaction of the Development Authority; where the access from a road or lane is not hard surfaced, parking areas must be paved, or of a gravel mixture approved by the Development Authority;
 - c. parking facilities containing four or more stalls shall be landscaped to the satisfaction of the Development Authority on each side adjoining any property in a Residential District and shall be screened by a wall, fence, earth berm, or hedge constructed or maintained at not less than 1.2 m in height;
 - d. parking facilities used at night shall have adequate lighting for the entire parking facility, such lighting shall be directed away from adjacent residential properties and other properties where in the opinion of the Development Authority, it would have adverse effects;
 - e. grades and drainage shall dispose of surface water. In no case shall grades be established that would permit surface drainage to cross any sidewalk or site boundary without the approval of the Development Authority;
 - f. parking for the physically handicapped shall be provided as provincial regulations require and shall be considered as part of the number of stalls required for the project. A maximum of 5% of the total number of stalls required may be required by the Development Authority to provide parking for the handicapped, provided that a maximum of three stalls may be required for any project, unless exceptional circumstances, due to the magnitude of development, would warrant more than three stalls;
 - g. curbs, access to curb stops, medians, signage, and landscaping shall be provided to the satisfaction of the Development Authority.
11. No development shall be permitted that would obstruct normal operational access to curb stop.
12. No paved driveway or other pavement shall be placed over or within 2.0 m of a curb stop.
13. Where a proposed development will, in the opinion of the Development Authority, require pick-up or delivery of commodities, adequate space for the loading and unloading of same shall be provided and maintained on the site.
14. When required by the Development Authority, loading spaces shall:

PART 4: GENERAL REGULATIONS

- a. have dimensions of not less than:

Measurement Area	Dimension
Width	4.0 m
Length	8.0 m
Height above grade	4.3 m

TABLE 5: LOADING SPACE DIMENSIONS

- b. have vehicular ingress to, and egress from a road or lane either directly or by a clearly defined traffic aisle;
- c. be sited at an elevation or elevations convenient to a major floor level in the building or to a utility elevator serving each major floor level;
- d. be so graded and drained as to dispose of all surface water. Surface drainage across sidewalks will not be allowed;
- e. be paved or hard surfaced where an off-street parking facility is required to be paved or hard surfaced;
- f. have adequate lighting to the satisfaction of the Development Authority; and
- g. be screened on each side adjoining any Residential District by a wall, fence, earth berm or hedge of not less than 1.5 m and not more than 2.0 m in height.

15. The number of loading spaces required to be provided in a development shall be identified in [Table 6](#) below. Any other building or use shall provide loading spaces as required by the Development Authority.

Use of Building or site	Minimum Number of loading Spaces
Non-residential uses	
Less than 1,000.0 m ² of gross leasable area	1 space
The next 1,000.0 m ² of gross leasable area or a fraction thereof in a development	1 space
Each additional 2,000.0 m ² of gross leasable area or a fraction thereof in a development	1 space
Multi-family dwellings	
All multi-family dwellings	1 per 3 dwelling units

TABLE 6: NUMBER OF LOADING SPACES

- a. Where a fractional number of loading spaces are required, the next highest whole number of spaces shall be provided.
- b. Any other building or use shall have off-street loading as determined necessary by the Development Authority.

PART 4: GENERAL REGULATIONS

4.21 PERMITTED ENCROACHMENTS

1. Except as provided in this [PART](#), and except for fences as noted in [PART 4.10](#), no portion of a building shall be located or project into a required yard.
2. The following features may project into a required front yard:
 - a. steps, eaves, gutters, sills, and chimneys, or other similar projections, with the amount of the projection to be determined by the Development Authority;
 - b. canopies over entrances to buildings, provided such projections are cantilevered and do not encroach more than 1.0 m in the front yard;
 - c. Decks and Enclosed Decks, provided such projections do not encroach more than 3.0 m in the required front yard;
 - d. any other features which, in the opinion of the Development Authority, are similar to the foregoing.
3. The following features may project into a side yard; except where a side yard of 3.0 m is required for vehicular passage:
 - a. steps and chimneys, provided such projection does not exceed 50% of the width of the side yard, and does not cause obstructions for emergency access to the rear yard;
 - b. patios, which can project to the side yard;
 - c. eaves, gutters, sills, chimneys, bay or oval windows, or other similar projections, provided such projections do not encroach more than 0.6 m into the side yard;
 - d. canopies over entrances to buildings, provided such projections are cantilevered and do not exceed 1.0 m;
 - e. any other features which, in the opinion of the Development Authority, are similar to the foregoing.
4. Decks and Enclosed Decks may:
 - a. project no more than 2.0 m into a required rear yard in the Residential Low Density District (R1) and Residential Estate District (R1A);
 - b. project no more than 4.0 m into a required rear yard in the Residential Small Lot (R1B), Residential Medium Density District (R2) and Residential High Density District (R3).
5. On a lot in a Commercial District, encroachments which may project into a front yard, side yard, or rear yard are:
 - a. a canopy or extension over a front yard or side yard if the projection complies with the sign regulations contained in [PART 6](#);
 - b. a canopy or extension over a rear yard if the projection is at least 4.0 m above the surface of the yard and does not obstruct the normal use of the yard.
6. In Industrial Districts, no portion of any building shall project onto or into a required yard.

PART 4: GENERAL REGULATIONS

7. [Table 7](#) summarizes the regulations of this PART.

MAXIMUM PROJECTIONS INTO REQUIRED YARDS				
Structure	Front Yard	Rear Yard	Side Yard	Conditions
Sills, eaves, gutter	At the discretion of the Development Authority	None	0.6 m	Residential Districts only.
Exterior unenclosed steps, staircases, or landings		None	50% of the required yard	Residential Districts only. These structures shall not cause obstructions for emergency access to the rear yard.
Chimney, chimney chase		None	0.6 m	Residential Districts only.
Canopies over entrances to buildings	1 m	At the discretion of the Development Authority	1 m	Residential and Commercial Districts. On a lot in a Commercial District, projections must be at least 4.0 m above the surface of the yard and shall not obstruct the normal use of the yard.
Decks and Enclosed Decks	3 m	2 m	None	R1 & R1A Districts only
		4 m		R1B, R2, & R3 Districts only
Patios	None	None	Up to the property line	Residential Districts only.
Bay or oval windows	None	None	0.6 m	Residential Districts only.

TABLE 7: MAXIMUM PROJECTIONS INTO REQUIRED YARDS

PART 4: GENERAL REGULATIONS

4.22 PIPELINE, UTILITY CORRIDOR AND ROAD RIGHTS-OF-WAY

1. Any development involving pipeline and/or power line rights-of-way shall be sited to comply with all relevant Federal and Provincial legislation and regulations. Setbacks from pipelines and other utility corridors shall be in accordance with appropriate Provincial legislation and regulations, and any regulations established by the Alberta Energy Regulator (AER) and Alberta Utilities Commission.
2. A person erecting a public utility facility or placing utility equipment on a site shall cause it to be placed in a location and with yard setbacks which are satisfactory to the Development Authority.
3. Utility lots, utility buildings, and publicly owned lands may be allowed in any District except as regulated elsewhere in this Bylaw.
4. Subject also to the conditions of a utility easement, no permanent structure other than a fence shall be constructed or placed on that utility easement unless:
 - a. in the opinion of the Development Authority, the said structure does not restrict access to the utility easement for the purpose of installation and maintenance of the utility; and
 - b. written consent has been obtained from the person for whose use the easement has been granted.

PART 4: GENERAL REGULATIONS

4.23 RELOCATION OF BUILDINGS

1. The relocation of an already constructed building or a partially constructed building on a new site or the same site shall require a Development Permit. Relocated buildings shall be considered a Discretionary Use within any residential district except for the relocation of manufactured home in the RMH1 or RMH2 districts.
2. In addition to the requirements outlined in PART 7.4, Development Permit applications for relocated buildings shall include the following information:
 - a. present location and use of the building;
 - b. age, size, and structural condition of the building;
 - c. recent photographs showing the current condition and appearance of the building; and
 - d. a statement of proposed improvements.
3. The Development Authority may request an inspection of the building which is proposed to be relocated, at the developer's cost to confirm compliance with the most recent building and safety codes regulations.
4. In considering an application for the relocation of a building, the Development Authority shall ensure that the size, design, and architectural appearance of the building is compatible with surrounding buildings.
5. Relocated buildings will be required to meet the specific land use provisions for the district to which the building is to be relocated, together with any other applicable general or special regulations contained in this Bylaw.
6. The Development Authority may issue a Development Permit for the proposed building without conditions, or subject to such conditions as deemed necessary to ensure that the building is renovated to a satisfactory standard.
7. All external renovations and structural improvements required to any relocated building shall be completed within 3 months of the relocation of the building, unless otherwise approved by the Development Authority through a Development Permit condition of approval. The residential project must be completed within 12 months from the issuance of a Development Permit.
8. The Development Authority may require a security deposit to guarantee the satisfactory completion of all required external renovations and structural improvements.

A letter of credit in the Name of the Town of St. Paul shall be required for the amount may be equal or greater than the cost of removal and disposal of the structure from the site. In this regard, a quote must be prepared and submitted to the Development Officer at time of application for a Development Permit.
9. The Development Authority may require the applicant to enter into a Development Agreement with the Town specifying the means and amount of the security deposit, as well as the responsibilities of the applicant in completing the development permit conditions.

PART 4: GENERAL REGULATIONS

10. All Development Permit Applications for the relocation of buildings shall be referred to the Municipal Planning Commission.
11. Relocations shall not be permitted in residential subdivisions registered after 1990.

PART 4: GENERAL REGULATIONS

4.24 SITE CONDITIONS

1. The proponent for a development may be required to submit a site drainage plan and/or elevation plan to ensure that finished grades on the site shall prevent drainage from one site to adjacent sites except where drainage conforms to an acceptable local standard or a subdivision drainage plan.
2. The space for the manoeuvring and circulation of vehicles on a parcel shall be sufficient to ensure that vehicles do not drive onto roads, other than lanes, or onto adjacent parcels when manoeuvring and circulating, except where an easement is registered for these purposes against the title to the adjacent parcels.
3. The Development Authority may prescribe setback and/or buffering requirements for uses, which may be physically or visually incompatible with nearby land uses.
4. The Development Authority may require or approve screening for uses, which involve the outdoor storage of goods, machinery, vehicles, building materials, waste materials, and other similar materials.
5. In considering the approval of an application, the Development Authority may require the retention of trees or additional planting of such type and extent as considered necessary for the purpose of ensuring buffering, erosion and/or dust control.
6. The Town will require Environmental Reserves (ER), an Environmental Reserve Easement (ERE) or a combination thereof adjacent to bodies of water and lands containing significant environmental features.
7. The amount of ER/ERE lands shall be at the discretion of the Town and the Subdivision Authority who will normally base ER and ERE requirements on the following:
 - a. the Guidelines for ER and ERE established by Alberta Environment and Parks; or
 - b. if the ER or ERE amount is disputed by the proponent of a development or subdivision then the developer may provide the Town and the Subdivision Authority with a biophysical, engineering and/or geotechnical study which indicates that an alternative ER/ERE amount is appropriate for the subject site. If the report from the engineer indicates that a lesser ER/ERE would be suitable and/or provides mitigation recommendations which, if followed would allow for a lesser ER/ERE area then the Approving Authority may, at their sole discretion, approve a subdivision with a lesser ER/ERE area.
8. Notwithstanding [PART 4.24.7](#) above, additional ER/ERE may be required by the Town based on the recommendations of any engineering and/or geotechnical study provided for the subject site.

PART 4: GENERAL REGULATIONS

9. Notwithstanding [PART 7.29\(6\)](#), the width of the required development setback shall be at the sole discretion of the Development Authority who will normally base setback requirements on the following:
 - a. the Guidelines for Environmental Reserves and Environmental Reserve Easements established by Alberta Environment and Parks; or
 - b. if this setback amount is disputed by the proponent of a development then the developer may provide the approving Authority with a biophysical, engineering and/or geotechnical study which indicates that an alternative setback amount is appropriate for the subject site. If the report from the engineer indicates that a lesser setback would be suitable and/or provides mitigation recommendations which, if followed would allow for a lesser setback then the Approving Authority may, at their sole discretion, approve the development with a lesser ER/ERE area. If any development is damaged or threatened with damage from erosion or flooding from a water body, a river, creek or watercourse, the landowner will be entirely responsible for any damage and for any works necessary for protecting the development from damage, whether or not a Development Permit has been issued in respect of the development.
10. The Development Authority will not approve a Development Permit application for the development or placement of permanent buildings within the 1:100 year flood way of any lake, river, creek, watercourse, or water body.
11. Development shall not be permitted on steep slopes (in excess of 15%), on unstable slopes or land characterized by soil instability, or on lands exhibiting evidence of poor drainage or flooding unless it can be demonstrated to the satisfaction of the Development Authority that unique site requirements warrant otherwise by providing a geotechnical report provided by a professional engineer registered in the Province of Alberta.

PART 4: GENERAL REGULATIONS

4.25 SOUR GAS FACILITIES

No development shall be permitted within the setbacks prescribed by the Alberta Energy Regulator, Energy Resource Conservation Board (ERBC), or the lease holder of the well.

PART 4: GENERAL REGULATIONS

4.26 SUBSTANDARD LOTS

With the approval of the Development Authority the minimum site area, site depth, and/or site width may be less in the case of existing substandard lots.

PART 4: GENERAL REGULATIONS

4.27 WATER SUPPLY, SANITARY FACILITIES, AND NATURAL GAS

1. All development within the Town shall be provided, at no cost to the Town, with sanitary facilities to the satisfaction of the Development Authority. Sanitary facilities must comply with the Plumbing and Drainage Regulations and any other Provincial legislation or regulations.
2. A Development Permit shall not be issued for residential, commercial, industrial unless the Development Authority is satisfied that water supplies of sufficient quality and quantity are or will be made available to support the proposed development.
3. A Development Permit shall not be issued for residential, commercial, industrial, or recreational uses unless the Development Authority is satisfied that natural gas supplies of sufficient quality and quantity are or will be made available to support the proposed development.

PART 5: SPECIAL REGULATIONS

5.1 ACCESSORY BUILDINGS IN RESIDENTIAL DISTRICTS

1. No person shall use or permit an accessory building to be used as a dwelling unit, except as a surveillance suite or garage suite where allowed pursuant to this Bylaw.
2. All accessory buildings which are more than 10.0 m² in area or have one dimension which exceeds 3.0 m, require a Development Permit, and must be placed upon a permanent foundation.
3. Accessory buildings shall be constructed either simultaneously with, or after, the construction of the principal building on a site or the commencement of the principal use on a site, and not before the principal building is constructed or the principal use commences.
4. Where a building is attached to a principal building by a breezeway, a roofed passage or an open or enclosed structure above grade, it is to be considered a part of the principal building and not an accessory building, and all the minimum yard requirements of the principal building shall apply. For the purposes of determining the site coverage percentage, buildings which are attached to a principal building will be considered part of the principal building.
5. No person shall construct or permit the construction of an accessory building or group of accessory buildings such that, individually or collectively, the gross floor area would:
 - a. along with the principal building, exceed the maximum site coverage allowed on the site;
 - b. exceed the gross floor area of the principal building on the site; or
 - c. exceed 12% of the site area unless otherwise indicated within the District Provisions.
6. Accessory buildings shall not be located in a front yard.
7. The siting of an accessory building on an irregularly shaped lot shall be as required by the Development Authority.
8. Unless otherwise provided, in Residential Districts:
 - a. an accessory building shall not exceed 5.0 m in height nor one story, unless there is a dwelling unit located on the second storey of the accessory building, in which case, notwithstanding the distances shown on [Figure 7](#), the accessory building shall be setback a minimum distance of 2.5 m from a side or rear line;
 - b. notwithstanding [PART 5.1.8\(a\)](#) above, the Development Authority may allow a garage which exceeds 5.0 m in height. This maximum height can under no circumstances exceed the height of the principal dwelling.

PART 5: SPECIAL REGULATIONS

9. Accessory buildings in Residential Districts shall be located:
 - a. a minimum of 2.0 m from the dwelling;
 - b. no closer to the front line than the front of the principal building except in the case of double fronting or corner sites, in which case the minimum required yard may be reduced to 4.5 m from one front line, and the minimum required side yard adjacent to the side line may be reduced to 1.5 m where, in the opinion of the Development Authority, any adjacent developments would not be adversely affected;
 - c. no closer than 1.2 m to the rear line, providing there is no encroachment of any part of the building beyond the rear line, except that where the vehicle doors of a garage face a lane abutting the site, the garage shall be no closer than 5.0 m from the rear line;
 - d. no closer than 1.2 m from the side line; and
 - e. such that no roof overhang is located within 0.45 m of a side or rear line.
10. Accessory buildings must be architecturally compatible with the principal buildings.

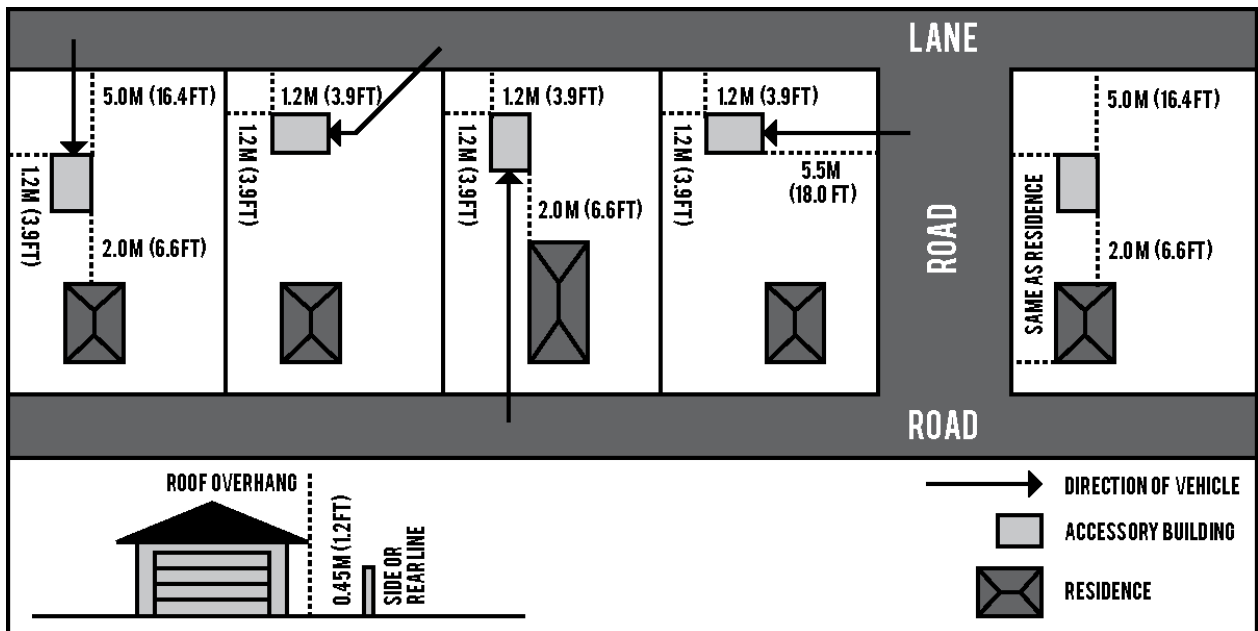


FIGURE 7: ACCESSORY BUILDINGS IN RESIDENTIAL AREAS

PART 5: SPECIAL REGULATIONS

5.2 ACCESSORY BUILDINGS IN NON-RESIDENTIAL DISTRICTS

1. In Districts other than Residential Districts, regulations governing the development of accessory buildings shall be at the discretion of the Development Authority, unless otherwise indicated in this Bylaw.
2. All accessory buildings which are more than 10.0 m² in area or have one dimension which exceeds 3.0 m, require a Development Permit, and must be placed upon a permanent foundation.
3. Accessory buildings shall be constructed either simultaneously with, or after, the construction of the principal building on a site or the commencement of the principal use on a site, and not before the principal building is constructed or the principal use commences.
4. Where a building is attached to a principal building by a breezeway, a roofed passage or an open or enclosed structure above grade, it is to be considered a part of the principal building and not an accessory building, and all the minimum yard requirements of the principal building shall apply. For the purposes of determining the site coverage percentage, buildings which are attached to a principal building will be considered part of the principal building.
5. No person shall construct or permit the construction of an accessory building or group of accessory buildings such that, individually or collectively, the gross floor area would:
 - a. along with the principal building, exceed the maximum site coverage allowed on the site;
 - b. exceed the gross floor area of the principal building on the site; or
 - c. exceed 12% of the site area unless otherwise indicated within the District Provisions.
6. Accessory buildings shall not be located in a front yard.
7. At the discretion of the Development Authority, a Development Permit may be issued for the temporary construction of a factory-manufactured building or tented structure for use as an accessory building provided that the following additional conditions are met:
 - a. the Development Permit approval shall not be for a period of more than 1 year; and
 - b. if an extension to the 1-year period is desired by the applicant, the applicant must submit a written extension request to locate the building for a further 6 months.
8. Storage Facilities will be considered an accessory building and shall only be located in Commercial Districts.
9. Notwithstanding [PART 5.2.4](#), Storage Facilities shall not be located within any yard adjacent to a Residential District.
10. Storage Facilities must be screened from view from any adjacent public land or road.
11. A Development Permit for a Storage Facility will be issued in accordance with [PART 5.2.5](#).

PART 5: SPECIAL REGULATIONS

5.3 ADULT USE

1. Where provisions in this [PART](#) are in conflict with the regulations of this Bylaw, the provisions of this [PART](#) shall take precedence and be applied in addition to the regulations of the District and other applicable [PARTS](#) of this Bylaw.
2. An application for an Adult Use shall include:
 - a. a landowner consent letter, if the applicant is leasing the building/site; and
 - b. a site plan that includes a land use map identifying uses to demonstrate minimum separation distances have been met.
3. An Adult Use shall:
 - a. only be located within the C1 District and on a site with frontage to 50 Avenue (Main Street);
 - b. not be located within 100 m of any other existing Adult Use, private or public school, a registered daycare, or parcel of land that is designated as school reserve or municipal and school reserve under the Municipal Government Act:
 - i. The term public or private schools is limited to elementary through to high school and does not include commercial schools.
 - ii. The separation distance between an Adult Use and other uses shall be measured from the exterior wall of the Adult Use to the lot line of the parcel.
 - c. provide customer access that shall be visible from the street other than a lane;
 - d. provide parking areas and shipping/receiving areas that are well lit for pedestrians and vehicles during operating hours;
 - e. provide parking and loading requirements based on [PART 4.20](#);
4. The owner of an Adult Use shall obtain any other approval, permit, authorization, consent, or license that may be required to ensure compliance with applicable federal, provincial, or municipal legislation.

PART 5: SPECIAL REGULATIONS

5.4 ALCOHOL RETAIL SALES AND DRINKING ESTABLISHMENTS

1. In addition to the requirements of PARTS 7.4.1 and 7.4.3, if, in the sole opinion of the Development Authority, it appears that traffic volumes or vehicular movements may create a significant negative impact on surrounding development, the Development Authority may require that a traffic impact study be submitted with any application for a Development Permit for an Alcohol Retail Sales Establishment or Drinking Establishment development.
2. In addition to any other regulations of this Bylaw, Alcohol Retail Sales Establishments shall meet the following requirements:
 - a. an Alcohol Retail Sales Establishment shall only be located within a Land Use District where it is listed as either a Permitted or a Discretionary use;
 - b. an Alcohol Retail Sales Establishment shall not be located within 200 m of any other Alcohol Retail Sales Establishment, Cannabis Store, private or public school, provincial health care facility, a registered day care, the St. Paul Wellness Centre, the St. Paul Community Health Services, St. Paul Public Library, Portage College, public park including Lions Park or parcel of land that is designated as school reserve or municipal and school reserve under the *Municipal Government Act*;
 - i. The term public or private schools is limited to elementary through to high school, and does not include commercial schools.
 - c. the separation distance between an Alcohol Retail Sales Establishment and other uses shall be measured from the exterior wall of the Alcohol Retail Sales Establishment to the lot line of the parcel;
 - d. an Alcohol Retail Sales Establishment use shall not operate in conjunction with or accessory to any other use;
 - e. customer access to an Alcohol Retail Sales Establishment shall be visible from the street other than a lane, or a shopping centre parking lot, or a shopping mall access that allows visibility from the interior of the mall into the store;
 - f. all parking areas and shipping/receiving areas located on-site shall be well lit for pedestrians and vehicles during operating hours;
 - g. parking and loading requirements for an Alcohol Retail Sales Establishment shall be provided based on PART 4.20, the General Municipal Servicing Standards, and any applicable requirements to the satisfaction of the Development Authority;
 - h. the owner shall obtain any other approval, permit, authorization, consent, or license that may be required to ensure compliance with applicable federal, provincial, or municipal legislation; and
 - i. the Development Authority shall impose a condition on any Development Permit issued for Alcohol Retail Sales Establishment requiring that the development shall not commence selling alcoholic products until authorized by and compliant with superior legislation.
3. Notwithstanding 5.4.2, above, Alcohol Retail Sales Establishments approved prior to November 13, 2023 may be located closer than 200 m to any use listed in 5.4.2 until such time as the Alcohol Retail Sales Establishment use ceases for six months or longer.

PART 5: SPECIAL REGULATIONS

5.5 ANIMAL REGULATIONS

1. These regulations shall apply to all animal care and related uses, excluding animal hospitals and veterinary clinics.
2. The Development Authority shall require that development of these uses pay particular attention to [PARTS 4.11](#) and [4.17](#), specifically noise and odour which may cause nuisance or negative external impact. Pens, rooms, and runs shall be adequately soundproofed.
3. The keeping of dogs shall be consistent with the Dog Control Bylaw and the keeping of cats shall be consistent with the Cat Bylaw. In cases where an owner wants to exceed the numbers stated within these bylaws, a Development Permit shall be submitted for a small animal breeding and boarding establishment pursuant to [PART 5.37](#).
4. The keeping of additional animals shall only be allowed upon Development Permit approval, in those circumstances considered exceptional or unique by the Development Authority.
5. For the purposes of this [PART](#), “one animal unit” means the following:
 - a. 1 horse, donkey, mule, or ass (over one year old); or
 - b. 2 colts up to one year old; or
 - c. 1 llama, alpaca; or
 - d. 2 ostriches, emu, or other ratites; or
 - e. 1 cow or steer (over one year old); or
 - f. 2 calves up to one year old; or
 - g. 3 pigs; or
 - h. 15 chickens; or
 - i. 10 ducks, turkeys, pheasants, geese, or other similar fowl; or
 - j. 3 sheep or goats; or
 - k. 20 rabbits or other similar rodents.

PART 5: SPECIAL REGULATIONS

6. On parcels larger than 0.81 ha in size in the CUD District, the following animal units shall be allowed in addition to domestic pets in accordance with the following table:

Parcel Size		Allowable Number of Animal Units
0.81 - 1.21 ha	(2.0 - 2.99 ac.)	1
1.22 - 1.61 ha	(3.0 - 3.99 ac.)	2
1.62 - 2.02 ha	(4.0 - 4.99 ac.)	3
2.03 - 2.42 ha	(5.0 - 5.99 ac.)	4
2.43 - 4.04 ha	(6.0 - 9.99 ac.)	5
*plus - the number of animal units permitted for that portion of the parcel in excess of 4.05 ha (10.0 ac.). Example: 5.26 ha (13.0 ac.) = 5+2=7 total animal units.		

TABLE 8: ALLOWABLE NUMBER OF ANIMAL UNITS IN THE CONTROLLED URBAN DEVELOPMENT DISTRICT

7. The Development Authority will determine the number of animal units applicable to any animals not listed in [PART 5.5.5](#).

PART 5: SPECIAL REGULATIONS

5.6 APIARIES

1. As part of the *Animal Health Act*, S.A. 2007, c. A-40.2, as amended, owners of bees must have a premises identification account and premises identification number for the bees. This requirement is part of a traceability system designed to address potential threats of disease outbreaks that could affect animal health, public health, and food safety.
2. As a part of the *Bee Act*, R.S.A. 2000, c. B-2, as amended, and the *Bee Regulation*, AR 194/2003, as amended, beekeepers must register with the Provincial Apiculturist every year by June 30.
3. Every person who owns, possesses, or keeps bees and every person on whose property bees are kept shall:
 - a. maintain the bees in such a condition so as to reasonably prevent undue swarming or aggressive behaviour by bees;
 - b. ensure that the bees are re-queened if they are subject to undue swarming or aggressive behaviour; and
 - c. provide adequate water to prevent the bees from seeking water from neighbourhood swimming pools, birdbaths, ponds, or other bodies of water.
4. No person shall locate an apiary within 7.5 m of any property line except where the hive is situated either:
 - a. 2.5 m or more above the adjacent ground level, and not less than 1.5 m from the property line; or
 - b. less than 1.8 m above the adjacent ground level and behind a solid fence or hedge at least 1.8 m in height running parallel to any property line and extending at least 6.0 m beyond the hive in both directions.
5. No person shall locate an apiary within 7.5 m of any property line except where the hive is situated either:
 - a. 2.5 m or more above the adjacent ground level, and not less than 1.5 m from the property line; or
 - b. less than 1.8 m above the adjacent ground level and behind a solid fence or hedge at least 1.8 m in height running parallel to any property line and extending at least 6.0 m beyond the hive in both directions.
6. A Development Permit application for an apiary shall include a letter of support from all landowner adjacent to the subject property.

PART 5: SPECIAL REGULATIONS

5.7 AUTOMOTIVE WRECKING ESTABLISHMENTS

1. In addition to all other regulations of this Bylaw, an Automotive Wrecking Establishment shall comply with the following regulations.
 - a. Notwithstanding other regulations in this Bylaw, Automotive Wrecking Establishment shall be completely enclosed by a solid wall or uniformly painted fence not less than 2.0 m high, and no salvage or scrap shall be piled to a height exceeding the surrounding wall or fence.
 - b. The operation of all automotive wrecking yards shall comply with Provincial environmental and public health regulations. If the Development Authority believes that a proposed Automotive Wrecking Establishment may conflict with these regulations, the application shall be referred to the appropriate Provincial or other agency for comment prior to considering the issuance of a Development Permit.

PART 5: SPECIAL REGULATIONS

5.8 BED AND BREAKFAST ESTABLISHMENTS

1. A Bed and Breakfast Establishment shall only be developed as an accessory use to a dwelling.
2. A Bed and Breakfast Establishment shall not change the principal character or external appearance of the dwelling involved, and shall have a maximum of 4 sleeping bedrooms, not including bedrooms used by the owners of the property and of accommodations for staff.
3. Cooking facilities shall not be located within the sleeping units.
4. In addition to the above, a Bed and Breakfast Establishment shall comply with all of the requirements for a major home occupation described in this Bylaw.
5. Notwithstanding [PART 4.20](#), a Bed and Breakfast Establishment may not have more than 8 guests, or 4 customer vehicles parked on site at any one given time.

PART 5: SPECIAL REGULATIONS

5.9 CANNABIS FACILITY

1. A Cannabis Facility shall comply with all Land Use Bylaw requirements as well as all applicable Federal and Provincial regulations including:
 - a. The production of marijuana in accordance with the Marihuana for Medical Purposes Regulations, SOR/2013-119 (Canada), as amended, or any subsequent legislation that may be enacted.
2. Where provisions in this section are in conflict with the regulations of any District or any section of this Bylaw, the provisions of this section shall take precedence and be applied in addition to the regulations of the District and other applicable sections of this Bylaw.
3. Any Cannabis Facility must comply with the following requirements, in addition to any other municipal or provincial regulations or requirements:
 - a. a Cannabis Facility must meet all applicable requirements of the identified District, which allows for the use;
 - b. only facilities licensed by Health Canada under the Marihuana for Medical Purposes Regulations (SOR/2013-119) or as amended will be permitted;
 - c. a copy of the license or application for the Cannabis Facility;
 - d. the Cannabis Facility must not operate in conjunction with another approved use on the lot;
 - e. marijuana products must not be smoked, ingested, or otherwise consumed on the Premises of a Cannabis Facility; and
 - f. the Cannabis Facility must not permit any person who is not an adult, as defined under the Marihuana for Medical Purposes Regulations (SOR/2013-119) or as amended, to be present anywhere on the Cannabis Facility site unless accompanying an adult authorized user to the designated waiting area(s).
4. The Development Authority may require an applicant for a Development Permit for a Cannabis Facility to have any or all of the following information be prepared by a qualified professional and have it included with the application:
 - a. Waste Management Plan;
 - b. Environmental Assessment;
 - c. Traffic Impact Assessment;
 - d. Water/Wastewater Report;
 - e. Storm Water Management Plan; and/or
 - f. any additional study or assessment necessary to address specific concerns at the discretion of the Development Authority.
5. The Cannabis Facility must include suitable landscaping and parking requirements, as determined by the Development Authority.
6. Parking shall comply with regulations of this Bylaw and meet all servicing standards of the Town of St. Paul.

PART 5: SPECIAL REGULATIONS

7. Cannabis Facilities shall meet security and premises requirements as required under the Marihuana for Medical Purposes Regulations (SOR/2013-119).
8. The design of the buildings and the landscaping on the site shall be consistent with the characteristics and appearance of the surrounding neighbourhood.
9. The development shall be designed and located to minimize any impacts on the natural environment, and the development shall include equipment installed and functioning that remove odours from the air where it is discharged from the building as part of a ventilation system.
10. The development shall not emit odours from the building and be designed to minimize any exposure or disturbance to the surrounding area including, but not limited to, dust, pollution, noise, odour, or any other related land use nuisance effects.
11. There shall be no outdoor storage of goods, material, or supplies.
12. Garbage containers and waste material shall be contained within an enclosed building.
13. Solid waste material must be secured in accordance with the Controlled Drugs and Substances Act (S.C. 1996, c. 19) and Marihuana for Medical Purposes Regulations (SOR/2013-119), as outlined in Health Canada's Directive on Physical Security Requirements for Controlled Substances (Security Directive) until destroyed.
14. All activities related to the Cannabis Facility shall occur within a fully enclosed stand-alone building, including but not limited to loading, receiving, and shipping of medical marijuana and any other goods, materials, and supplies.
15. Hours of operation shall be restricted as a condition of the Development Permit issued by the Development Authority.
16. A Cannabis Facility's Exterior Lighting and Noise levels should meet the following:
 - a. the illumination of parking areas, walkways, signs, and other structures associated with Cannabis Facilities shall be arranged to meet the requirements under the Marihuana for Medical Purposes Regulations (SOR/2013-119); and
 - b. noise from facilities shall not exceed that allowed under the Land Use Bylaw or any other bylaw and/or policy approved by the Town and the requirements under the Marihuana for Medical Purposes Regulations (SOR/2013-119).
17. Buffers shall be required for all Cannabis Facilities. Buffers can combine separation, vegetation, and fencing to mitigate the impacts on farming and adjacent activities.
18. Parking and loading requirements for a Cannabis Facility shall be provided based on [PART 4.20](#), the General Municipal Servicing Standards, and any applicable requirements and regulations under the Marihuana for Medical Purposes Regulations (SOR/2013-119), as amended.

PART 5: SPECIAL REGULATIONS

19. A Cannabis Facility shall be located at a minimum separation distance of 90.0 m from the lot(s) or parcel(s) on which either a Child Care Facility, Public Education Facility, Extended Health Service, Government Services or Detention and Correction Services are currently operating or have an approved Development Permit, and from any lot wherein a “dwelling” is listed as a Permitted or Discretionary Use except for in the Controlled Urban Development (CUD) District.
 - a. The Development Permit application shall illustrate the distance from the proposed development site to the nearest Uses referred to above.
20. The minimum separation distance shall be established by measuring the distance between the boundary of a lot and the nearest building edge of a Cannabis Facility.
21. A Cannabis Facility shall be located at a minimum separation distance of 30 m from any watercourse.
22. A building or structure used for security purposes for a Cannabis Facility may be located in the front yard and must comply with the required minimum setbacks.
23. No outdoor advertising shall be permitted.

PART 5: SPECIAL REGULATIONS

5.10 CANNABIS STORE

1. Where provisions in this section are in conflict with the regulations of any District or any section of this Bylaw, the provisions of this section shall take precedence and be applied in addition to the regulations of the District and other applicable sections of this Bylaw.
2. An application for a Cannabis Store shall include:
 - a. copy of the applicant's current application for a license from the Alberta Gaming, Liquor and Cannabis Commission;
 - b. a landowner consent letter if the applicant is leasing the building/site;
 - c. an interior floor plan identifying access/egress and loading areas;
 - d. a site plan that includes a land use map identifying adjacent industrial, commercial, and residential uses to demonstrate minimum separation distances have been met; and
 - e. an engagement report.
3. A Cannabis Store use shall meet the following requirements:
 - a. a Cannabis Store shall only be located within the C1 District and on a site with frontage to 50 Avenue (Main Street);
 - b. Cannabis Store shall not be located within 200 m of any other Cannabis Store, Alcohol Retail Sales Establishment, private or public school, provincial health care facility, a registered day care, the St. Paul Wellness Centre, the St. Paul Community Health Services, St. Paul Public Library, Portage College, public park including Lions Park or parcel of land that is designated as school reserve or municipal and school reserve under the Municipal Government Act;
 - i. The term public or private schools is limited to elementary through to high school, and does not include commercial schools.
 - c. the separation distance between a Cannabis Store and other uses shall be measured from the exterior wall of the Cannabis Store to the lot line of the parcel;
 - d. a Cannabis Store shall operate from 10:00 am. to 10:00 p.m.;
 - e. a Cannabis Store use shall not operate in conjunction with or accessory to any other use;
 - f. customer access to a Cannabis Store shall be visible from the street other than a lane, or a shopping centre parking lot, or a shopping mall access that allows visibility from the interior of the mall into the store;
 - g. all parking areas and shipping/receiving areas located on-site shall be well lit for pedestrians and vehicles during operating hours;
 - h. parking and loading requirements for a Cannabis Store shall be provided based on [PART 4.20](#), the General Municipal Servicing Standards, and any applicable requirements to the satisfaction of the Development Authority;
 - i. the owner shall obtain any other approval, permit, authorization, consent, or license that may be required to ensure compliance with applicable federal, provincial, or municipal legislation; and
 - j. the Development Authority shall impose a condition on any Development Permit issued for Cannabis Store requiring that the development shall not commence selling Cannabis until authorized by and compliant with superior legislation.

PART 5: SPECIAL REGULATIONS

4. Notwithstanding 5.10.3.b., Cannabis Stores approved prior to November 13, 2023 may be located closer than 200 m from the sites and uses listed in 5.10.3.b. until such time as the Cannabis Store use ceases for six months or longer.

PART 5: SPECIAL REGULATIONS

5.11 CAR WASH

1. Lot Area:
 - a. The minimum site area shall be 560.0 m² and the site shall contain storage space for at least 10 vehicles or a minimum of three vehicles per wash bay, whichever is greater, prior to their entry into any part of the cleaning process for which they are bound. In the case of service stations, including a Car Wash, the minimum site area shall be 1110.0 m².
2. Site and Building Requirements:
 - a. All site and building requirements pertaining to drive-in businesses shall also apply to Car Wash.
 - b. If a Car Wash is located on a site which abuts a residential use or a Residential District, noise attenuation shall be provided to the satisfaction of the Development Authority.

PART 5: SPECIAL REGULATIONS

5.12 CARE FACILITIES

1. All Child Care Facilities, Day Homes, Group Care Homes, and Supportive Living Facility shall conform to regulations under the *Safety Codes Act*, R.S.A. 2000, c. S-1, as amended or replaced, and any other relevant Provincial legislation and regulations.
2. In making a decision on a Development Permit for a Child Care Facility, Day Home, Group Care Home, or Supportive Living Facility, the Development Authority shall consider, among other matters, if the development would be suitable for the location proposed, taking into account: potential traffic generation, proximity to park or other open or recreation areas, isolation of the proposed location from other residential uses, buffering or other techniques designed to limit any interference with other uses or the peaceful enjoyment of their properties by nearby residents, and consistency in terms of intensity of use with other development in the area.
3. A Child Care Facility or Day Home shall not be the principal use of a building within any Residential District.
4. In addition to all other regulations of this Bylaw, a Group Care Home or Supportive Living Facility shall comply with the following regulations:
 - a. the minimum and/or maximum number of residents shall be established by the Development Authority, in accordance with the defined use, who shall have regard for the nature of the Group Care Home or Supportive Living Facility and the density of the District in which it is located; and
 - b. the Group Care Home or Supportive Living Facility shall not generate pedestrian or vehicular traffic or parking in excess of that which is characteristic of the District in which it is located.
5. In addition to all other regulations of this Bylaw, a Child Care Facility shall comply with the following regulations:
 - a. the maximum number of children for which care may be provided shall be established by the Development Authority who shall have regard for the nature of the facility, the density of the District in which it is located, potential increases in traffic, and the location of the use in relation to other uses in the area of the development; and
 - b. a Child Care Facility in any non-residential District shall be in a separate facility, either within the principal building on the lot or in an accessory building, with a separate access to ground level and an adjacent playground area.

PART 5: SPECIAL REGULATIONS

5.13 CONVERSION OF SINGLE DETACHED DWELLINGS TO OTHER USES

1. In considering any application for the conversion of a Single Detached Dwelling into another use, the Development Authority shall ensure that the Development complies with the following requirements:
 - a. The use shall be listed as a Permitted or a Discretionary Use in the District in which the Single Detached Dwelling is located.
 - b. Parking shall be provided in accordance with this Bylaw, except that on-street parking may be considered and the number of available on-street parking spaces may be subtracted from the number of off-street parking spaces required, at the discretion of the Development Authority.
 - c. Where the conversion involves exterior renovation, such renovation shall be of a nature which maintains height, exterior finish, design, and coverage to the satisfaction of the Development Authority.
 - d. Existing healthy vegetation should be retained whenever possible and to the satisfaction of the Development Authority.
 - e. All signs shall be in keeping with [PART 6](#).

PART 5: SPECIAL REGULATIONS

5.14 DAY USE AND PICNIC AREAS

1. A sufficient number of picnic tables, fire pits and garbage cans shall be provided to accommodate the design capacity of the site. Exact numbers shall be at the discretion of the Development Authority.
2. The facility shall be designed and landscaped in order to minimize disturbance to the natural environment and to protect heavy use areas from damage.
3. Where the day use area directly adjoins a residential development, adequate screening or fencing, to the satisfaction of the Development Authority, will be required between the uses.
4. Parking areas should be physically separated from the rest of the day use or picnic areas.

PART 5: SPECIAL REGULATIONS

5.15 DRIVE-IN BUSINESSES

1. A Drive-In Business may be located only where it can be shown, to the satisfaction of the Development Authority, that the development would not:
 - a. impede safe traffic movement entering and exiting the site;
 - b. interfere with the functioning of surrounding roads or the enjoyment of any neighbouring residential uses; and
 - c. create unsafe traffic circulation on the site.
2. A Drive-In Business may be located in a shopping centre or other multiple use development at the discretion of the Development Authority.
3. Except as provided in [Table 9](#), the minimum site area shall be 560.0 m² the minimum frontage shall be 30.0 m, and the maximum floor area of buildings shall be 90.0 m².

Type of Business	Site Area (Minimum)	Site Coverage (Maximum)
Drive-in restaurants	560.0 m ²	20%
Gas bars (not associated with other developments)	60.0 m ² for each fuel pump not including the area covered by buildings	15%
Service stations	1110.0 m ²	20% including pump islands
Car washes	560.0 m ²	20%
Service station & car wash together	1120.0 m ²	20%
Other drive-in businesses	600.0 m ²	20%

TABLE 9: SITE AREA AND SITE COVERAGE REQUIREMENTS FOR DRIVE-IN BUSINESSES

4. Where a Drive-In Business forms part of a shopping centre or multi-use development, the minimum site area, maximum site coverage, and maximum building floor area may be varied at the discretion of the Development Authority.
5. The nearest edge of a curb cut to the nearest curb line of an intersection shall not be less than 12.0 m.
6. The maximum width of the curb cut shall not exceed 10.0 m.
7. The angle subtended between the curb and the edge of the driveway shall not be less than thirty degrees or more than sixty degrees.

PART 5: SPECIAL REGULATIONS

8. The minimum distance between curb cuts on the same boundary of the site shall not be less than 6.0 m. The Development Authority may increase this minimum distance when, in his opinion, an increase would be necessary for reasons of public safety or convenience.
9. The minimum required distances between property lines and any building shall be:
 - a. 9.5 m from the property line to that part of the principal building used as a drive-through building or as part of a drive-through;
 - b. 6.0 m from any property line or parking areas to all pump islands;
 - c. 3.0 m from any property line to canopies over pump islands or drive-through aisles; and
 - d. for a drive-through development adjacent to a residential use or Residential District:
 - i. 10.0 m; or
 - ii. in the case of a car wash, 25.0 m; or
 - iii. such greater distance that the Development Authority deems necessary in order to buffer the residential use or District from noise, traffic, or other impacts of the drive-through development.
10. Any lighting proposed to illuminate off-street parking areas shall be located and arranged so that all direct rays of light are directed upon the lot only and not on any adjoining lots.
11. Service Stations or Gas Bars shall be developed in such a manner that:
 - a. no entrance or exit thereto for motor vehicles shall be located within 60.0 m of an entrance to or exit from a firehall, public or private school, playground, library, church, hospital, care facility, or other similar public or quasi-public institutions; and
 - b. the canopy area for a Service Station or Gas Bar shall not constitute part of the site coverage.
12. Queuing space and traffic circulation shall be provided in accordance with the following:

Type of Business	Inbound Queuing Space Requirements	Outbound Queuing Space Requirements
Those that serve people	3 per service window	1 per service window.
Those that service vehicles	4 per service bay	1 per service bay.
Full-service car washes	3 per service bay, or any such number as required by the Development Authority taking into consideration the number of wash bays	1 per service bay, or any such number as required by the Development Authority taking into consideration the number of wash bays.
All other drive-in businesses	3 per service point	1 per service point.

TABLE 10: QUEUING SPACE REQUIREMENTS FOR DRIVE-IN BUSINESSES

13. Queuing spaces must allow for vehicle turning and manoeuvring.

PART 5: SPECIAL REGULATIONS

14. With the exception of a drive-through restaurant, a queuing space does not include any space occupied by a motor vehicle during the provision of service.
15. All parts of the site to which vehicles may have access shall be hard surfaced and drained to the satisfaction of the Development Authority.
16. The site and all improvements thereon shall be maintained in a clean and tidy condition, free from rubbish and debris. Receptacles for the purpose of disposing of rubbish and debris shall be provided as required by the Development Authority.
17. A minimum of 10% of the site area, if a drive-in business, shall be landscaped to the satisfaction of the Development Authority.
18. In addition to the fencing, landscaping, and environmental protection requirements indicated in [PART 4](#), a berm and/or fence shall be erected and maintained by the developer of a drive-in business along any property lines abutting or across a lane or walkway from a Residential District.
 - a. Minimum front yard requirements shall be as prescribed for the District in which the building is located but in no case shall be less than 3.0 m.
 - b. If a drive-in business is located on a site which abuts a residential use or a Residential District, noise attenuation shall be provided to the satisfaction of the Development Authority.

PART 5: SPECIAL REGULATIONS

5.16 HOME OCCUPATIONS

1. Home Occupations shall only be allowed as a secondary use and shall not change the principal character or external appearance of the dwelling unit located on the site or of any accessory buildings.
2. Home Occupations shall be incidental and subordinate to the principal use of the dwelling unit.
3. All Home Occupations require a Development Permit.
4. Having regard for the overall compatibility of the Home Occupation with the residential character of the neighbourhood, the Development Authority shall refuse a Development Permit for a Home Occupation if, in the opinion of the Development Authority, the proposed use would be more appropriately located in commercial or industrial uses.
5. All Development Permits issued for Home Occupations shall be revocable at any time by the Development Authority, if, in their opinion, the Home Occupation is or has become detrimental to the amenities of the neighbourhood in which it is located or if there is any change or intensification of the Home Occupation as originally approved.
6. The Development Authority may, in their discretion, place time limits on the period for which a Development Permit for a home occupation is valid, and the times in which it can operate.
7. The applicant to a Home Occupation Development Permit shall comply with the Alberta Safety Code and other provincial regulations.
8. The following uses are not considered a Home Occupation:
 - a. Adult Use;
 - b. Automotive and Equipment Repair Shop; or
 - c. Veterinary Clinic.
9. There shall be no outdoor business activity, or outdoor storage of material or equipment associated with the Home Occupation allowed on the site.
10. The Home Occupation shall not create any nuisance by way of noise, dust, odour, or smoke, or anything of an offensive or objectionable nature.
11. There shall be no mechanical or electrical equipment used which creates external noise, or visible or audible interference with home electronics or computer equipment in adjacent dwelling units.
12. Pedestrian or vehicular traffic or parking, shall not, in the opinion of the Development Authority, be generated in excess of that which is characteristic of the District in which the Home Occupation is located.

PART 5: SPECIAL REGULATIONS

13. Home Occupations shall not involve:

- a. activities that use or store hazardous material in quantities exceeding those found in a household; or
- b. any use that would, in the opinion of the Development Authority, materially interfere with or affect the use, enjoyment or value of neighbouring properties.

14. Regulations that apply specifically to major and minor Home Occupations are provided in the following table:

Regulation	Home occupation, Minor	Home occupation, Major
Display and on-premises sales	None allowed	Limited volume of on-premises sales. No commodity other than the product of the business shall be displayed and sold on the premises.
Employees	No person shall be employed on-site other than a resident of the dwelling unit	The number of non-resident employees or business partners working on-site shall not exceed 1 at any time.
Customers	None allowed	The number of customers or clients shall not exceed 6 at any time.
Parking spaces	Per the requirements under PART 4.20 .	1 off-street parking space in addition to those required by other PARTS of this Bylaw.
Business related vehicles	None allowed	Up to 1 commercial vehicle, not exceeding a capacity of 1 tonne shall be parked or maintained on the site or on the road in proximity to the site. Truck trailers or vehicle accessories or equipment shall not be allowed.
Signage	None allowed	Up to 1 fascia sign not larger than 0.4 m ² in area; or up to 1 sign, not larger than 0.2 m ² in the window of the dwelling unit.

TABLE 11: REGULATIONS FOR MAJOR AND MINOR HOME OCCUPATIONS

PART 5: SPECIAL REGULATIONS

5.17 INDUSTRIAL DEVELOPMENT

1. An application for the establishment of an Industrial Use shall be considered by the Development Authority after requesting advisory comment by those Provincial agencies or authorities whose interest or jurisdiction may be affected.
2. All lot regulations and requirements shall be based upon the type of industrial development proposed and shall be at the discretion of the Development Authority in accordance with the District in which the site is located.

PART 5: SPECIAL REGULATIONS

5.18 INTERMODAL STORAGE CONTAINERS (SEACAN)

1. The placement of an Intermodal Storage Container on any lot requires a Development Permit, except for the instances described in Section 5.18.3 and Section 5.18.5.
2. An intermodal storage container (seacan) shall be included with the accessory building maximum lot coverage in each applicable district.
3. An Intermodal Storage Container may not be located on a residential lots unless related to a valid renovation or construction permit. In such cases a maximum of 1 Intermodal Storage Container may be allowed for a maximum of 6 months subject to the discretion of the Development Authority in consultation, if needed, with the Director of Public Works. The discretion shall be limited to timing and placement only.
4. The maximum number of Intermodal Storage Containers that may be placed on a lot in the CI District or C2 District is at the discretion of the Development Authority. In deciding on the number of Intermodal Storage Containers allowed, the Development Authority shall ensure that the proposed development adheres to Section 4.20: Parking and Loading Provisions, and complies with the maximum lot coverage in the applicable land use district.
5. Notwithstanding any other provision in this Bylaw, in the Controlled Urban Development District and Industrial District a maximum of 2 Intermodal Storage Containers may be placed on a lot without a Development Permit.
6.
 - a. The maximum height for an Intermodal Storage Container is 3.0m in any residential district. Intermodal Storage Containers shall not be stacked in any residential District.
 - b. For all other districts, Intermodal Storage Containers may be stacked.
7. Sizing and Placement of an Intermodal Storage Container (Seacan)

	Residential Districts	All other Districts
Length	7.0 m maximum	13.0 m maximum
Height	3.0 m maximum	At the discretion of the Development Authority
Width	2.5 m maximum	2.5 m maximum
Placement	Be placed in the backyard wherever possible to minimize any potential nuisances to adjacent properties.	At the discretion of the Development Authority.

PART 5: SPECIAL REGULATIONS

8. The exterior finish of an Intermodal Storage Container sited within all Districts must be compatible with the finish of the primary building.

An intermodal storage container shall be screened with landscaping and fencing where facing a municipal road or Highway to the satisfaction of the Development Authority in residential districts. Landscaping and fencing for all other districts shall be at the discretion of the Development Authority.

9. Intermodal Storage Containers cannot be used as a dwelling, or a guest house, or for animal habitation purposes.
10. Intermodal Storage Containers shall comply with the setback requirements of the District in which they are placed.

PART 5: SPECIAL REGULATIONS

5.19 LICENSED INDUSTRIAL HEMP PRODUCTION FACILITY AND/OR PREMISES

1. Licensed Industrial Hemp Production Facilities shall comply with any applicable Federal and Provincial regulations.
2. Any Licensed Industrial Hemp Production Facility must comply with the following requirements, in addition to any other municipal or provincial regulations or requirements:
 - a. Only facilities licensed by Health Canada under the *Industrial Hemp Regulations* (SOR/98-156), or as amended, will be permitted.
 - b. A copy of the current license for the Licensed Industrial Hemp Production Facility as issued by Health Canada shall be provided to the Development Authority before a permit can be issued.
 - c. A Licensed Industrial Hemp Production Facility shall be the primary use of the lot(s) or parcel(s).
 - d. The Licensed Industrial Hemp Production Facility must not operate in conjunction with another use on the lot(s) or parcel(s).
 - e. Marijuana products must not be smoked, ingested, or otherwise consumed on the Premises of a Licensed Industrial Hemp Production Facility.
3. When making an application for a Development Permit for a Licensed Industrial Hemp Production Facility, the developer shall; in addition to the above sections and the applicable District provide in the application and site drawings the following:
 - a. Waste Management Plan;
 - b. Environmental Assessment;
 - c. Traffic Impact Assessment;
 - d. Water/Wastewater Report;
 - e. Storm Water Management Plan; and/or
 - f. any additional study or assessment necessary to address specific concerns at the discretion of the Development Authority.
4. The Licensed Industrial Hemp Facility must include suitable landscaping and parking requirements, as determined by the Development Authority.
5. The development shall meet all requirements for said facilities (such as, but not limited to security and premises) as listed under the *Industrial Hemp Regulations* (SOR/98-156).
6. The development shall maintain the neighbourhood characteristics and appearance.
7. The development shall be designed and located to minimize any impacts on the natural environment.
8. The development shall minimize any exposure or disturbance to the surrounding area including, but not limited to, dust, pollution, noise, odour, or any other related land use nuisance effects. There shall be no outdoor storage of goods, material, or supplies.

PART 5: SPECIAL REGULATIONS

9. Solid waste material must be disposed of in accordance with the *Controlled Drugs and Substances Act* (S.C. 1996, c. 19) and *Industrial Hemp Regulations* (SOR/98-156), as amended or any subsequent legislation that may be enacted in substitution.
10. All activities related to the Licensed Industrial Hemp Production Facility shall occur within a fully enclosed stand-alone building, including but not limited to loading, receiving, and shipping of industrial hemp and any other goods, materials, and supplies.
11. A Licensed Industrial Hemp Production Facility's Exterior Lighting and Noise levels should meet the following:
 - a. The illumination of parking areas, walkways, signs, and other structures associated with Licensed Industrial Hemp Production Facilities shall be arranged to meet any requirements the Land Use Bylaw or any other bylaw and/or policy approved by the Town and any requirements under the *Industrial Hemp Regulations* (SOR/98-156).
 - b. Noise from facilities shall not exceed that allowed under the Land Use Bylaw or any other bylaw and/or policy approved by the Town and any requirements under the *Industrial Hemp Regulations* (SOR/98-156).
12. Buffers shall be required for all Licensed Industrial Hemp Production Facilities. Buffers can combine separation, vegetation, and fencing to mitigate the impacts on farming and adjacent activities.
13. Parking and loading requirements for a Licensed Industrial Hemp Production Facility shall be provided based on [PART 4.20](#) of this Bylaw and any applicable requirements and regulations under the *Industrial Hemp Regulations* (SOR/98-156), as amended.

PART 5: SPECIAL REGULATIONS

5.20 MANUFACTURED HOMES

In addition to all other regulations of this Bylaw, a manufactured home shall comply with the following regulations:

1. Manufactured Homes shall have Canadian Standards Association Z-240 Certification, or subsequent and current Canadian Standards Association certification.
 - a. No Development Permits for manufactured homes before 2000 shall be issued without a professional engineer's letter or certification.
2. All accessory structures, such as enclosed porches, additions, and skirting's, shall be:
 - a. factory-prefabricated units or the equivalent thereof, and so designed and erected as to harmonize with the manufactured homes;
 - b. considered as part of the main building;
 - c. installed only after obtaining a Development Permit; and
 - d. proportionate to the floor area of the manufactured home.
3. All accessory structures, such as open porches, sun decks, patios, and carports shall:
 - a. not be considered as part of the main building;
 - b. be installed only after obtaining a Development Permit; and
 - c. be located a minimum of 3.0 m from the nearest lot line or, in the case of a manufactured home park, stall line.
4. A Manufactured Home shall be skirted from the floor level to the ground level within 60 days of its placement. The skirting shall match the external finish of the manufactured home.
5. The maximum allowed floor area of porches and additions shall not exceed the floor area of the Manufactured Home.
6. No accessory building or use, other than parking spaces, shall be located in the front yard of a Manufactured Home stall or a lot on which a manufactured home is located.
7. The storage of any furniture, domestic equipment, or seasonally used equipment shall be adequately covered or screened, either individually on the mobile home stall or communally, and said storage shall conform to the *Safety Codes Act*, R.S.A. 2000, c. S-1, as amended or replaced.

PART 5: SPECIAL REGULATIONS

8. The following regulations apply to Manufactured Homes located in all subdivisions:
 - a. the hitch and wheels are to be removed from the Manufactured Home;
 - b. all Manufactured Homes shall be placed on a foundation or base. The Manufactured Home is to be attached by means of bolting or otherwise to the foundation or base pursuant to the Alberta Building Code; and
 - c. the lot is to be fully landscaped within 1 year from the date the development is available for occupancy or use.
9. All Manufactured Homes shall comply with the Alberta Building Code and the manufacturer's guidelines.

PART 5: SPECIAL REGULATIONS

5.21 MANUFACTURED HOME PARKS

In addition to all other regulations of this Bylaw, a Manufactured Home in the RMH2 District shall comply with the following regulations:

1. The stalls shall be located at least 3.0 m from a property boundary line. This 3.0 m wide strip shall be landscaped and/or fenced to the satisfaction of the Development Authority.
2. All stalls shall front onto internal roadways rather than onto an external road, highway, or lane.
3. All internal roadways shall be constructed and maintained to the satisfaction of the Development Authority. Minimum right-of-way width shall be 3.0 m.
4. A safe, convenient, all season pedestrian walkway of at least 1.0 m in width shall be provided for access between individual Manufactured Homes, the park roadways, and all community facilities provided for park residents.
5. Visitor parking shall be provided as per [PART 4.20](#). Visitor parking shall be located at convenient locations throughout the Manufactured Home Park, and shall not be used for the storage of boats, trailers, etc.
6. The design of a manufactured home park shall be to the satisfaction of the Development Authority.
7. A minimum of 5% of the lot area shall be devoted to recreational uses.
8. All areas not occupied by Manufactured Homes and their additions, internal roadways, footpaths, driveways, permanent buildings, and any other developed facilities shall be fully landscaped to the satisfaction of the Development Authority.
9. No part of the Manufactured Home Park shall be used for non-residential purposes except such uses as are required for the direct servicing and wellbeing of the park residents and for the management and maintenance of the park.
10. Street lighting shall be to the same standard as that in a conventional residential neighbourhood.
11. A maximum of 1 neighbourhood identification sign may be installed at the entrance to a Manufactured Home Park.
12. Directional signs within the Manufactured Home Park must be integrated in design and appearance, be kept in scale with the immediate surroundings and constructed of durable material.
13. All municipal utilities shall be provided underground to stalls and at the developer's own expense.
14. A central area providing a minimum of 14.0 m² of space for each stall shall be provided for the storage of recreational vehicles, boats, trailers, and other vehicles.

PART 5: SPECIAL REGULATIONS

15. The Manufactured Home Park shall be served with a number of fire hydrants located where considered necessary by the Development Authority. In this regard, the Development Authority will seek input and advice from the Fire Chief.
16. The Manufactured Home Park operator shall:
 - a. maintain park order and cleanliness; and
 - b. be responsible for snow removal from all common areas, internal roadways, and pedestrian walkways.
17. Manufactured Homes shall be separated from each other by at least 3.0 m in all directions. Any porch or addition to the Manufactured Home shall be regarded as part of the Manufactured Home for the purpose of this separation.
18. No part of the park shall be used for non-residential purposes except for Home Occupations and such uses as are required for the direct servicing and wellbeing of the park residents and for the management and maintenance of the park.
19. Each stall shall be clearly marked off by means of stakes, countersunk steel posts, fences, curbs, or hedges.
20. The maximum permissible density for a Manufactured Home Park shall be 15 manufactured homes per net developable hectare of the lot being developed at each stage of development.
21. The minimum area for a Manufactured Home = stall shall be 371.6 m².

PART 5: SPECIAL REGULATIONS

5.22 MOTELS AND HOTELS

1. Notwithstanding other regulations in this Bylaw, the minimum Lot Area per Rentable Unit is:
 - a. One Storey – 140.0 m².
 - b. Two Storeys – 930.0 m².
2. Minimum Floor Area per Rentable Unit – 26.0 m².
3. Notwithstanding other regulations in this Bylaw, the minimum required setbacks for Motels and Hotels are:
 - a. Front - 7.5 m.
 - b. Side – 3.0 m.
 - c. Rear – 1.0 m.
4. Except in the case of rentable units and any other buildings where connected by a continuous roof to form a shelter for motor vehicles, not less than 3.5 m of clear and unoccupied space shall be provided between each rentable unit and any other building on the lot.
5. Each rentable unit shall face onto or abut a driveway not less than 6.0 m in width and shall have unobstructed access thereto.
6. Not more than two accesses for vehicles to a road, each of a minimum width of 7.5 m, shall be permitted, provided however, that 1 combined motor vehicle entrance and exit may be permitted, not less than 9.0 m in width.
7. The owner, tenant, operator, or person in charge of a motel shall at all times:
 - a. maintain the lot and the buildings, structures, and improvements thereon in a clean, neat, tidy, and attractive condition and free from all rubbish and debris;
 - b. maintain garbage facilities to the satisfaction of the Development Authority;
 - c. maintain an appropriate fence, where required by the Development Authority, not less than 1.5 m in height, around the boundaries of the lot; and
 - d. landscape and keep the lot landscaped to the satisfaction of the Development Authority.
8. Notwithstanding any other provisions of this Bylaw to the contrary, a minimum of 10% of the site area of a motel or hotel development shall be landscaped in accordance with [PART 4.14](#) and to the satisfaction of the Development Authority.

PART 5: SPECIAL REGULATIONS

5.23 MULTIPLE DWELLING DEVELOPMENTS

1. Before any application for development of Row Housing or an Apartment can be considered, the applicant must submit to the Development Authority, in addition to those requirements of [PART 7.4](#):
 - a. design plans and working drawings, including elevations; and
 - b. site plans showing the proposed:
 - i. amenity areas;
 - ii. location and position of structures on the lot, including any signs;
 - iii. location and number of parking spaces, exits, entries, and drives;
 - iv. location of an access to garbage storage areas; and
 - v. landscape plan of the entire site which shall also show intended fencing and surfacing for drives and parking areas.
2. The aforementioned plans will be appended to the Development Permit application. If the Development Permit is approved, the plans shall be deemed conditions of approval.
3. The relationship of buildings to each other and to the landscape, in particular such matters as architectural appearance, the provision of light, air, privacy, and landscaping, shall be shown upon the site plans, and said relationships shall be to the satisfaction of the Development Authority.

PART 5: SPECIAL REGULATIONS

5.24 NATURAL RESOURCE EXTRACTION

1. A Development Permit shall not be issued for a sand, gravel, clay, coal, limestone, gypsum, granite, salt or mineral extraction operation until any necessary reclamation plan and permit/license is approved by the Provincial Government.
2. Where not required to do so by Provincial agencies, the proponent of a natural resource extraction industry shall be required to submit a reclamation plan to the Development Authority for its approval prior to the issuance of a Development Permit.
3. Where not required to do so by Provincial agencies, the proponent of a natural resource extraction industry will, at the discretion of the Development Authority, be required to post with the municipality security in the form of an irrevocable letter of credit or cash to ensure that reclamation will be completed.
4. A disturbed area shall be reclaimed to:
 - a. at least its former state; or
 - b. any other use, which the Development Authority feels, will be beneficial to the municipality.
5. The following conditions of approval may be included when processing an application for a natural resource extraction industry:
 - a. limitation of hours of operation;
 - b. requirement to enter into a Road Use Agreement with the municipality for the provision of dust control and maintenance/upgrading of roads used in direct relation to the operation;
 - c. posting of adequate signage, including company name and emergency telephone numbers, to warn of possible site or operational hazards and dangers;
 - d. methods of minimizing noise in relation to the activities of the operation; and
 - e. payment of an aggregate levy to the municipality as outlined by bylaw.
6. Extraction operations, such as sand, gravel and other mineral resource workings shall be allowed to proceed only after the issuance of proper licenses that indicate compliance with the appropriate Provincial legislation and regulations.
7. Council shall urge the Province to comply with the policies of this [PART](#) and the overall intent of the Bylaw when developing natural resource extraction activities that are exempt from control under the Act.
8. Resource processing should be handled as a form of industrial development and be subject to the appropriate industrial regulations of this Bylaw.

PART 5: SPECIAL REGULATIONS

5.25 NEIGHBOURHOOD COMMERCIAL DEVELOPMENTS

1. All Development Permit applications for neighbourhood convenience stores shall be referred to the school jurisdictions located within a 60 m radius for comments respecting possible impact on school operations.
2. Neighbourhood commercial developments located entirely within a standalone building or located within a building that also contains residential use may be allowed to locate in the R1, R1B, R2, R3, RMH1, and C1 Districts provided the development meets all of the other regulations of this Bylaw and, further, that the development:
 - a. does not include as part of its operation a gas bar or vehicular servicing component; and/or
 - b. is situated on a corner lot with safe access to a collector road.
3. The façade of a building containing a neighbourhood commercial development that is located in a Residential District must be integrated with the surrounding residential area.
4. The height of a building containing a neighbourhood commercial development in a Residential District may not exceed twice the height and massing of adjacent building.



FIGURE 8: NEIGHBOURHOOD COMMERCIAL DEVELOPMENT

PART 5: SPECIAL REGULATIONS

5.26 PLACES OF WORSHIP

1. The lot on which a Place of Worship is situated shall have a frontage of not less than 30.0 m and an area of not less than 930.0 m² except in the case where a building for a clergyman's residence is to be erected on the same lot. The area of the lot in this case shall not be less than 1400.0 m².
2. Minimum front, side, and rear yards shall be those required within the District in which the Place of Worship is located except where the height restriction of the District is exceeded. In this case, the yard setback requirement shall be at the discretion of the Development Authority.
3. Notwithstanding any other provision of this Bylaw, a portion of the required minimum number of parking spaces may be located on a site other than that of the Place of Worship if it is demonstrated to the satisfaction of the Development Authority that such off-site parking spaces are available for the use of the patrons of the Place of Worship.

PART 5: SPECIAL REGULATIONS

5.27 PRIVATE SWIMMING POOLS AND HOT TUBS

1. These regulations apply to all private swimming pools, both above and below ground, and hot tubs anytime the water is greater than 600 mm in depth.
2. No barbed wire or electrification of any part of a fence or gate enclosing a swimming pool or hot tub shall be permitted.

PART 5: SPECIAL REGULATIONS

5.28 RECREATIONAL VEHICLES

1. No more than 2 Recreational Vehicle may be stored on a lot less than 2.2 ha without a Development Permit.
2. Recreational Vehicles may be stored within a front yard on a residential lot under the following conditions. The recreational vehicle is:
 - a. entirely contained within the lot;
 - b. located on a hard surfaced driveway;
 - c. Located in the front yard exclusively between during the regular summer season (between May 1 and October 1); and
 - d. Removed from the front yard or relocated between October 2 and April 30 of each calendar year.
3. Notwithstanding any other provision of this Bylaw, no person may occupy a recreational vehicle, except within an approved Recreational Vehicle Campground.
4. If the intention of the placement of a Recreational Vehicle on a parcel is to rent the Recreational Vehicle for any consideration (whether for money or for goods or service in kind), a Development Permit for a Recreational Vehicle Campground must be approved. Such a permit may only be approved in Districts where Recreational Vehicle Campgrounds are listed as a Permitted or a Discretionary Use.

PART 5: SPECIAL REGULATIONS

5.29 RECREATIONAL VEHICLE CAMPGROUNDS

1. Provisions in this [PART](#) apply to both Recreational Vehicle Campgrounds and Recreational Vehicle Campgrounds, Seasonal.
2. Each recreational vehicle parking space shall have a minimum width of 10.0 m and a minimum area of 250.0 m².
3. As a condition of approval, the Development Authority shall require the developer to obtain any necessary permits and approvals from all regulatory authorities and agencies having jurisdiction, including any necessary approvals pursuant to the *Safety Codes Act*, R.S.A. 2000, c. S-1, as amended, that may be applicable.
4. As a condition of approval, the Development Authority may require that the applicant/owner construct, upgrade, or pay to construct or upgrade any necessary municipal infrastructure to service to the development.
5. All internal roads shall be the responsibility of the applicant/owner for both construction and future maintenance. Also, internal roads shall have a minimum of a 6.0 m usable top, except for one-way roads, which shall have a minimum of a 3.65 m usable top.
6. The applicant/owner shall provide on-site potable water supply and sewage disposal facilities that meets Provincial regulations.
7. All spaces for Recreational Vehicle designated for year-round use shall have on-site connections to municipal sewer and water systems.
8. The applicant/owner shall be required to enter into a Development Agreement with the municipality as a condition of Development Permit approval. The Development Agreement will include provisions requiring the developer to construct, upgrade, or pay to construct or upgrade the necessary municipal roads to access the development when determined necessary by the Development Authority.
9. The applicant/owner shall designate an area equivalent to 10% of the total Recreational Vehicle Campground area as a playground or recreational area. This area is to be clearly marked and free from all traffic hazards.
10. All spaces for Recreational Vehicles or tents shall maintain a minimum set back of 30.0 m from the shoreline of any body of water.
11. The maximum number of Recreational Vehicles allowed per space shall be 1.
12. A site plan detailing the protection of existing treed areas and site topography is required prior to issuance of a Development Permit.
13. Spaces for day use, picnicking and similar activities shall be suitably organized, clearly marked, and constructed to the satisfaction of the Development Authority.

PART 5: SPECIAL REGULATIONS

14. All other site requirements shall be as required by the Development Authority.
15. Front, side, corner, and rear yard setbacks on the site shall be 7.6 m or 10% of the lot width, whichever is lesser.
16. Applicant/owners will be encouraged to include on their site plan an overflow area which provides that may be used temporarily, on an overflow basis, for a maximum of 4 consecutive nights to accommodate recreational events which may result in a need for temporary additional tenting or recreational vehicle spaces.

PART 5: SPECIAL REGULATIONS

5.30 RECREATIONAL VEHICLE CAMPGROUND, WORKCAMPS

1. Provisions in this [PART](#) apply to Recreational Vehicle Campground, Workcamps.
2. Each space for a Recreational Vehicle shall have a minimum width of 10.0 m and a minimum area of 250.0 m².
3. All spaces for Recreational Vehicles shall maintain a minimum setback of 30.0 m from the shoreline of any body of water.
4. Minimum front, side, corner, and rear yard setbacks on the site shall be 7.6 m.
5. The maximum number of recreational vehicles allowed per space shall be 1.
6. All Recreational Vehicle Campground, Workcamps shall be considered temporary developments.
7. All Recreational Vehicle Campground, Workcamps require a Development Permit and the Development Authority shall give due regard to the need, location, and type of camp, prior to rendering its decision.
8. A Development Permit for a Recreational Vehicle Campground, Workcamps may be issued for up to 3 years. If all conditions have not been satisfied to the satisfaction of the Development Authority, then the permit will no longer be considered valid. The permit must be renewed after the 3-year period. An application may be made for a continuance of the use for 1 additional year, after which a new Development Permit application is required.
9. The Development Authority may establish conditions for the approval of a Recreational Vehicle Campground, Workcamp that it, deems reasonable to ensure that the camp will be temporary.
10. In addition to the requirements of [PART 7.4](#), an application for a Development Permit for a Recreational Vehicle Campground, Workcamp must provide the following information:
 - a. the location, type, and purpose of the camp;
 - b. adjacent land uses;
 - c. the method for connecting the proposed development to municipal water, sewage, waste disposal and storm water systems;
 - d. the number of persons proposed to live in the camp;
 - e. the start date for the development, date of occupancy by residents, and removal date for the camp; and
 - f. reclamation measures to be completed once the camp is no longer needed to the satisfaction of the Development Authority.
11. As a condition of approval, the Development Authority shall require the applicant/owner to obtain any necessary permits and approvals from all regulatory authorities and agencies having jurisdiction, including any necessary approvals pursuant to the *Safety Codes Act*, R.S.A. 2000, c. S-1, as amended that may be applicable.

PART 5: SPECIAL REGULATIONS

12. As a condition of approval, the Development Authority may require that the applicant/owner construct, upgrade, or pay to construct or upgrade any necessary municipal infrastructure to service to the development.
13. All internal roads shall be the responsibility of the applicant/owner for both construction and future maintenance. Also, internal roads shall have a minimum of a 6.0 m usable top, except for one-way roads, which shall have a minimum of a 3.65 m usable top.
14. The applicant/owner shall provide on-site potable water supply and sewage disposal facilities in accordance with the Town's Public Works Department requirements and all Provincial regulations.
15. All stalls designated for year-round use must have on-site connections to municipal sewer and water systems.
16. The applicant/owner shall be required to enter into a Development Agreement with the municipality as a condition of development approval. The Development Agreement will include provisions requiring the developer to construct, upgrade, or pay to construct or upgrade the necessary municipal roads to access the development when determined necessary by the Development Authority.
17. A site plan detailing the protection of existing treed areas and site topography is required prior to issuance of a Development Permit.
18. All other site requirements shall be as required by the Development Authority.
19. All Recreational Vehicle Campground, Workcamps must:
 - a. ensure that all required access, including internal roadways and intersection improvements, are provided to the satisfaction of the Development Authority at the sole cost to the applicant/owner;
 - b. be designed so that all points of access and egress are located to the satisfaction of the Development Authority and when required, Alberta Transportation;
 - c. be able to accommodate a minimum of 20 persons and a maximum of five 500 persons;
 - d. be secured by the installation of appropriate security and buffering measures such as berms, fences, and landscaping. The form of the buffering will be determined by and to the satisfaction of the Development Authority;
 - e. if required by the development authority, provide on-site security staff to the satisfaction of the Development Authority;
 - f. provide and develop all parking on the lot to the satisfaction of the Development Authority. Normally, on-site parking for private vehicles will adhere to the same standard as parking for a hotel or motel;
 - g. post security with the municipality sufficient to ensure removal of the development and/or reclamation of the site if needed after the development has been removed from the site; and
 - h. be separated from adjacent land uses.
20. Maximum site coverage shall be such that space is available for amenity areas and parking on the site, together with the applicable setbacks and required landscaping as determined by the Development Authority.

PART 5: SPECIAL REGULATIONS

21. Screening and fencing of storage areas shall be to the satisfaction of the Development Authority.
22. The development must comply with Building and Fire Code requirements, as amended from time to time.
23. Because of the number of temporary workers and related traffic impacts the applicant will also be required to provide a report which details the following:
 - a. discussions with and impact on the local RCMP;
 - b. discussions with and impact on the local Emergency Medical Services;
 - c. discussions with and impact on the local Fire Department; and
 - d. discussions with and impact on the local road system including a Traffic Impact Assessment.
24. Any other conditions required to the satisfaction of the Development Authority.

PART 5: SPECIAL REGULATIONS

5.31 RECREATIONAL VEHICLES IN CAMPS

1. No Recreational Vehicle, whether located within a Recreational Vehicle Camp or on a lot, may have associated with it any more than 2 accessory structures or buildings, in addition to fences, benches, fire pits, and picnic tables. The 2 accessory structures may include a small shed with a maximum size of 18.58 m², and a screened or roofed patio around or beside the recreational vehicle.
2. No structure accessory to a Recreational Vehicle shall be used as sleeping quarters.
3. The total gross floor area or ground area covered by all accessory structures and buildings or Recreational Vehicles shall not exceed 50% of the size of the lot on which the camp is located.

PART 5: SPECIAL REGULATIONS

5.32 SATELLITE TELEVISION DISHES

1. Satellite television dishes over 0.6 m in diameter shall not be permitted within a yard abutting a public street in any Residential District and shall meet the District regulations for accessory buildings in the District in which they are provided.
2. Satellite dishes over 0.6 m in diameter shall not be permitted on a street facing roof of a building in, or abutting, a Residential District, nor shall they be visible from the road if placed on the roof of any building.
3. Satellite dishes shall be of a colour that, in the opinion of the Development Authority, is compatible with the surrounding area.
4. No advertising shall be displayed on satellite dishes.

PART 5: SPECIAL REGULATIONS

5.33 SHOPPING CENTRES

1. The maximum building height shall be 10.7 m or 2 storeys, whichever is greater.
2. The maximum floor area shall be equal to the site area; however, all other regulations of this Bylaw, such as required setbacks, parking and loading requirements, etc. shall be adhered to.
3. Shopping centre signs shall comply with the applicable regulations in [PART 6](#).
4. All Shopping Centres shall satisfy the Development Authority as to:
 - a. the orientation, exterior design, and architectural appearance of buildings;
 - b. the location of development in relation to adjacent land uses;
 - c. vehicular traffic flow patterns within and access to and from the site;
 - d. safe pedestrian access and egress within the site and from any pedestrian way; and
 - e. the location of exterior signs.
5. A Shopping Centre shall only contain those uses listed as Permitted or Discretionary Uses within the District in which the Shopping Centre is located.
6. The Development Authority may require any other matters, regulations, or conditions relating to the development as necessary, having regard to the nature of the proposed Shopping Centre and adjacent land uses.

PART 5: SPECIAL REGULATIONS

5.34 SHOW HOMES

1. In addition to the requirements of [PART 7.4](#), a Development Permit application for a Show Home shall be accompanied by information indicating:
 - a. the location and area intended as the site for the show home; and
 - b. proposed parking, exterior lighting and signs.
2. The appearance of the building shall, in the opinion of the Development Authority, be compatible with the character of other buildings in the vicinity.

PART 5: SPECIAL REGULATIONS

5.35 SIDEWALK CAFÉS

1. A Sidewalk Café permit is valid from the date of issuance for 1 year.
2. If the applicant is not the owner of the property, authorization and written permission of the property owner is required and must accompany the application.
3. A Development Permit will authorize only the consumption of food within the sidewalk seating area and not alcohol. A permit holder who intends to serve alcohol inside any temporary sidewalk seating area requires a separate license from the Alberta Gaming and Liquor Commission. A copy of that license is to be provided to the Town.
4. A copy of any approval from any involved Health Authority is to be provided to the Town.
5. The area designated for the Sidewalk Café shall be considered an extension of the principal building and business; therefore, the location of the Sidewalk Café must be directly in front of the building.
6. The following information must be provided with the application:
 - a. details of the proposed furniture or manufacturers' brochures;
 - b. site plan showing all existing buildings, proposed café area and setbacks;
 - c. layout of the furniture including signage, tables, chairs, placement and number of planters and all other accessories;
 - d. location, structure, and dimensions of any portable walls/barriers;
 - e. location of all doorways, windows, and service openings;
 - f. length of restaurant/café frontage;
 - g. distance from property line to curb; and
 - h. proposed area, width, and length of the sidewalk seating area.
7. Applicants are encouraged to select furniture that is compatible with the outdoor environment. The furniture should be strong, durable, waterproof, and weather resistant, designed for commercial outdoor use. Further, the furniture shall be in accordance with the following:
 - a. the furniture must fold or stack for storage, and if located on public right-of-way, be readily removed and stored within the associated indoor premises during non-business hours;
 - b. the number of tables and chairs placed within a sidewalk area must allow unobstructed access and circulation for patrons and staff;
 - c. the permit holder is responsible for ensuring that all furniture remains within the approved sidewalk seating area. No fixed tables or chairs may be used. Developers of Sidewalk Cafés shall be mindful of the rights of pedestrians travelling past their Sidewalk Café at all times during operation. In order to ensure this, a Sidewalk Café is required to maintain a clear path of at least 1.5 m. minimum at all times. In areas of higher pedestrian traffic or activity or in conditions that suggest the need for additional clearance, a clear pedestrian path greater than 1.5 m. may be required by the Development Authority;

PART 5: SPECIAL REGULATIONS

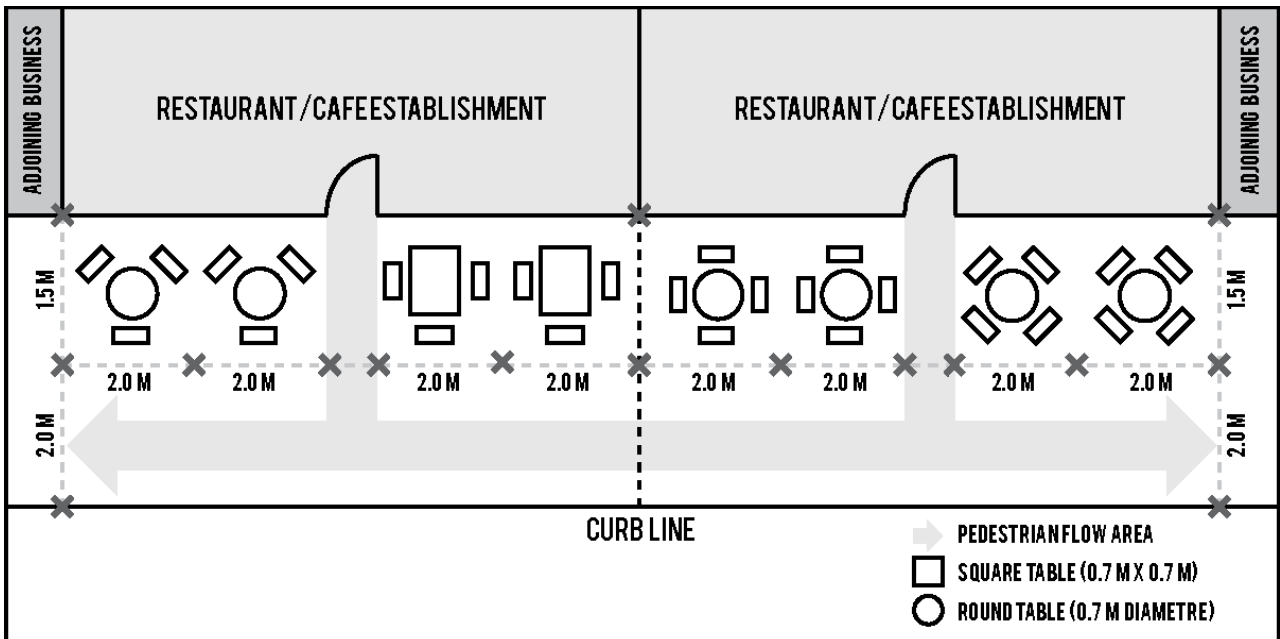


FIGURE 9: SIDEWALK CAFÉ DIMENSIONS

8. Umbrellas shall:
 - a. be secured to ensure that they can withstand the effects of wind, and removed in windy conditions and off season;
 - b. not be attached to railings;
 - c. not encroach on, or interfere with pedestrian movement;
 - d. be at least 2.0 m in height; and
 - e. be manufactured from fire retardant material.
9. Umbrellas shall be market style (not beach umbrellas).
10. Lighting for Sidewalk Café may be utilized if approved by the Development Authority. Any such lighting shall compliment the exiting building and Sidewalk Café design and shall not cause a glare to passing pedestrians or vehicles.
11. Outdoor heaters may be utilized upon the approval of the Development Authority.
12. No portion of a sidewalk seating area may be used for any purpose other than seating, dining, or circulation.
13. No portion of a sidewalk seating area may be used for the storage of and sale of merchandise or objects other than those intended for seating, dining, or circulation.
14. The permit holder will bear all financial responsibility for any and all improvements necessary to the public space, both within and surrounding the sidewalk seating area.

PART 5: SPECIAL REGULATIONS

15. Smoking is prohibited at all sidewalk areas. The *Tobacco Reduction Act*, S.A. 2005, c. T-3.8, as amended, requires that managers or owners strictly enforce this requirement or be liable to fines.
16. Hours of operation of a Sidewalk Café are 8:00 a.m. to 10:00 p.m. or as stated in the approved Development Permit.
17. Sidewalk Cafés must conform to noise regulations of the current municipal Bylaw and shall be prohibited from playing amplified music, whether live or recorded.
18. The principal establishment for each Sidewalk Café shall have a valid municipal Business License.
19. The permit holder will ensure Sidewalk Cafés are maintained in a clean and hygienic state at all times and the following requirements will apply:
 - a. furniture, barriers and/or planters shall be clean, in good order and well presented; and
 - b. sidewalk seating debris must not be swept or allowed to enter into gutters, parking or traffic lanes, stormwater, catch-basins, or pedestrian walkways.
20. Every Sidewalk Café shall be temporary in nature and designed so that the entire structure including chairs, tables, fencing, and planters can be easily removed during periods of non-use.
21. The permit holder will be required to hold valid comprehensive general liability insurance to the satisfaction of the Town, but the limit shall not be less than \$1,000,000 per occurrence, \$1,000,000 in the aggregate combined single limit, for bodily injury, personal injury and property damage liability.
22. The municipality shall be named as an additional insured for any liability arising directly or indirectly from the operation of a Sidewalk Café located on a public right-of-way.
23. A permit holder will be required to submit an application in writing to the Development Authority for any amendment to their existing sidewalk seating plan.
24. Approval of a Sidewalk Café will require, as a condition of approval, that the Development Authority and the Fire Chief conduct a site inspection of the approved Sidewalk Café and all elements placed therein after construction to ensure that the development is in compliance with the approved permit.

PART 5: SPECIAL REGULATIONS

5.36 SERVICE STATIONS AND GAS BARS

Service Stations or Gas Bars shall comply with the following regulations:

1. No entrance or exit thereto for motor vehicles shall be located within 60.0 m of an entrance to or exit from a firehall, public or private school, playground, library, church, hospital, Care Facility, or other similar public or quasi-public institutions.
2. No part of any building or any pump or other accessory building, structure, or use shall be located within 6.0 m of a side or rear line.
3. There shall be a front yard of not less than 12.0 m, provided, however, that gasoline pumps may be located as little as 6.0 m from the front line.
4. All fuel storage tanks shall be set back from adjacent buildings in accordance with Regulations passed pursuant to the *Safety Codes Act*, R.S.A. 2000, c. S-1, as amended, as applicable.
5. The minimum lot area shall be 740.0 m² and the maximum building coverage shall be 25% of the lot area. When a Car Wash Establishment is included, the minimum lot area shall be 1110.0 m².
6. In the case of Service Stations or Gas Bars designed and built as part of a shopping centre, the ratio of building space to parking space shall be determined as by the Development Authority.
7. A canopy over a pump island shall not extend to within 3.0 m of the property line.
8. The canopy area for a Service Stations or Gas Bars shall not constitute part of the site coverage.
9. Any lighting proposed to illuminate off-street parking areas shall be located and arranged so that all direct rays of light are directed upon the lot only and not on any adjoining lots.
10. The owner, tenant, operator or manager of a Service Stations or Gas Bars shall, at all times:
 - a. be prohibited from the carrying on of the business of a public garage or parking garage (provided, however, that this shall not prevent the use of garage space available in any authorized service station for storage) or of any business or activity which is obnoxious or offensive, or which constitutes a nuisance or annoyance to residences or businesses in the immediate vicinity of the service station or gas bar by reason of dust, noise, gases, odour smoke or vibration;
 - b. be responsible for the proper, safe, and orderly operation of the service station or gas bar; and
 - c. maintain on the boundaries of the lot, where required by the Development Authority, an appropriate fence not less than 1.5 m in height.

PART 5: SPECIAL REGULATIONS

5.37 SMALL ANIMAL BREEDING AND BOARDING ESTABLISHMENTS

1. A Small Animal Breeding and Boarding Establishment which is to be located closer than 305.0 m from a dwelling which is not related to the proposed development shall be considered a discretionary use notwithstanding the use provisions contained within this Bylaw.
2. No Small Animal Breeding and Boarding Establishment for dogs shall be permitted on a residential parcel less than 2.02 ha in area.
3. Pens, rooms, exercise runs and holding stalls may be required to be soundproofed to the satisfaction of the Development Authority.
4. All Development Permit applications may be referred to the appropriate Health Authority or animal control agency for comment prior to the Development Authority making a decision.
5. No building, use, or exterior exercise areas or runs that are used to accommodate the animals may be located within 6.1 m of any property line adjacent to a dwelling or a residential parcel.
6. All exterior exercise areas or runs may be required to be enclosed with a fence acceptable to the Development Authority.
7. All dog facilities, including buildings and exterior exercise areas or runs, may be required to be sited to the satisfaction of the Development Authority.
8. The Development Authority may regulate the hours that dogs are allowed outdoors.
9. The Development Authority may regulate the number of animals based on size and type of animals, size of parcel and proximity to dwellings. Pups under 6 months shall not be included in the number.
10. Developments which house animals overnight shall be equipped with an adequate number of indoor exercise runs relative to the maximum number of animals that can be housed.
11. A separate air extractor system shall be provided in the animal holding area where heating and air conditioning is shared with other developments.

PART 5: SPECIAL REGULATIONS

5.38 SMALL COMMUNICATION TOWERS

1. Small Communication Towers shall require an application for a Development Permit and may be approved provided that the structure and apparatus:
 - a. have Industry Canada approval;
 - b. are camouflaged and, as far as possible, have the appearance and aesthetic of other buildings allowed in the District;
 - c. meet the setback requirements of the District or meets setback requirements that are satisfactory to the Development Authority;
 - d. be limited to a maximum height of 18.0 m at its highest point. The height of a ground-mounted antenna and support structure shall be determined by measurement from the point at which the support structure enters the typical ground surface to the top of the antenna at its highest position;
 - e. be a free-standing, ground-mounted unit;
 - f. notwithstanding [PART 5.38.1\(e\)](#), be a roof-mounted unit where the applicant can demonstrate that a ground-mounted unit would prohibit adequate transmission or reception of signals. The antenna and support structure of a roof-mounted unit shall be installed on the roof of a building to a maximum combined height of 18.0 m from the typical ground surface to its highest point;
 - g. be located in a rear yard only;
 - h. not be illuminated, nor have attached to it any advertising, graphics, flags, or other elements unrelated to its function as a component of a radio signal transmitting and receiving device; and
 - i. be landscaped to screen the base of the antenna and reduce negative visual impact on adjacent properties. The Development Authority may require screening and landscaping around the lower portion of the support structure where, in the opinion of the Development Authority, such measures would reduce potential negative visual impact of the structure on adjacent properties.
2. All Small Communication Towers shall have landscaping that reflects the typical landscaping in the District.
3. The development of all Small Communication Towers shall follow the regulations of Industry Canada including public consultation as required.

PART 5: SPECIAL REGULATIONS

5.39 SOLAR ENERGY COLLECTION SYSTEM

1. Solar Energy Collection Systems shall be considered accessory buildings, and subject to accessory building regulations and are required to conform to set back requirements for accessory buildings.
2. Ground mounted Solar Energy Collection Systems shall be located in a side or rear yard only.
3. When a Solar Energy Collection Systems is installed on a lot, accessory structure or vegetation on an abutting lot shall not be located so as to block the solar collector's access to solar energy. The portion of a solar collector that is protected is the portion which:
 - a. is located so as not to be shaded between the hours of 10:00 a.m. and 3:00 p.m. by a hypothetical 12-foot obstruction located on the lot line; and
 - b. has an area not greater than one-half of the heated floor area of the structure, or the largest of the structures, to be served.
4. [PART 5.39.2](#) does not apply to structures or vegetation existing in an abutting lot at the time of installation of the solar energy collection system, or the effective date of this Bylaw, whichever is later. [PART 5.39.3](#) controls any structure erected on, or vegetation planted in, abutting lots after the installation of the solar energy collection system.

PART 5: SPECIAL REGULATIONS

5.40 SUITES, GARAGE

1. A Garage Suite:
 - a. shall be restricted to a site occupied by a single detached dwelling;
 - b. is prohibited from being constructed on a lot with a duplex, or multi-dwelling development;
 - c. is accessory to and subordinate to the principal dwelling and shall not exceed 80.0 m² in floor area;
 - d. shall remain accessory to and subordinate to the use of the garage;
 - e. includes, but is not limited to, a food preparation area, counter/cupboard space, sink, refrigerator, stove (or provision of 220-volt wiring) and toilet with bathing facilities; and
 - f. shall have an entrance separate from the entrance to the garage, either from a common indoor landing or directly from the exterior of the structure.
2. A maximum of one Garage Suite is allowed on any lot on which a single detached dwelling is located.
3. If a Garage Suite is developed on a lot then no additional Garden Suite, or Secondary Suite shall be allowed.
4. The minimum floor area for a garage suite is 30.0 m².
 - a. Mechanical rooms and common areas shall be excluded from the floor area of the Garage Suite.
5. At grade Garage Suite shall have a maximum height of 4.5 m.
6. Above grade Garage Suite shall have a maximum height of 5.5 m for suites with a flat roof, and 6.5 m for suites with a sloped roof, provided that the maximum height of the accessory building in which the Garage Suite is located is not higher than the height of the principal dwelling.
7. Prior to Development Permit approval, the developer must submit, along with an application for a Development Permit, a parking plan that indicates the location and size of the on-site parking spaces.
8. A minimum of 2 on-site parking spaces for the dwelling and 1 on-site parking space for the Garage Suite are required. Tandem parking may be permitted at the discretion of the Development Authority.
9. Windows contained within a Garage Suite shall be placed and sized such that they minimize overlook into yards and windows of abutting properties through one or more of the following:
 - a. off-setting window placement to limit direct views of abutting rear or side yard amenity areas, or direct view into a garage suite window on an abutting site;
 - b. strategic placement of windows in conjunction with landscaping or the placement of other accessory buildings; and
 - c. placing larger windows such as living room windows, to face a lane, a flanking street, or the larger of any side yard abutting another property.

PART 5: SPECIAL REGULATIONS

5.41 SUITES, GARDEN

1. A Garden Suite:
 - a. shall only be allowed, where provided for in [PART 3](#), on a lot occupied by a single detached dwelling or a duplex;
 - b. is prohibited from being constructed on the same lot as an apartment;
 - c. includes, but is not limited to, a food preparation area, counter/cupboard space, sink, refrigerator, stove (or provision of 220-volt wiring) and toilet with bathing facilities; and
 - d. shall remain accessory to and subordinate to the principal dwelling and shall not exceed 80.0 m² in floor area.
2. A maximum of one Garden Suite is permitted per lot where allowed on parcels under 0.8 ha (2.0 ac) in area.
3. If a Garden Suite is developed on a lot then no additional Garage Suite, or Secondary Suite shall be allowed.
4. Notwithstanding any other provisions in this Bylaw, a Garden Suite shall only be permitted to be constructed on a lot concurrently with the main use or after the main use on the lot has been built.
5. The exterior finish of a Garden Suite must be well maintained and consistent with the finish of the primary building.
6. The minimum floor area for a Garden Suite shall be 30.0 m².
 - a. Mechanical rooms and common areas shall be excluded from the floor area of the Garden Suite.
7. A Garden Suite shall have a maximum height of 4.3 m.
8. A minimum of 2 on-site parking spaces for the dwelling and 1 on-site parking space for the garden suite are required. Tandem parking may be permitted at the discretion of the Development Authority.
9. Windows contained within a Garden Suite shall be placed and sized such that they minimize overlook into yards and windows of abutting properties through one or more of the following:
 - a. off-setting window placement to limit direct views of abutting rear or side yard amenity areas, or direct view into a Garden Suite window on an abutting site;
 - b. strategic placement of windows in conjunction with landscaping or the placement of other accessory buildings; and
 - c. placing larger windows such as living room windows, to face a lane, a flanking street, or the larger of any side yard abutting another property.
10. A Garden Suite shall not be subject to separation from the principal dwelling through a condominium conversion or subdivision.

PART 5: SPECIAL REGULATIONS

5.42 SUITES, SECONDARY

1. Secondary suite shall be self-contained and restricted to a single detached dwelling.
2. A maximum of 1 secondary suite is permitted per lot in conjunction with a principal dwelling.
3. A maximum of 2 bedrooms may be permitted in a secondary suite.
4. A secondary suite shall not be constructed on the same lot as a bed and breakfast establishment, social care housing, boarding and lodging house, group care home, hotel, motel, supportive living facility, garden suite, or garage suite.
5. A secondary suite shall comply with the Safety Codes Act as amended.
6. A secondary suite shall not exceed 40% of the gross floor area of the principal dwelling, except where the suite is to be located entirely in the basement, in which case, there is no maximum size.
7. On-site parking shall be provided in accordance with Section 4.20 Parking and Loading Provisions.
8. A secondary suite shall not be subject to separation from the principal dwelling through a condominium conversion or subdivision.
9. Prior to considering a secondary suite in your dwelling, it is recommended that a building - fee for service inspection and report is obtained from the Town's contracted safety codes agency and submitted to the Town of St. Paul.
10. As an incentive, if a building inspection report described in 5.42.9 (dated within 1 year) is provided together with the development permit application, the development permit is free of charge. This pilot program shall end 1 year after the bylaw has been passed.

Note: April 24, 2024 pilot program ends.

PART 5: SPECIAL REGULATIONS

5.43 SUITES, SURVEILLANCE

1. Surveillance Suites shall not be allowed on a site unless specifically listed as a Permitted or as a Discretionary Use within the District in which the site is located.
2. A Surveillance Suite which is not attached to or within the principal building shall be located:
 - a. a minimum of 2.0 m from any buildings;
 - b. a minimum of 3.0 m from the rear and side lines; and
 - c. no closer to the front line than the principal building.
3. A Surveillance Suite shall not be larger in area than the principal building and the maximum floor area of a Surveillance Suite shall be 32.6 m².
4. A Surveillance Suite shall be placed on a permanent foundation to the satisfaction of the Development Authority. Where a Surveillance Suite is a manufactured unit, the unit shall be secured to a foundation and properly skirted to the satisfaction of the Development Authority.
5. The exterior treatment of a Surveillance Suite must be compatible with the design, character, and appearance of the principal building, and comply with any provisions required under [PART 4.3](#).

PART 5: SPECIAL REGULATIONS

5.44 Supportive Living Facilities

1. A Supportive Living Facility shall not be allowed on a site unless specifically listed as a Permitted or Discretionary Use within the District in which the site is located.
2. In addition to the requirements of [PART 7.21](#), proponents of any application to amend the Bylaw to redistrict a site to accommodate a Supportive Living Facility shall, at their own cost:
 - a. notify affected parties, being each assessed owner of land wholly or partly located within a distance of 50.0 m of the site of the proposed redistricting, of the proposal,
 - b. hold a public open house, either in-person or virtually, to present the proposed use of the site and any development plans or details for the Supportive Living Facility to solicit their comments on the proposal,
 - c. document any opinions or concerns expressed by the affected parties, and what modifications were made to address their concerns, and
 - d. submit the documentation as part of the redistricting application.
3. In addition to the information requirements in [PART 7.4.1](#) and [PART 7.4.4](#) of the Land Use Bylaw, a Development Permit application shall include the following information:
 - a. confirmation that the supportive living facility has been inspected by an executive officer under the *Public Health Act*,
 - b. confirmation of compliance with the Safety Codes Act for new or renovated supportive living facility or where there has been a change in occupancy of the supportive living facility,
 - c. confirmation of current insurance coverage in accordance with Section 5 of the *Supportive Living Accommodation Licensing Regulation*
 - d. confirmation of the current corporate status of the operator of the Supportive Living Facility, if applicable
 - e. the Site Plan and Floor Plan that identifies the location of secure areas for the storage of medication and hazardous waste,
 - f. information related to proposed outdoor lighting, which shall be provided in accordance with Crime Prevention Through Environmental Design (CPTED) or other best practices accepted by the Development Officer.
4. A Supportive Living Facility must meet the following requirements:
 - a. develop and maintain written process that promote the safety and security of residents, including processes that:
 - i. accounts for all residents on a daily basis, and
 - ii. ensures that monitoring mechanisms or personnel are in place on continuous basis, that is 24 hours a day,
 - b. hazardous and non-hazardous waste storage shall be provided on the site, and shall be secured from unauthorized access at all times,
 - c. a site containing a Supportive Living Facility shall be fenced and screened, to the satisfaction of the Development Officer.

PART 5: SPECIAL REGULATIONS

5.45 VETERINARY CLINICS

1. A Major Veterinary Clinic located within 305.0 m of a dwelling which is not related to the proposed development shall be considered a discretionary use notwithstanding the use provisions contained within this Bylaw.
2. In accordance with [PART 4.17](#), Veterinary Clinics shall be adequately protected to suppress objectionable emissions and/or noise.
3. Pens, rooms, and runs shall be adequately sound proofed to the satisfaction of the Development Authority.
4. All Development Permit applications may be referred to the appropriate Health Authority or animal control agency for comment prior to the Development Authority making a decision.
5. No building or exterior exercise areas or runs that are used to accommodate the animals may be located within 6.0 m of any property line if the clinic is to be sited adjacent to a dwelling or a residential parcel.
6. All exterior exercise areas or runs may be required to be enclosed with a fence acceptable to the Development Authority.
7. All dog facilities, including buildings and exterior exercise areas, may be required to be sited to the satisfaction of the Development Authority.
8. The Development Authority may regulate the hours that animals are allowed outdoors.
9. Facilities which house animals over-night shall be equipped with an adequate number of indoor exercise runs relative to the maximum number of animals that can be housed.
10. A separate air extractor system shall be provided in the animal holding area where heating and air conditioning are shared with other developments.
11. No kennels shall be permitted in a Residential District or on any property or any District within 35.0 m of a property in a Residential District.

PART 5: SPECIAL REGULATIONS

5.46 WIND ENERGY CONVERSION SYSTEMS, LARGE

1. Prior to making a decision on an application for a Development Permit for a Large Micro Wind Energy Conversion System, the Development Authority shall consider input from:
 - a. any adjacent municipality should the proposed development be located within 2.0 km of the municipal boundary; and
 - b. landowners within 2.0 km of the proposed development.
2. Should a Large Micro Wind Energy Conversion System discontinue producing power for a minimum of 2 years, the system operator shall be required to provide a status report to the Development Authority. The Development Authority may then require that the system be decommissioned. Failure to comply with a decommissioning requirement shall be considered to be a breach of this Bylaw, and subject to the enforcement provisions of [PART 7](#).
3. Large Micro Wind Energy Conversion Systems shall comply with all the setbacks related to roads and highways that govern the principal use in the District in which it is located.
4. Where, in the opinion of the Development Authority, the setbacks referred to in [PART 5.47.3](#) are not sufficient to reduce the impact of a Large Micro Wind Energy Conversion System from a road or highway, the Development Authority may increase the required setback.
5. The turbine base shall be no closer to the property line than four times the height of the wind turbine tower. Where in the opinion of the Development Authority the setback from the property line should be varied, the Development Authority may require an acoustical study to establish appropriate setbacks.
6. The minimum vertical blade clearance from grade shall be 7.4 m for a Large Micro Wind Energy Conversion System employing a horizontal axis rotor unless otherwise required by the Development Authority.
7. To ensure public safety, the Development Authority may require that:
 - a. a secure fence not less than 1.8 m in height with a lockable gate surround a large wind energy conversion system tower if the tower is climbable or subject to vandalism that could threaten tower integrity;
 - b. no ladder or permanent tower access device be located less than 3.7 m from grade;
 - c. a locked device be installed on the tower to preclude access to the top of the tower; and
 - d. such additional safety mechanisms or procedures be provided as the Development Authority may consider reasonable and appropriate.
8. The use of tubular towers, with locked door access, may, at the discretion of the Development Authority, make the above requirements unnecessary.
9. All power lines on the site of a Large Micro Wind Energy Conversion System to the power grid or a power substation will be underground except where the Development Authority specifically approves overhead or above grade installations.

PART 5: SPECIAL REGULATIONS

10. Unless otherwise required by the Development Authority, a large wind energy conversion system shall be finished in a non-reflective matte and in a colour which minimizes the obtrusive impact of a system to the requirements of the Development Authority.
11. No lettering, advertising or other symbol shall appear on the towers or blades. On other parts of the large wind energy conversion system, the only lettering or symbol allowed will be the manufacturer's and/or owner's identification or symbol and then, only upon the approval of and at the discretion of the Development Authority.
12. The Development Authority may approve Large Micro Wind Energy Conversion Systems on a case-by-case basis having regard for:
 - a. information provided in the application;
 - b. the proximity of the proposed development to other land uses;
 - c. the cumulative effect of all wind energy conversion systems approved or proposed in the area,
 - d. underlying utilities; and
 - e. information received from the circulation of the application and from the public.
13. Large Micro Wind Energy Conversion Systems must comply with applicable air traffic safety regulations. A statement of compliance by the applicant is sufficient. Transport Canada must be notified of the location (latitude and longitude) and height of all wind turbine installations through the aeronautical clearance application process. Wind turbine towers shall not be artificially lit except as required by Navigation Canada.

PART 5: SPECIAL REGULATIONS

5.47 WIND ENERGY CONVERSION SYSTEMS, MICRO

1. Notwithstanding any other provisions in this Bylaw, Micro Wind Energy Conversion Systems, which are systems with a rated capacity of less than 0.5 KW, may only be roof mounted or ground mounted within a side or rear yard.
2. Micro Wind Energy Conversion Systems shall be required to conform to set back requirements for accessory buildings.
3. Maximum height shall be the maximum height provisions that apply within the District in which the Micro Wind Energy Conversion System is located.
4. One Micro Wind Energy Conversion Systems is allowed per lot. A second system may be allowed at the discretion of the Development Authority if the applicant can demonstrate that there is adequate room on the site.

PART 5: SPECIAL REGULATIONS

5.48 WIND ENERGY CONVERSION SYSTEMS, SMALL

1. For property sizes between 0.1 ha and 0.2 ha the wind turbine tower height shall be limited to 25.0 m. For property sizes of 0.2 ha or more, there is no limitation on wind turbine tower height, subject to the setback requirements below, and provided that the application includes evidence that the proposed height does not exceed the height recommended by the manufacturer or any distributor of the system.
2. The turbine base shall be no closer to the property line than the height of the wind turbine tower, and no part of the system structure, including guy wire anchors, may extend closer than 3.0 m to the property boundaries of the installation site. Additionally, the outer and innermost guy wires must be marked and clearly visible to a height of 2.0 m above the guy wire anchors. The Development Authority may waive setback requirements from adjacent properties if such adjacent property owner agrees to grant an easement binding on current and future owners.
3. The turbine base shall be no closer to the property line than the height of the wind turbine tower, and no part of the system structure may extend closer than 3.0 m to the property boundaries of the installation site. The Development Authority may waive setback requirements from adjacent properties if such adjacent property owner agrees to grant an easement binding on current and future owners.
4. Mounting using guy wires shall be allowed in:
 - a. the Industrial (M) District; and
 - b. the Controlled Urban Development (CUD) District.
5. The applicant will be required to provide the Development Authority with information regarding the proposed means of mounting the turbine prior to development approval.
6. The mean value of the sound pressure level from small wind energy conversion systems shall not exceed more than 6.0 decibels above background sound, as measured at the exterior of the closest neighbouring inhabited dwelling (at the time of installation or during operation), for wind speeds below 10.0 m/s (22.0 mph) and except during short-term events such as utility outages and/or severe wind storms.
7. Development Permit applications for small wind energy conversion systems shall be accompanied by standard drawings of the wind turbine structure, including the tower, base, footings, and anchoring method, all drawn to scale. An engineering analysis of the wind turbine tower showing compliance with the Alberta Utility Commission and International Building Code requirements must be provided with the Development Permit application. All drawings must be certified by a licensed professional mechanical, structural, or civil engineer shall also be submitted. Documentation of this analysis supplied by the manufacturer shall be accepted.
8. Small wind energy conversion systems must comply with applicable air traffic safety regulations. A statement of compliance by the applicant is sufficient. Transport Canada must be notified of the location (latitude and longitude) and height of all wind turbine installations through the aeronautical clearance application process. Wind turbine towers shall not be artificially lit except as required by Navigation Canada.

PART 5: SPECIAL REGULATIONS

9. Building permit applications for small wind energy systems shall be accompanied by a line drawing of the electrical components in sufficient detail to allow for a determination that the manner of installation conforms to existing electrical codes. This information is frequently supplied by the manufacturer.
10. No small wind energy conversion system that is tied into a grid shall be installed until evidence has been given that the power utility has been informed of the customer's intent to install an interconnected customer-owner generator. A copy of a letter to the applicant's power utility is sufficient. No response or evidence of approval from the power utility is required. Off-grid systems and grid-tied systems that are not capable of feeding onto the grid with advanced control grid fault protection and disconnect switches covered under the electrical code shall be exempt from the requirement.
11. One small wind energy conversion system is allowed per lot. A second system may be allowed at the discretion of the Development Authority if the applicant can demonstrate that there is adequate room on the site.

PART 5: SPECIAL REGULATIONS

5.49 WIRELESS COMMUNICATIONS FACILITIES

1. The municipality will encourage developers of wireless communications facilities to demonstrate good planning and design with foremost regard to safety of the general public; adherence to established construction standards in industry; minimizing impacts to the natural environment; minimizing the visual impacts on nearby residents; and ensuring public consultation in the early development stages. A letter of support will be provided to licensing and approving authorities for applications meeting these criteria. A letter of non-support will be provided to licensing and approving authorities for applications not meeting these criteria.
2. Developers of a wireless communications facility that plan for the facility and can accommodate other wireless operators on the site will be given priority status.
3. The application for development of a wireless communications facility is encouraged to engage existing owner/operators of these structures for co-location opportunities. Existing operators are encouraged to participate in the process by charging reasonable rates for this privilege.
4. For development of structures outside of the Alberta Building Code such as lattice towers shall include a document from authoritative sources demonstrating structural adequacy of the specified structure for the location and loading defined in the application. Such authorities include the Canadian Standards Association and qualified structural engineers. Stamps and Seals of approval shall accompany the documentation.
5. Guyed-tower structures are to be located on properties so as to allow for a distance from the base to boundary setbacks that is no less than equal to the final structure height. In all cases, base and anchor structures must be designed for the soil conditions present. A professionally engineered design with supporting soil profiles must accompany the application for development. Precise location (latitude and longitude) of the base and anchors must be provided.
6. Self-supporting towers are to be located respecting Provincial and Federal building and safety codes. In all cases the base structures must be designed for the soil conditions present. A professionally engineered design with supporting soil profiles must accompany the application for development.
7. Multiple tower structures will require individual Development Permit applications.
8. Applications for the development of wireless facilities must include in the development application letters from the following authorities:
 - a. Transport Canada, governing painting and lighting of the applicant's tower for aeronautical safety;
 - b. NavCanada, governing aircraft communication and instrumentation immunity from the applicant's tower transmissions; and
 - c. Industry Canada, governing the frequency of operations and public safety from non-ionized radiation in accordance with Safety Code 6. Licensed exempt operators must provide a stamped letter from a licensed professional radio frequency engineer guaranteeing these conditions will be met.

PART 5: SPECIAL REGULATIONS

9. Appropriate fencing around the base, anchors and site limiting public access to the tower and exposure to high radio frequency energy fields must be provided with consideration of community aesthetics.
10. The application for development must include consideration to minimizing environmental damage through the following measures:
 - a. Consultation with Federal and Provincial environmental agencies to ensure the site selected and the resultant construction does not impact upon sensitive ecologies nor interfere with migrating birds or animals. Confirmation letters from these agencies must accompany the application for development.
 - b. The application for development shall include a signed letter from the applicant detailing corrective action(s) to remediate any environmental damages.
11. As a condition of obtaining a Development Permit the applicant agrees to the following:
 - a. the site will be reclaimed within 6 months of cessation of operation; and
 - b. the site reclamation will comply with Provincial legislation, regulations, and policy.
12. Applicants for development of a wireless communications facility within 0.5 miles (0.8 km) of a residential area must demonstrate attention to community aesthetics in their choice of structure.
13. A public consultative process shall commence with an advertisement of the intent to establish a wireless communications facility in the local newspapers and a letter to the neighbouring property owners 120 days prior to the anticipated date of construction. The applicant will be required to submit a copy of their public consultation program for approval by the Development Authority.

PART 5: SPECIAL REGULATIONS

5.50 WORKCAMPS

1. All workcamps shall be considered temporary developments.
2. At no time shall the total number of all workcamps within the municipality accommodate more than 500 persons.
3. All workcamps require a Development Permit and the Development Authority shall give due regard to the need, location, and type of camp, prior to rendering its decision.
4. A Development Permit for a workcamp may be issued for up to 3 years. If all conditions have not been satisfied to the satisfaction of the Development Authority, then the permit will no longer be considered valid. A new Development Permit must be obtained after the 3-year period. An application may be made for a continuance of the use for 1 additional year after the 3-year period, after which a new Development Permit approval is required.
5. The Development Authority may establish whatever conditions for the approval of a workcamp that it, at its discretion, deems reasonable to ensure that the workcamp will be a temporary development.
6. If all of the conditions of the Development Permit have not been fulfilled to the satisfaction of the Development Authority, then the permit will not be considered valid.
7. In addition to the requirements of [PART 7.4](#), an application for a Development Permit for workcamp must provide the following information:
 - a. the location, type, and purpose of the camp;
 - b. adjacent land uses;
 - c. the method for connecting the proposed development to municipal water;
 - d. sewage, waste disposal and storm water systems;
 - e. the number of persons proposed to live in the camp;
 - f. the start date for the development, date of occupancy by residents, and removal date for the camp; and
 - g. reclamation measures to be completed once the camp is no longer needed to the satisfaction of the Development Authority.
8. As a condition of approval, the Development Authority shall require the developer to obtain any necessary permits and approvals from all regulatory authorities and agencies having jurisdiction, including any necessary approvals pursuant to the *Safety Codes Act*, R.S.A. 2000, c. S-1, as amended that may be applicable.
9. As a condition of approval, the Development Authority may require that the developer construct, upgrade, or pay to construct or upgrade any necessary municipal infrastructure to service to the development.
10. All internal roads shall be the responsibility of the Developer for both construction and future maintenance.

PART 5: SPECIAL REGULATIONS

11. The developer shall provide on-site potable water supply in accordance with the municipality's public works department requirements as well as all applicable Provincial regulations.
12. The developer shall provide sewage disposal facilities in accordance with the municipality's public works department requirements as well as all applicable Provincial regulations.
13. The developer shall provide natural gas facilities in accordance with the municipality's requirements as well as all applicable Provincial regulations.
14. The developer shall be required to enter into a development agreement with the municipality as a condition of development approval. The development agreement will include provisions requiring the developer to construct, upgrade, or pay to construct or upgrade the necessary municipal roads to access the development when determined necessary by the Development Authority.
15. All work camps must:
 - a. ensure that all required access, including internal roadways and intersection improvements, are provided to the satisfaction of the Development Authority at the sole cost to the developer;
 - b. be designed so that all points of access and egress are located to the satisfaction of the Development Authority and, when required, Alberta Transportation, and/or adjacent municipality;
 - c. be able to accommodate a minimum of 50 persons;
 - d. be secured by the installation of appropriate security and buffering measures such as berms, fences, and landscaping. The form of the buffering will be determined by and to the satisfaction of the Development Authority;
 - e. provide on-site security staff to the satisfaction of the Development Authority;
 - f. all parking must be provided on the lot and areas for parking developed to the satisfaction of the Development Authority. Normally, on-site parking for private vehicles will adhere to the same standard as parking for a hotel or motel;
 - g. post security with the municipality sufficient to remove and/or reclaim the site if the workcamp remains on site after the project is either completed or if the work has stopped to the extent that the municipality no longer feels that the workcamp is necessary to the project, or to reclaim the site if needed after the workcamp has been removed from the site; and
 - h. be separated from adjacent land uses.
16. Maximum site coverage shall be such that space is available for all the parking on the lot, together with the applicable setbacks and required landscaping as determined by the Development Authority.
17. Adjacent buildings in workcamps shall be located sufficient distance from each other as required for fire protection purposes as determined by the *Safety Codes Act*, R.S.A. 2000, c. S-1, as amended and by the Development Authority.
18. Screening and fencing of storage areas shall be to the satisfaction of the Development Authority.
19. The development must comply with current Building and Fire Code requirements as amended from time to time.

PART 5: SPECIAL REGULATIONS

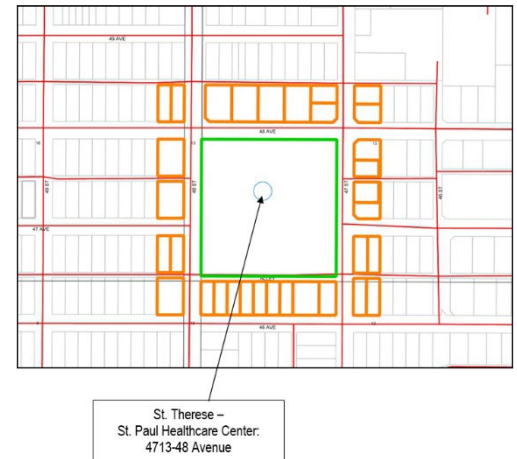
20. Because of the number of temporary workers and related traffic impacts the applicant will also be required to provide a report which details the following:
- a. discussions with and impact on the local RCMP;
 - b. discussions with and impact on the local Emergency Medical Services;
 - c. discussions with and impact on the local Fire Department; and
 - d. discussions with and impact on the local road system including a Traffic Impact Assessment.

The development must comply with any other conditions required to the satisfaction of the Development Authority.

PART 5: SPECIAL REGULATIONS

5.51 SOCIAL CARE HOUSING

1. The number of occupants shall be limited to 6 or less not including other children or family members.
2. Social Care Housing shall only be located within 50m of the established hospital (47 13-48 Avenue) as shown on the attached Schedule A.
3. A room may offer a home-like atmosphere and family-centered space for labour, birth, and post delivery care as prescribed within the Social Care Housing definition.
4. All parking areas and shipping/receiving areas shall be on-site. 1 parking stall shall be provided for each occupant.
5. Parking and loading requirements shall be provided based on PART 4.20: Parking and Loading Provisions.
6. An application for a Social Care Housing use shall include:
 - a. interior floor plan identifying access/egress and loading areas;
 - b. landowner consent letter if the applicant is leasing the building/site;
 - c. a site plan that includes a land use map that demonstrates the minimum separation distance have been met.
7. A Social Care Housing use shall not operate in conjunction with or accessory to any other use.
8. The single detached dwelling (new or existing construction) shall appear similar to a residential dwelling to the satisfaction of the Development Authority.
9. The applicant and/or owner shall obtain any other approval, permit, authorization, consent, or license that may be required to ensure compliance with applicable federal, provincial, or municipal legislation.
10. All those providing professional service must be registered and insured by their respective association/organization.



PART 6: SIGN REGULATIONS

6.1 SIGNS NOT REQUIRING A DEVELOPMENT PERMIT

The following signs do not require a Development Permit:

1. The erection or placement of a temporary building or sign, the sole purpose of which is incidental to the erection of a building for which a Development Permit has been issued under this Bylaw, provided the temporary building or sign is removed within 30 days of completion, or as determined by the Development Officer.
2. The erection of campaign signs or advertisement displays for federal, provincial, municipal, referendum, plebiscite, or school board election provided that the election sign complies with all applicable federal, provincial, and municipal legislation, regulations, and bylaws.
3. Temporary Signs for local garage sales provided that it complies with the Community Standards Bylaw and the Traffic Control Bylaw.
4. The placement of 1 sign on internal sites, or 2 signs on corner sites advertising a residential property for sale or rent displayed on the property to which it (or they) pertain(s) during the time the property is being offered for sale, with removal to be within 2 weeks after the sale or rental agreement has been finalized and the sale has closed, provided that such signs are a maximum of 0.6 m² in area and provided further that such signs are:
 - a. not capable of or are not illuminated;
 - b. placed or installed no closer than 3.0 m to a road right-of-way; and
 - c. posted only on each side of the building or land facing a different public road.
5. The placement of signs in Commercial or Industrial Districts provided they are inside the window or inside the building and does not exceed 1.0 m² in area.
6. The erection or placement of signs posted or exhibited in or on an operating motor vehicle if the vehicle is not temporarily or permanently parked solely for the purpose of displaying the sign.
7. The erection or placement of a statutory or official notice or notice of a function of the Town.
8. The erection or placement of traffic and directional signs authorized by the Town or Alberta Transportation.

PART 6: SIGN REGULATIONS

6.2 ADMINISTRATION

1. The purpose of this [PART](#) is to establish regulations providing standards for advertising signs in the interest of amenity and traffic safety, having consideration to the number, size, and location of advertisements insofar as they are likely to affect:
 - a. the appearance and character of any building;
 - b. the concentration of the motoring public and its ability to define authorized traffic signs; and
 - c. the well-maintained and attractive appearance of a community.
2. Except as provided in [PART 4.1](#), no person shall erect, relocate, or structurally alter or enlarge any sign, including an election sign, unless they have complied with the requirements of this [PART](#) and any other relevant provisions of this Bylaw, and has been issued a Development Permit in respect thereof.
3. Signs on Municipal Property:
 - a. Council may, by resolution, set fees for the lease or site rental for signs placed on municipal property.
 - b. Notwithstanding any other provision of this Bylaw to the contrary, the Development Authority may approve a Development Permit application for an A-Frame Sign, Temporary Sign, or Inflatable Sign on Town-owned land. The signs shall be developed in accordance with the regulations of this [PART](#).
 - c. A Development Permit granted under [PART 6.2.4\(b\)](#) shall be subject to the terms and conditions:
 - i. as documented by a signed agreement between the Town and the applicant; and
 - ii. as applicable to the type of sign being proposed pursuant to this [PART](#).
4. No sign shall be located in such a manner that it obstructs the regular use of required on or off-site parking stalls.

PART 6: SIGN REGULATIONS

5. In addition to the requirements of [PARTS 7.4.1](#) and [7.4.4](#), a Development Permit application for a sign shall include the following information:
 - a. a letter of consent from the property owner;
 - b. one copy of colour drawings, drawn to scale, showing the sign, any structural supports, and the dimensions, thickness, area, and colours, of the sign;
 - c. an indication of any proposed animation, moving copy, or other moving features of the sign, if applicable;
 - d. method of illumination, if applicable;
 - e. mounting details;
 - f. the location and size of all other existing and proposed signs on the building façade or site;
 - g. mounting heights and clearances to grade; and
 - h. the amount of projection of the sign from a building, if any.
6. All Development Permit applications for signs shall follow the process outlined in [PART 7](#) and be subject to appeal, if applicable, in accordance with that [PART](#).
7. A sign shall not be erected, operated, used, or maintained if, in the opinion of the Development Authority:
 - a. its position, size, shape, colour, format, or illumination obstructs the free and clear vision of vehicular, bicycle and pedestrian traffic;
 - b. it may be confused with, a traffic sign, signal or device, or other traffic sign, or otherwise poses a potential hazard to traffic;
 - c. it resembles construction signage which uses dark lettering set against a yellowish orange background;
 - d. it displays lights which may be mistaken for the flashing lights customarily associated with danger or with those used by police, fire, or other emergency vehicles; or
 - e. it would be situated within a site line protection area as defined in [PART 4.6](#).
8. A sign shall be integrated with the building on which it is to be located and compatible with the general architectural lines and forms of the nearby buildings or of adjoining developments.
9. Signs shall not cover architectural details such as arches, sills, mouldings, cornices, and transom windows.
10. Signs shall not be place on a fence, utility pole, tree, or any object in a road, highway, or lane.
11. Signs in Residential Districts:
 - a. At the discretion of the Development Authority, a maximum of 1 sign may be allowed on a site in a Residential District, subject to the Sign use regulations applicable to each District.
12. Signs Adjacent to Residential Districts
 - a. When an illuminated sign is located in a District adjacent to a Residential District, the illumination from that sign shall be deflected away from the Residential District.

PART 6: SIGN REGULATIONS

13. Signs in Commercial and Industrial Districts
 - a. At the discretion of the Development Authority, a maximum of 5 signs may be allowed on a site in a Commercial District or Industrial District.
 - b. Notwithstanding [PART 6.2.13\(a\)](#), office buildings shall have a maximum of one identification sign that does not exceed 3.0 m² in area.
14. Notwithstanding any other provisions of this Bylaw, the Development Authority may order the removal of any sign which, in their opinion:
 - a. has been placed in contravention of this Bylaw;
 - b. is situated on a road, highway, or lane right-of-way or other municipally owned property;
 - c. is hazardous to vehicular, bicycle and/or pedestrian traffic by reason of its siting, illumination, or structural condition; or
 - d. is detrimental to the amenities of the District in which the sign is located.
15. The costs associated with a removal pursuant to [PART 6.2.14](#), and any storage charges shall be paid by the owner prior to the release of the sign to the owner as well as any permit fees which may be outstanding.
16. Where a sign may be classified as more than one type of sign as identified in [PART 6.3](#), the Development Authority may require the standards for each type. Where the standards may conflict, the Development Authority will determine which standard applies.

PART 6: SIGN REGULATIONS

6.3 TYPES OF SIGNS

1. A-FRAME SIGNS

A-Frame sign means a sign composed of two hinged or otherwise joined boards that rest on the ground, as shown in [Figure 10](#).

- a. An A-Frame Sign requires a Development Permit.
- b. No more than 1 A-Frame Sign shall be allowed per business frontage.
- c. The maximum area of an A-Frame Sign face located on a sidewalk shall be 0.7 m².
- d. The maximum height of an A-Frame Sign located on a sidewalk shall be 1.0 m.
- e. No A-Frame sign shall obstruct pedestrian flow on a sidewalk.
- f. The maximum area of an A-Frame Sign face located on-site shall be 1.5 m².
- g. Where the back of an A-Frame Sign is visible, it shall be suitably painted or otherwise covered to present a neat and clean appearance. Angle iron shall not be open to public view unless finished in an aesthetically pleasing manner to the satisfaction of the Development Authority.
- h. The area around an A-Frame Sign shall be kept clean. All vegetation shall be cleared away to a distance of at least 1.5 m around the A-Frame Sign.
- i. A-Frame Signs are not to be used in conjunction with Projecting Signs at grade level.



FIGURE 10: A-FRAME SIGN

PART 6: SIGN REGULATIONS

2. CANOPY SIGNS

Canopy Sign means a sign that is part of, or attached to, the outside edge of a canopy but which does not extend below the bottom edge or surface of the canopy, as shown in [Figure 11](#).

- a. All Canopy Signs require a Development Permit.
- b. The maximum area of a Canopy shall be 50% of the area of the face of the canopy on which it is located.
- c. The bottom of the canopy shall be not less than 2.5 m above grade.
- d. No part of the canopy shall project over a road or lane.
- e. Unless otherwise approved by the Development Authority, the vertical dimension of the canopy shall not exceed 1.5 m.
- f. Signs placed under a canopy shall have minimum vertical clearance of 2.5 m from grade.
- g. Each tenant of a building shall be allowed to place 1 sign of no more than 0.5 m² in area under a canopy.
- h. All Canopy Signs shall be erected in such a manner that the structural support elements are designed to appear as an integral part of the overall sign design and concealed such that no angle iron bracing, wires or similar support elements are visible from a road or lane.



FIGURE 11: CANOPY SIGN

PART 6: SIGN REGULATIONS

3. ELECTRONIC SIGNS

Electronic Sign, as shown in [Figure 12](#), means a sign that can display words, symbols, figures, or images that can be electronically changed by remote or automatic means.

- a. All Electronic Signs require a Development Permit.
- b. Electronic Signs shall be located in the front or side yard of commercial and industrial buildings only.
- c. No part of an electronic message display shall be less than 3.0 m above grade.
- d. The location of any electronic message display shall be subject to review by the Development Authority, Public Works, and Alberta Transportation where required.
- e. In the case of a one-sided electronic message display, or where the rear of the display is visible to the public, it shall be finished with a material suitable to the Development Authority.
- f. All electronic message displays must include a dimming feature that will automatically reduce the brightness level to adapt to the ambient light level.
- g. Electronic Signs shall not:
 - i. directly face a residential district;
 - ii. change the display or message more frequently than once every 6 seconds, with a transition period of 1 second or less; and
 - iii. negatively impact safety due to illumination levels, location or any other factor as determined by Alberta Transportation.
- h. A maximum of 2 electronic signs shall be allowed on a site
- i. Notwithstanding s. 6.3.g.i. listed above, a sign containing an electronic message display that is located within 30.0 m of a lot line in a residential district, shall not operate or only have a black screen between the hours of 11:00 p.m. and 6:00 a.m.

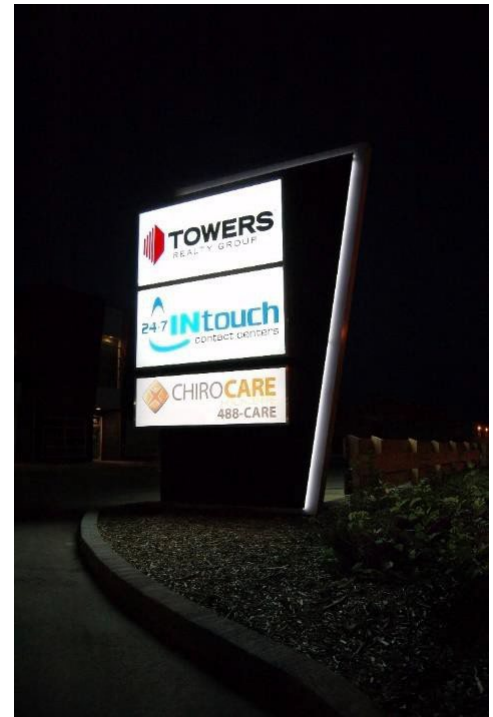


FIGURE 12: ELECTRONIC SIGN

PART 6: SIGN REGULATIONS

4. FASCIA SIGNS

Fascia Sign, as shown in [Figure 13](#), means a sign attached to or placed flat against an exterior vertical surface of a building, and projects no more than 0.3 m from the surface of the building, and does not project above the roof or parapet. Fascia Signs include wall and banner signs.

- a. All Fascia Signs require a Development Permit.
- b. The portion of a wall which can be used for or which can be covered by a Fascia Sign on the front of a building shall be the space defined by the following lower and upper limits:
 - i. the lower limit of the Sign shall be the lower limit of the lintel or the window head of the first storey, but in no case lower than 2.4 m above grade;
 - ii. in the case of a one storey building, the upper limit of the portion shall be either:
 - a. the roofline of a flat-roofed building, or, where there is an existing majority of Fascia Signs which exceed the roofline, the upper limit of such existing Fascia Signs; or
 - b. a maximum of 0.8 m above the line of the eaves, if there is a parapet wall, provided that the sign does not project above the upper edge of the parapet; or
 - c. the line of the eaves.
- c. In the case of a building that is not a one storey building, the upper limit of the portion shall be the window sill of the second storey or, in the absence of any windows on the second storey, 0.8 m above the floor elevation of the second storey.



FIGURE 13: FASCIA SIGN

- d. Notwithstanding [PART 6.3.4\(b\)\(i\)](#), a Fascia Sign may be located:
 - i. below the area defined in [PART 6.3.4\(b\)\(i\)](#), provided:
 - a. the sign consists of individual letters, symbols, or logos that are directly attached to the building face;
 - b. the sign states no more than the name of the building or the principal tenant of the building; and
 - c. the sign area does not exceed 20% of the building face below the area defined in [PART 6.3.4\(b\)\(i\)](#).

PART 6: SIGN REGULATIONS

- ii. between the second storey window lintel and the third storey window sill, or, in the case of a two-storey building, between the second storey window lintel and the roof or parapet, provided:
 - a. the sign states no more than the name of the building or the principal tenant of the building; and
 - b. the sign area does not exceed 2.5 m²; or
- iii. above the third storey window sill, provided:
 - a. the sign states no more than the name of the building or principal tenant of the building; and
 - b. there is no more than 1 sign per building face above the third storey.
- e. Any identification Fascia Signs with non-illuminated letters up to but not exceeding 7.5 cm in height or 0.4 m² in area may be permitted in addition to regulated signs.
- f. An approved Major Home Occupation may display a Fascia Sign, providing that the sign does not exceed 0.3 m² in area.
- g. An approved Bed and Breakfast Establishment may display a Fascia Sign, providing that the sign does not exceed 0.2 m². The sign shall be placed in a location satisfactory to the Development Authority. Alternatively, the sign may be displayed from the inside of the dwelling.
- h. A Fascia Sign may be allowed on the side wall of a building facing a road where a development is located on a corner site provided that the sign is integrated with the other signage on the building and is of the same height and width.
- i. Any other location for a Fascia Sign shall be at the discretion of the Development Authority, who shall have consideration for the aesthetic quality and compatibility of the proposed sign with adjacent developments.
- j. Buildings fronting on more than one public right-of-way may not combine permissible signs for one frontage with another frontage for the purposes of placing the combined area or types of signs on one frontage.

PART 6: SIGN REGULATIONS

5. FREESTANDING SIGNS

Freestanding Signs, as shown in [Figure 14](#), means a sign supported by one or more uprights, braces, or pylons which is permanently attached to the ground and that stands independently of another structure.

- a. Except as provided in [PART 6.1](#), Freestanding Signs require a Development Permit.
- b. 1 Freestanding Sign per business frontage may be installed on a site having a minimum business frontage of 15.0 m.
- c. Notwithstanding [PART 6.3.5\(b\)](#):
 - i. where a site has more than a 90.0 m frontage, 1 additional freestanding sign may be erected at the discretion of the Development Authority; and
 - ii. where a site is considered by the Development Authority to be a double fronting site, each frontage may have Freestanding Signs providing that the signs are at least 90.0 m apart.
- d. 1 Freestanding Sign per site may be allowed for the purpose of identifying the name of a multi-dwelling development, or Boarding and Lodging Houses, provided:
 - i. the sign area does not exceed 5.0 m²;
 - ii. the height of the sign does not exceed 1.5 m; and
 - iii. the sign is not internally illuminated, though it may be lit from the front.
- e. The total sign area of all Freestanding Signs on a site shall not exceed 0.3 m² in area for each lineal metre of frontage, to a maximum of 12.0 m².
- f. The maximum height of a Freestanding Sign shall be 7.0 m.
- g. Where a Freestanding Sign and a Projecting Sign are located along the same frontage of a site, a minimum distance of 10.0 m shall be maintained between the signs.
- h. Any support structure for a Freestanding Sign shall be set back a minimum of 0.3 m from any property line and no part of the Freestanding Sign itself shall encroach onto or overhang an adjacent site, road, or lane.



FIGURE 14: FREESTANDING SIGN

PART 6: SIGN REGULATIONS

6. INFLATABLE SIGNS

Inflatable Sign means a sign made of material or fabric that is made to take on a three-dimensional shape when filled with a sufficient volume of air or gas, as shown in [Figure 15](#). Inflatable signs are commonly used as a Temporary Sign for events.

- a. All Inflatable Signs require a Development Permit.
- b. Notwithstanding [PART 6.3.6\(a\)](#) above, an Inflatable Sign placed on a Temporary Sign location does not require a Development Permit, provided it is no larger than 5.5 m² in area when inflated.
- c. A maximum of 1 Inflatable Sign may be located on a site and must be tethered or anchored.
- d. The maximum height of an Inflatable Sign shall be the allowed height of a Freestanding Sign for the site.
- e. A Development Permit for an Inflatable sign shall not be approved for a period of more than 1 year.
- f. Notwithstanding [PART 6.3.6\(e\)](#) above, the applicant may renew the Development Permit for an Inflatable Sign on a yearly basis.



FIGURE 15: INFLATABLE SIGN

PART 6: SIGN REGULATIONS

7. NEIGHBOURHOOD IDENTIFICATION SIGNS

Neighbourhood Identification Sign means a sign that contains the name of the neighbourhood or subdivision and may contain symbols or logos, or both, related to that name, as shown in [Figure 16](#).

- a. All Neighbourhood Identification Signs require a Development Permit.
- b. Neighbourhood Identification Signs shall:
 - i. have a low profile;
 - ii. be permanent and stationary;
 - iii. be constructed of maintenance-free materials; and
 - iv. include landscaping at the base.
- c. Neighbourhood Identification Signs shall not:
 - i. contain lighting depicting action or movement to create special effects or a pictorial scene;
 - ii. project within 0.6 m of a lot line or exceed 9.0 m² in area.



FIGURE 16: NEIGHBOURHOOD IDENTIFICATION SIGN

PART 6: SIGN REGULATIONS

8. OFF-SITE SIGNS

An Off-Site Sign means a sign that advertises goods, products, services, or facilities or directs persons to a different location from where the sign is located, as shown in [Figure 17](#). Such a sign is not located on the site of the goods, products, services, or facilities advertised.

- a. All Off-Site Signs require a Development Permit.
- b. Development Permits issued for Off-Site Signs shall only be granted for a period of 1 year. As a result, a new permit for an Off-Site Sign will be required each year.
- c. Notwithstanding other regulations in this Bylaw, and at the discretion of the Development Authority, Off-Site Signs may be installed at ground, roof, or wall locations in Commercial or Industrial Land Use Districts (but in no case shall be allowed in Residential Land Use Districts) subject to the following conditions:
 - i. on the same road and facing the traffic flow, signs shall not be placed closer together than 90.0 m;
 - ii. the maximum size of the sign face shall be at the discretion of the Development Authority but shall not exceed 28.0 m²;
 - iii. where the back of the sign is visible, it shall be suitably painted or otherwise covered to present a neat and clean appearance; and angle iron shall not be open to public view unless finished in an aesthetically pleasing manner to the satisfaction of the Development Authority;
 - iv. no part of the sign shall be closer to any road than the front of the nearest building within 30.0 m of it, except where a sign is located between two buildings that are within 30.0 m of the said sign, in which case no part shall be close to any road than a line drawn from the nearest front corner of the two buildings; and
 - v. no part of any sign that is highway oriented and within 200.0 m of the edge of the pavement shall be more than 7.5 m above the grade of the highway or 15.0 m above the grade of the site of the sign, whichever is the highest.



FIGURE 17: OFF-SITE SIGN

PART 6: SIGN REGULATIONS

9. PROJECTING SIGNS

Projecting Sign means a sign, as shown in [Figure 18](#), which is affixed to any building or part thereof and extends beyond the building wall or parts thereof by more than 0.3 m. This does not include a sign attached to the ground.

- a. All Projecting Signs require a Development Permit.
- b. No Projecting Sign shall project over another site, a road, or a lane.
- c. The maximum projection shall be 1.0 m from the property line and the sign shall be located 0.6 m setback from the existing or proposed curb.
- d. A Projecting Sign shall have a vertical clearance of a minimum of 3.0 m from grade.
- e. No more than 1 Projecting Sign of 0.5 m² in size shall be allowed for each building or tenant, except on corner lots where 2 Projecting Signs may be located on each building façade.
- f. All Projecting Signs shall be erected in such a manner that the structural support elements are designed to appear as an integral part of the overall sign design and concealed such that no angle iron bracing, guy wires, or similar support elements are visible from a road.



FIGURE 18: PROJECTING SIGN

PART 6: SIGN REGULATIONS

10. ROOF SIGN

Roof Sign means any sign erected upon, against, or directly above a roof or the parapet wall of a building, as shown in [Figure 19](#).

- a. All Roof Signs require a Development Permit.
- b. Roof Signs and their supporting structures must be manufactured and installed in such a way that they appear as an architectural feature and they shall be finished in such a manner that the visual appearance from all sides makes them appear to be part of the building itself.
- c. All Roof Signs shall be set back a minimum of 1.0 m from the edge of the building on which the roof sign is located.
- d. Roof Signs shall have a copy area with a maximum height of 3.0 m or one-fifth of the height of the building, whichever is the lesser.
- e. Roof Signs shall not exceed the maximum height limit of the Land Use District in which it is located, measured from grade to the top of the sign.



FIGURE 19: ROOF SIGN

PART 6: SIGN REGULATIONS

11. TEMPORARY SIGNS

Temporary Sign, as shown in [Figure 20](#), means a sign on a standard or column fixed to its own self-contained base and capable of being moved manually. These signs are typically used for special events.

- a. Except as provided in [PART 6.1](#), Temporary Signs require a Development Permit.
- b. No more than 1 Temporary Sign shall be located on a site.
- c. Notwithstanding [PART 6.3.11\(b\)](#), 1 Temporary Sign may be allowed for each business in a multiple-occupancy development provided that no temporary sign is located closer to another than 15.0 m.
 - i. Where signs are located in multiple occupancies, the address and phone number shall be displayed for those businesses that do not exist at that location.
- d. A Temporary Sign shall be allowed for a vacant lot, provided permission has been granted by the business/landowner.
- e. No Temporary Sign shall be located closer than 1.5 m to a property line.
 - i. Any support structure for a sign shall be set back a minimum of 0.5 m from any property line and no part of a Temporary Sign shall encroach onto or overhang an adjacent site, road, or lane.
- f. No signs will be permitted in boulevards where a service road runs parallel along it.
- g. Temporary Signs shall not be placed on a site so as to conflict with or take up space for parking, loading, or walkways.
- h. No Temporary Sign shall exceed a height of 2.5 m above grade, or an area of 4.5 m².
- i. All Temporary Signs shall be double-faced.
- j. Temporary Signs for Special Events:
 - i. a sign for a special event, such as a festival, market, or recreation activity, may be placed 30 days in advance of the start of the event and shall be removed within 48 hours of the event closure;
 - ii. a maximum of 8 Special Event Signs may be placed on public thoroughfares, and 1 at the venue of the event; and
 - iii. there shall be a minimum separation space of 30 m between Temporary Signs.

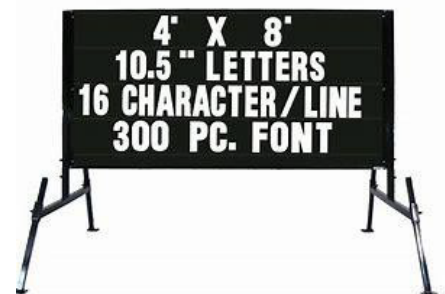


FIGURE 20: TEMPORARY SIGN

PART 6: SIGN REGULATIONS

12. WINDOW SIGNS

Window Sign, as shown in [Figure 21](#), means a sign which is placed, painted, or applied on the inside or outside of a display window to advertise products, and does not include general information about business operations.

- a. Window Signs do not require a Development Permit.
- b. The message of the sign shall be directly related to the use or development in the building or unit.
- c. There shall be a maximum of 1 Window Sign per business.
- d. Window Signs shall not cover more than 25% of the surface area of the window where it is displayed.
- e. Window Signs shall be lit by general storefront display lighting and shall not be independently illuminated.
- f. An approved Major Home Occupation may display a Window Sign, providing that the sign does not exceed 0.3 m² in area.
- g. An approved bed and breakfast establishment may display a Window Sign, providing that the sign does not exceed 0.2 m².



FIGURE 21: WINDOW SIGN

PART 6: SIGN REGULATIONS

6.4 MAINTENANCE OF SIGNS

1. All signs shall be maintained in good and safe structural condition and shall be periodically repainted.
2. No sign shall be allowed to become unsightly, or in such a state of disrepair as to constitute a hazard.
3. The sign area shall be kept clean and free of overgrown vegetation and refuse material.
4. Where the Development Authority determines that a sign is abandoned or in an overall state of disrepair, they may, by notice in writing to the owner of the land on which the sign is located and, if it is indicated on the sign, the owner or operator of the sign, order the owner of the land and the owner or operator of the sign to:
 - a. remove the sign and all related structural components within what the Development Authority deems to be a reasonable period of time; or
 - b. take such measures as they may specify in the notice to alter and/or refurbish and/or repair the sign.
5. The notice described in [PART 6.4.4](#) above shall be considered a stop order for the purposes of [PART 7.18](#).
6. Failure to comply with the measures specified in the notice described in [PART 6.4.4](#) may result in the issuance of a violation ticket as described in [PART 7.19](#).

PART 7: DEVELOPMENT PERMITS AND SUBDIVISIONS

7.1 DEVELOPMENT NOT REQUIRING A PERMIT

The following development does not require a Development Permit:

1. the carrying out of works of maintenance or repair to any building, provided that such works do not include interior or exterior renovations that change the use, area, density, height, or yards of the development;
2. the completion of a development which was under construction in accordance with a lawful Development Permit issued at the effective date of this Bylaw provided that the development is completed within a period of 12 months from the date this Bylaw comes into effect, unless an extension to this period has been granted by the Development Authority;
3. the use of any such buildings as referred to in [PART 7.1.2](#) for the purpose for which construction was commenced;
4. continuance of a use and/or development, provided the use and/or development do not change in any manner after a change of ownership or tenancy;
5. a non-conforming use and/or building may also be continued, but if that use is discontinued for a period of 6 consecutive months, any future use of the land or building must conform with this Bylaw;
6. the construction, completion, alteration, maintenance, or repair of a road, lane, public works, public services, or a public utility building or use carried out by or on behalf of federal, provincial, and municipal public authorities on land which is publicly owned or controlled;
7. any municipal development carried out by or on behalf of the Town of St. Paul;
8. the construction completion, alteration, maintenance or repair of a road, lane, or utility, undertaken upon a public thoroughfare or utility easement, or undertaken to connect the same with any lawful use of buildings or land, or under;
9. the maintenance or repair of a driveway. Any new driveway or access shall be approved by Public Works Department in consultation with the Development Officer;
10. the maintenance of a gate or fence, subject to meeting all the requirements of this Bylaw;
11. the construction of retaining walls not exceeding 1 m in height;
12. the construction of towers, flag poles and other poles not exceeding 4.5 m in height, measured from grade, in all Land Use Districts except the Industrial (M) District;

PART 7: DEVELOPMENT PERMITS AND SUBDIVISIONS

13. INTERMODAL STORAGE CONTAINERS

- a. The erection or placement of a temporary building for the sole purpose of which is incidental to the erection or alteration renovation and/or construction of a permanent building. In this case, the temporary building shall not be used for residential purposes, sales office, show home or similar facilities, and is removed within 30 days of substantial completion of the renovation and/or construction activities, or as determined by the Development Officer;
- b. The development described under Section 5.18.3.
- c. The development described under Section 5.18.5.

14. development within a basement which does not change or add to the uses within a dwelling;
15. an uncovered patio or deck, as defined in this Land Use Bylaw, in a Residential District that meets the required setbacks of this Bylaw and does not exceed 0.6 m in height;
16. awnings and canopies which do not project over a public road, setback, or public property;
17. the demolition of structures including but not limited to sheds, fences, decks, and dwellings in residential Districts;
18. boarding and foster care, provided that, in the opinion of the Development Authority, the facility is not a Boarding and Lodging House, a Day Home, a Child Care Facility, a Group Care Home or a Supportive Living Facility as defined by this Bylaw;
19. a Day Home in residential Districts;
20. extensive agriculture on lots 8.08 ha or more in area in the Controlled Urban Development (CUD) District;
21. in a Residential District, the harboring, keeping, or owning of up to 3 domestic cats and 3 domestic dogs in accordance with the Cat Control Bylaw and the Dog Control Bylaw respectively, and/or up to 5 other household pets, including rabbits, guinea pigs and similar rodents;
22. television satellite dishes located in rear or side yards, or any less than 0.6 m in diameter;
23. the installation of household solar power equipment in residential Districts, provided the following conditions are met:
 - a. the installation is to be used for personal household purposes only;
 - b. the solar equipment must be mounted on the roof of an approved building, provided it meets the minimum setbacks, lot coverage and building height requirements in the applicable Land Use District;
 - c. the addition of any accessory building in conjunction with the array (whether for mounting, battery storage or similar purposes) shall meet the applicable regulations for an accessory building in this Bylaw; and
 - d. all other applicable regulations of this Bylaw are met.

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24. temporary storage of up to 2 recreational vehicles in Residential Districts provided that all other regulations in [PART 5.28](#) are met;
25. the construction and maintenance of public utilities, road infrastructure and utilities associated with a principal residential use of land, not including a waste transfer station, landfill, wireless tower facility or municipal sewage lagoon;
26. the construction and maintenance of a road, constructed in accordance with the Town of St. Paul Municipal Servicing Standards;
27. a single storey accessory building with a floor area not more than 10.0 m² and a height not more than 2.4 m, provided that the accessory building satisfies the setback requirements for accessory buildings in the District in which it is located. If the accessory building is larger than 10.0 m² or is an intermodal storage container, then a Development Permit is required;
28. landscaping where the proposed grades will not adversely affect the subject or adjacent parcels of land, including the hard surfacing of part of a lot to provide vehicular access from a road to an attached or detached garage or carport;
29. the construction or installation of pergolas, trellises, and arbours;
30. painting, decorating, repairs and non-structural alterations, provided that the development does not result in a change of use or intensity of use and meets all other applicable legislation, regulations, and/or standards;
31. all private swimming pools or hot tubs, subject to meeting the applicable setbacks of the District in which they are located, and the regulations contained in Section 8.26 of the Alberta Building Code;
32. murals or similar public art, providing that no advertising is included, or any content which may contain intolerance, hatred, or ridicule of any race, religion, or other segment of society, or which otherwise would not comply with the requirements set out in the Canadian Code of Advertising;
33. the storage or use of up to 43.5 kg of propane on a residential parcel for residential use. Storage tanks shall be less than 15.9 kg. The storage of more than 43.3 kg of propane on a residential parcel or any tank greater than 15.9 kg requires a Development Permit;
34. the demolition or removal of any building or structure for which erection a Development Permit would not be required;
35. municipally sanctioned special events held on municipal property;
36. the use of a building or a site for a maximum of 12 months resulting from, and directly related to, the declaration of a state of local emergency (declared by Council), provided the use is a listed use in the Land Use District;

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37. The re-location of a mobile business (food truck or sale of goods or otherwise). Written permission from the owner of a public or private property must be obtained prior to the Town of St. Paul issuing a business license. For mobile units within a roadway, consent must be first obtained from Council;
38. those uses and developments exempted under Section 618 of the MGA; and
39. the placement of a sign pursuant to [PART 6.1](#).

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7.2 NON-CONFORMING BUILDINGS AND USES

1. If a Development Permit has been issued on or before the day on which this Land Use Bylaw or an amendment thereto comes into force, and the Bylaw would make the development in respect of which the permit was issued a nonconforming use or non-conforming building, the Development Permit continues in effect despite the coming into force of the Bylaw or the amendment.
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 this Bylaw.
3. A non-conforming use of part of a building may be extended throughout the building but the building, whether 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.
4. A non-conforming use of part of a lot may not be extended or transferred in whole or in part to any other part of the lot and no additional buildings may be constructed on the lot while the non-conforming use continues.
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 the routine maintenance of the building, if the Development Authority considers it necessary; or
 - c. in accordance with the minor variance powers provided to the Development Authority pursuant to the Act and [PART 2.2](#) of this Bylaw to approve a Development Permit notwithstanding any non-compliance with the regulations of this Bylaw.
6. If a non-conforming building is damaged or destroyed to the extent of more than 75% of the value of the building above its foundation, the building may not be repaired or rebuilt except in accordance with this Bylaw.
7. The land use or the use of a building is not affected by a change of ownership, tenancy, or occupancy of the land or building.

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7.3 TYPES OF DEVELOPMENT PERMITS

A Development Permit may be either permanent or temporary. A temporary Development Permit must be issued for a specific length of time, after which the Development Permit will become void.

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7.4 DEVELOPMENT PERMIT APPLICATIONS

1. An application for a Development Permit shall be made to the Development Officer in writing, [in the form required by the Development Officer](#), and shall be accompanied by:
 - a. a properly dimensioned site plan in duplicate showing, with all appropriate dimensions:
 - i. a north arrow and adjacent street names/numbers;
 - ii. the boundaries of the site including any lots that may make up the site;
 - iii. the exact location of all of the existing and proposed buildings, accessory structures, and fences and decks on the site;
 - iv. the existing and proposed front, side, and rear yards, if any;
 - v. hard surfacing, landscaping, and identification of surface treatment for all areas;
 - vi. existing and proposed sign locations;
 - vii. any provision for waste receptacles, off-street loading, vehicle standing, and parking areas;
 - viii. access and egress points to the site;
 - ix. all underground utilities, above ground utilities and utility rights-of-way and easements, and where required by the Development Authority, a copy of a completed Alberta-one-call sketch including proof of detection in order to verify the utility locations;
 - x. location of abandoned oil and gas wells; and
 - xi. location of any bodies of water.
 - b. a statement of the proposed uses;
 - c. an indication of ownership of the land and the interest of the applicant therein, corporation papers issued by the registry's office, and the consent of the property owner;
 - d. the estimated commencement and completion dates; and
 - e. any other information to show how compliance is obtained with the Land Use Bylaw.
2. Each application for a Development Permit shall be accompanied by a fee as established by Council.
3. Any new development, excepting a change of use, fences, home occupations, or signs, shall provide to the Development Officer, for approval, an elevation plan of the property to be developed indicating where the storm water is to be directed. Storm water from the property to be developed cannot be directed onto the adjoining properties. If the applicant for a Development Permit indicates that the Town is to verify compliance with the elevation and storm water management plan, the cost to verify that the lot grades have been completed according to the plan shall be included in the cost of the Development Permit.
4. The Development Authority may also require additional information in order to assess the conformity of a proposed development with this Bylaw before consideration of the Development Permit application shall commence. Such information may include:
 - a. the location of existing and proposed municipal and private storm and sanitary sewage collection and disposal, and water supply and distribution utilities, landscaped areas and buffering and screening;
 - b. outlines of roof overhangs on all buildings;
 - c. profiles showing pipe invert elevations of sanitary sewer systems and pipe size;

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- d. existing and proposed grades on the site and on adjacent sites, roads and lanes, post construction site grading plan and/or building elevations, floor plans, elevations, and sections of any proposed buildings, including the lowest floor elevation in either the basement or on the main floor in the principal and accessory building;
- e. landscaping plans, including the location of existing and proposed trees, shrubs, grassed areas, fences, screenings, and outdoor furniture on the site and on adjacent boulevards within road rights-of-way;
- f. drainage plans;
- g. the provision of parking and loading areas, including all dimensions, and whether parking requirements as per [PART 4.20](#) can be met on site;
- h. in a Residential District, the proposed location for a future driveway and garage or carport;
- i. future development plans for a site which is to be partially developed through the applicable Development Permit;
- j. in the case of the placement of an already constructed or partially constructed building on a site, including a manufactured home, information relating to the age and condition of the building and its compatibility with the District in which it is to be located, including photographs of the building;
- k. information prepared by a Professional Engineer describing the potential of a subject site being flooded from a 1:100 year flood event, the potential subsidence or erosion of a subject site, the ground compaction of a subject site, and further information describing the mitigation measures necessary to eliminate the defined flood, subsidence, erosion hazard or to resolve any ground compaction concern;
- l. an assessment by a registered Professional Engineer indicating the stability of the soils and slopes for the proposed development, and how sufficient stability for the development can be ensured in order to determine the appropriate setback distance and/or site-specific building requirements;
- m. an Environmental Site Assessment (ESA) or any phase of an ESA conducted by a qualified Professional Engineer, according to applicable provincial requirements and/or guidelines to determine the possible contamination of a subject site and the mitigation measures necessary to eliminate such contamination. Any follow-up assessment or remedies that may be required may be incorporated into conditions for the approval of the Development Permit;
- n. a Real Property Report, signed by an Alberta Land Surveyor, along with a signed authorization form or letter from the Alberta Land Surveyor stating that the Development Authority may utilize the Surveyor's Real Property Report for evaluating the compliance of the proposed and existing development against all land use regulations relating to the use and building(s) that is (are) the subject of the Development Permit application. The Real Property Report will not be accepted if it is dated earlier than 6 months unless it is accompanied by an Affidavit, signed by legal counsel or an Alberta Land Surveyor, stating the Real Property Report accurately represents the existing developments on the lands; and
- o. any other information or tests required by the Development Authority, at their sole discretion, respecting the site or adjacent lands, including: biophysical assessment; emergency response plan; environmental impact assessment; erosion or sediment control plan; flood hazard mapping study; geotechnical report; historical resources impact assessment; noise attenuation study; parking assessment; site servicing plan; traffic impact assessment; tree preservation plan; topographical survey; wetland conservation plan; and any other report, study, plan or information.

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5. The Development Authority shall require the following information in order to assess the conformity of a proposed development with this Bylaw before consideration of the Development Permit application shall commence:
 - a. the height and elevations of all existing and proposed buildings;
 - b. in the case of a proposed home occupation, information concerning the number of employees, the location of any goods to be kept or stored, and an estimate of the number of client visits to be expected to the site each week; and
 - c. a statutory declaration indicating that the information supplied is accurate.
6. Where any on-site services or improvements, or any off-site local improvements are required to service a proposed development, a developer shall not begin the work nor commence the development until the Development Authority is satisfied that such services or improvements will be undertaken according to the standards and specifications of the Town. To satisfy the Development Authority, the developer shall be required to enter into a development agreement with the Town as a condition of Development Permit approval.
7. In addition to any or all of the information required under [PARTS 7.4.1](#) and [7.4.4](#), each application for a commercial or recreational development may be required, at the discretion of the Development Authority, to be accompanied by the following information:
 - a. physical suitability of site with respect to soils, slopes, and drainage;
 - b. the size and number of parcels and proposed phasing;
 - c. servicing requirements and provisions for meeting them;
 - d. estimated water demand and anticipated source;
 - e. estimated gas demand and anticipated source;
 - f. type of air emissions and method of abatement;
 - g. estimated noise generated by the development and method of abatement;
 - h. estimated light generated by the development and method of abatement;
 - i. costs associated with providing new or upgraded municipal services associated with the development;
 - j. the requirements and provisions for employee and customer parking and for site access;
 - k. cross-sections and elevations for each building;
 - l. a list of proposed and existing uses;
 - m. transportation routes and estimated traffic impact; and
 - n. any other information as may reasonably be required by the Development Authority.
8. In addition to any or all the information requirements indicated in [PARTS 7.4.1](#) and [7.4.4](#), each application for industrial development may be requested, at the discretion of the Development Authority, to be accompanied by the following information:
 - a. type of industry;
 - b. estimated number of employees;
 - c. estimated water demand and anticipated source;
 - d. estimated gas demand and anticipated source;
 - e. type of effluent and method of treatment;

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- f. type of air emissions and method of abatement;
 - g. estimated noise generated by the development and method of abatement;
 - h. estimated light generated by the development and method of abatement;
 - i. transportation routes to be used and estimated traffic impact;
 - j. reason for specific location;
 - k. means of solid waste disposal;
 - l. any accessory utilities or rights-of-way;
 - m. anticipated residence location of employees;
 - n. municipal servicing costs associated with the development;
 - o. physical suitability of site with respect to soils, slopes, and drainage;
 - p. if a subdivision is involved, the size and number of parcels and proposed phasing;
 - q. servicing requirements and provisions for meeting them;
 - r. costs associated with providing new or upgraded municipal services; and
 - s. any other information as may be reasonably required by the Development Authority.
9. In addition to any or all of the information requirements indicated in [PARTS 7.4.1](#) and [7.4.4](#), the Development Authority may require that an application for a proposed industrial use include an Environmental Site Assessment and/or a Risk Assessment to assist the Town in assessing the effect of the proposed development in relation to the natural and human environments, and indicate if and how any negative matters can be mitigated.
10. In addition to any or all the information requirements indicated in [PARTS 7.4.1](#), [7.4.4](#), and [7.4.9](#), where not required to do so by the Province, the proponent of a development for the purposes of natural resource extraction shall be required to submit a reclamation plan to the Development Authority.
11. In addition to any or all of the information requirements indicated in [PARTS 7.4.1](#) and [7.4.4](#), an application for a Development Permit for the excavation, stripping or grading of land that is proposed without any other development on the same land, shall be required, at the discretion of the Development Authority, to include with the application, the following information:
- a. location and area of the site where the excavation is to take place;
 - b. existing land use and vegetation;
 - c. the type and dimensions including average depth of the excavation to be done, and the potential, if any, to affect existing drainage patterns on and off the site;
 - d. the depth and variation in depth of groundwater encountered in test holes;
 - e. identification of potential for outdoor noise and the discharge of substances into the air;
 - f. the condition in which the site is to be left when the operation is complete, including the action which is to be taken for restoring the condition of the surface of the land to be affected, and for preventing, controlling, or lessening erosion or dust from the site;
 - g. an indication of all municipal servicing costs associated with the development; and
 - h. the proposed haul route, dust control plan and expected hours of operation.

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12. Unless extended by an agreement in writing between the applicant and the Development Authority, the Development Authority shall, within 20 days of receipt of a complete Development Permit application in accordance with [PART 7.4.1](#), issue a written acknowledgement to the applicant advising that the application is complete, and processing has commenced. If the Development Authority fails to notify the applicant within the given timeframe, the application shall be deemed complete.
13. When, in the opinion of the Development Authority, sufficient details of the proposed development have not been included with the application for a Development Permit, the Development Authority shall:
 - a. return the application; or
 - b. make a decision with the information available, in which case the application shall be treated as a complete Development Permit application.
14. When a Development Permit application is returned pursuant to [PART 7.4.13\(a\)](#), the Development Authority shall issue a written notice to the applicant advising that the application is incomplete, listing the documentation and information that is still required, and setting a date by which the required documentation and information must be submitted.
15. If the applicant fails to submit any outstanding documents or information requested under [PART 7.4.14](#) above, by the date set out, the application shall be deemed refused and the Development Authority shall inform the applicant in writing that the application has been refused and the reason for the refusal.
16. Issuing a notice under [PART 7.4.12](#) shall not prevent the Development Authority from requesting additional information pursuant to [PART 7.4.4](#), and [PARTS 7.4.7 to 7.4.11](#) as applicable, before making a decision on the Development Permit application.
17. Unless extended by an agreement in writing between the applicant and the Development Authority, the Development Authority must make a decision on a Development Permit application within 40 days of issuing a notice to the applicant under [PART 7.4.12](#).
18. The time period for consideration of a Development Permit application shall not commence until the Development Authority is satisfied that the application is complete.

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7.5 DEMOLITION

1. The demolition of any structure must be done in accordance with the Alberta Building Code and Canadian Standards Association Standard S350-M1980, “Code of Practice for Safety in Demolition of Structures” and/or any subsequent Alberta Building Code or Canadian Standards Association Standards.
2. In addition to the requirements of [PART 7.4.1](#), an application for a Development Permit for the demolition of a building shall include the following information:
 - a. the value of the building;
 - b. the alternatives to demolition if the building is of historic or architectural value;
 - c. the purpose of the building demolition and the type of structure to replace the demolished building, if applicable;
 - d. a work schedule of the demolition and site cleanup (the sequence of demolition must be such that at no time will a wall or a portion of a wall be left standing unsupported in an unstable condition or in danger of accidental collapse);
 - e. the destination of debris materials;
 - f. where redevelopment of the site is proposed, the length of time before the site is to be redeveloped and treatment of the site after demolition but prior to development (if materials are to be stored on site, a site plan will be required indicating the location of such materials in relation to property lines and other buildings);
 - g. a copy of the original development approval, including building permits where applicable;
 - h. the method whereby public safety is to be protected (i.e., a fence that is at least 1.8 m in height is required around the excavation or structure to be demolished);
 - i. an indication that all utility services to the site and/or the building have been disconnected to the satisfaction of the Development Authority;
 - j. an indication that buildings on adjoining properties have been considered to ensure that damage will not occur to them or their foundations from the demolition;
 - k. where a fire safety plan is required, a confirmation that the Fire Chief has considered the plan, and
 - l. an indication that any tanks containing flammable or combustible liquids will be removed before demolition begins and be purged of inert materials to the satisfaction of the Development Authority and any applicable provincial agencies.
3. Before consideration of a Development Permit application for demolition, the Development Authority may also require the applicant to complete:
 - a. a Hazardous Materials Assessment Report; and/or
 - b. any phase of an Environmental Site Assessment in order to determine whether the site is contaminated and the mitigation measures necessary to eliminate such contamination.
4. As a condition of approving a Development Permit for the demolition of a building, the Development Authority may, in addition to other requirements, require that the applicant undertake any and all actions the Development Authority deems necessary to ensure the complete and safe demolition of the building, disposal of materials and debris, and site clean-up, including entering into a Development Agreement.

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7.6 REFERRALS

1. Historical Resources:
 - a. Historical or archaeological sites identified pursuant to the Alberta *Historical Resources Act*, R.S.A. 2000, c. H-9, as amended or replaced, shall be protected in accordance with Provincial legislation and regulations.
 - b. In addition to any sites identified in [PART 7.6.1\(a\)](#) above, an application for a Development Permit which may impact any such sites should be submitted to the Province for comment prior to a Development Permit being issued.
2. Development Permit applications within the referral distance required by Alberta Transportation shall be referred to their office.
3. Any application to amend this Bylaw and any Development Permit application for a discretionary use prepared for lands within the boundaries of the Town of St. Paul and the County of St. Paul No. 19's Intermunicipal Development Plan Area, as amended from time to time, shall be referred to the County for comment prior to a decision being issued.
4. Prior to making a decision, the Development Authority may, at its discretion, refer any Development Permit application to any person, municipal department or other external agency or organization for comment, such as Alberta Environment, each school within the jurisdiction, a utility provider, the licensee of an abandoned well.
5. For the purpose of this section, electronic or written notifications shall include the following:
 - a. The location and nature of the proposed development;
 - b. A copy of relevant drawings;
 - c. A location and date to submit comments; and
 - d. Any other relevant information as determined by the Development Authority.

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7.7 DEVELOPMENT PERMIT DECISIONS AND CONDITIONS

1. In making a decision, the Development Authority may:
 - a. approve the application unconditionally;
 - b. approve the application subject to those conditions considered appropriate;
 - c. approve the application permanently or for a limited period of time; or
 - d. refuse the application.
2. In the case of a Development Permit application for a Permitted Use:
 - a. the Development Authority shall approve, with or without conditions, an application for a permitted use where the proposed development conforms to this Bylaw;
 - b. the Development Authority may:
 - i. refuse to issue a Development Permit for a building or use on any site where it would otherwise be permitted under the Land Use Bylaw if, in the opinion of the Development Authority, satisfactory arrangements have not been made by the developer to provide on and off site servicing improvements required to facilitate the development, including the supply of water, electric power, sewerage and road access, or payment of the costs of installing or constructing any such utility;
 - ii. refuse, or approve with conditions a Development Permit application for a permitted use if, in the opinion of the Development Authority, the proposed development will detract from the character or appearance of the general development in the area; or
 - iii. issue a temporary Development Permit where, in the opinion of the Development Authority, the proposed use is of a temporary nature. When issuing a temporary Development Permit, the expiry date for the permit shall be clearly indicated on the notice of decision.
3. In the case of a Development Permit application for a Discretionary Use:
 - a. the Development Authority shall:
 - i. approve the application, with or without conditions; or
 - ii. refuse the application, giving reasons for the refusal.
 - b. the Development Authority may:
 - i. refer the application to any municipal department or external agency for comment;
 - ii. refuse a Development Permit application for a discretionary use if, in the opinion of the Development Authority, the proposed development will detract from the character or appearance of the general development in the area; or
 - iii. issue a temporary Development Permit where, in the opinion of the Development Authority, the proposed use is of a temporary nature. When issuing a temporary Development Permit, the expiry date for the permit shall be clearly indicated on the notice of decision.

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4. The Development Authority may impose such conditions on the approval of an application that are considered necessary by the Development Authority to:
 - a. uphold the intent and objectives of any statutory plan or land use regulation as adopted or amended by the Town from time to time; and/or
 - b. ensure the orderly and economic development of land within the municipality.
5. The Development Authority may require, as a condition of issuing a Development Permit, that the applicant enter into a Development Agreement with the Town of St. Paul, and such an agreement may be registered by way of Caveat, to do any or all of the following:
 - a. to construct or pay for the construction of a road required to give access to the development;
 - b. to construct or pay for the construction of a pedestrian walkway system to serve the development, or pedestrian walkways to connect the pedestrian walkway system serving the development with a pedestrian walkway system that serves or is proposed to serve an adjacent development, or both;
 - c. to install or pay for the installation of public utilities, other than telecommunications systems or works, that are necessary to serve the development, whether or not the public utility is, or will be, located on the land that is the subject of the development;
 - d. to construct or pay for the construction of off-street or other parking facilities, and loading and unloading facilities;
 - e. to pay an off-site levy or redevelopment levy;
 - f. to give security to ensure that the terms of the agreement under this [PART](#) are carried out;
 - g. to construct any or all of the aforementioned infrastructure in accordance with the Town's Engineering Design Standards; and
 - h. any other requirements as determined by the Development Authority.
6. In addition to [PART 7.7.5](#), the Development Authority may, as a condition of issuing the Development Permit, require the applicant to:
 - a. make satisfactory arrangement for the supply of water, wastewater service, storm water drainage, electrical power, supply of natural gas, telephone service, vehicular and pedestrian access, or any of them, including payment of the costs of installing or constructing any such utility or facility by the applicant;
 - b. repair or reinstate, or pay for the repair or reinstatement, to its original condition any road, street furniture, curb, sidewalk, landscaping, or tree planting, which may be damaged, destroyed or otherwise harmed by the development or building operations upon the site;
 - c. provide such surface levelling, grading or drainage swale on the site as may be required to ensure compliance with [PART 7.7.8\(d\)](#), which work shall be ratified upon completion by a grading certificate prepared by an Alberta Land Surveyor for approval by the Town;
 - d. provide proof of insurance in an amount satisfactory to the Town which shall include liability coverage for completed operations and the course of construction;
 - e. provide security to ensure the applicant's compliance with, or performance of, any of the conditions of a Development Permit, and/or damages to municipal installations;

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- f. keep the land in a reasonable condition during construction, renovation, or demolition of a building so as not to constitute a nuisance, secure all manner of debris so as to prevent it from blowing onto any other private or public property, and clear all building materials and debris from the site throughout construction as needed, and at the conclusion of the construction;
 - g. maintain the development site and buildings in a clean and tidy condition, free from rubbish and debris;
 - h. store garbage in weather-proof or animal-proof containers. The containers shall be placed in a location where it is screened from adjacent sites and roads to the satisfaction of the Development Authority and where it is easily accessible for pick up;
 - i. provide a site design that, in the opinion of the Development Authority in consultation with the Town's Fire Chief, has appropriate access for fire-fighting equipment to all buildings in accordance with [PART 7.7.8\(f\)](#); and
 - j. meet any other condition the Development Authority considers appropriate for a Development Permit for either a permitted or discretionary use, including, but not limited to, the following:
 - i. landscaping requirements;
 - ii. noise attenuation;
 - iii. special parking provisions;
 - iv. location, appearance, and character of a building;
 - v. grading of a site to protect adjacent properties;
 - vi. any other condition to ensure that the proposed development is compatible with surrounding land uses; or
 - vii. on-site water, sanitary or storm servicing requirements.
7. Notwithstanding [PARTS 7.7.5](#) and [7.7.6](#), if an applicant applies for a Development Permit for a structure that encroaches on the Town's property, the Development Authority may impose conditions requiring the applicant to mitigate the impact of the encroachment, including compensation, indemnities, insurance, and a duty to remove the encroaching structure on receipt of notice. If the Development Authority does not impose such a condition on an encroaching structure, this shall not be construed as granting the applicant a right to encroach and the applicant may require a separate encroachment agreement.
8. A person to whom a Development Permit has been issued shall:
- a. obtain from the appropriate authority, where required, permits relating to building, grades, sewers, water mains, electricity and highways, and all other permits required in connection with the proposed development. These approvals shall be provided to the Development Authority upon request;
 - b. be financially responsible during construction for any damage by the applicant, his suppliers, agents, or contractors to any public or private property;
 - c. prevent excess soil or debris from being spilled on public roads, lanes, and sidewalks, and shall not place soil or any other materials on an adjacent parcel without permission in writing from the property owners;
 - d. provide grades and drainage to manage surface water and prevent surface water to cross any sidewalk or site boundary without the approval of the Development Authority. Lot grade elevations shall be designed and established to manage surface water on site, and prevent surface water from draining onto an adjacent site pursuant to [PART 4.9](#);

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- e. connect the development to the municipal water and sewer services as no private sewer and water systems will be permitted unless approved by the Development Authority;
 - f. provide emergency access to all buildings as follows:
 - i. on at least two sides (one of which shall be the longest side) of any building used as an apartment building and which exceeds two storeys in height, there shall be firm level areas accessible from the road for firefighting equipment for at least 75% of the length of each of the two sides of the building. Such areas shall not be less than 4.5 m in width and not more than 3.0 m from the building, and no permanent building or vehicular parking, or substantial landscaping that would interfere with the use of the area for emergency access, shall be permitted thereon; and
 - ii. a lane or lanes for the purpose of permitting the access of the fire-fighting equipment to all major access points of building and to all fire risk utilities on the site shall be provided, and no permanent building or vehicular parking may be provided thereon.
9. [PARTS 7.7.8\(b\)](#) and [7.7.8\(c\)](#) above may be enforced pursuant to [PART 7.18](#). Any costs incurred as a result of neglect to public property may be collected where financial guarantees have been required pursuant to [PART 7.7.6\(d\)](#).
10. A completed application for a Development Permit shall, at the option of the applicant, be deemed to be refused when a decision thereon is not made by the Development Authority within 40 days after the Date of Completion of the application by the Development Authority unless the applicant has entered into a written agreement with the Development Authority to extend the 40-day period. The person claiming to be affected may appeal in writing as provided for in [PART 7.15](#) as though they have received a refusal at the end of the 40-day period or any agreed-to extension thereof as specified in [PART 7.10.5](#).
11. Where an application for a use which is neither a permitted nor a discretionary use is received by the Development Officer, the Development Authority shall refuse the application stating reasons for the decision.
12. When the Development Authority refuses an application for a Development Permit, the decision shall contain reasons for the refusal, the time period within which an appeal can be made, and to whom the applicant may appeal.
13. No development shall be used or occupied and no change in the existing occupancy classification of a building shall be made until the proponent demonstrates that:
- a. substantial completion, as determined by the Development Authority, has been undertaken; and
 - b. the conditions of the Development Permit have been satisfied and copies of all required permits and inspections have been provided to the Development Officer.
14. The Development Authority may require that further to [PART 7.7.13\(a\)](#), the applicant arrange for a site inspection before commencing construction and/or when construction is completed.

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15. The Development Authority may suspend or cancel a Development Permit where:
 - a. the applicant fails to comply with the conditions of the approval of a Permit; or
 - b. development on the lot is undertaken contrary to the conditions of a Permit; or
 - c. the application for the Development Permit contained incorrect information, or information which was subsequently found to be incorrect; or
 - d. the Development Permit was issued in error; or
 - e. the applicant/owner fails to keep their business license in good standing.
16. In such a circumstance, the appeal period provided for under [PART 7.15](#) begins from the date the applicant is advised that the permit approval has been rescinded.
17. Any person who undertakes any development without a Development Permit, or after a permit has been suspended or revoked, shall discontinue such development forthwith upon notice in writing being issued by the Development Authority, and shall not resume such development unless a Development Permit has been issued or the Development Permit is reinstated.

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7.8 VARIANCES

1. When an application for a Development Permit is submitted to the Development Authority for a permitted or discretionary use which does not comply with the provisions of this Bylaw, the applicant shall complete a separate “Variance Request” form, passed by resolution of Council, and shall attach a written explanation of:
 - a. the reasons for the requested variance;
 - b. the nature of the hardship incurred if the variance is not granted;
 - c. if and how the proposal has considered any statutory plans;
 - d. the design, character and appearance of the development and its compatibility with surrounding development;
 - e. the impact, minimization, and mitigation of nuisance factors; and
 - f. the impact on the transportation network and servicing system.
2. A hardship referred to in [PART 7.8.1\(b\)](#), shall be a practical difficulty to comply with the regulations of this Bylaw that is relevant to the conditions of the land and/or any building, and shall not be self-created or relate to the personal needs of the landowner.
3. The Development Authority may, where specified in the District regulations, approve, or conditionally approve an application for a development that does not comply with this Bylaw if, in the opinion of the Development Authority:
 - a. the proposed development would not:
 - i. unduly interfere with the amenities of the neighbourhood; and
 - ii. materially interfere with or affect the use, enjoyment, or value of neighbouring properties; and
 - b. the proposed development conforms with the use prescribed for that land or building in this Bylaw.
4. In considering a variance, the Development Authority may request a written acceptance of the proposed variance from affected landowners. The applicant shall provide a list of all affected landowners that they have notified.
5. A variance may be refused for any encroachment on a lot line or easement unless:
 - a. the Development Authority issues a Development Permit with conditions pursuant to [PART 7.7.7](#); or
 - b. the applicant enters into an Encroachment Agreement with the Town, registered by way of caveat on affected titles.

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6. If a variance is granted pursuant to this section, the Development Authority shall:
 - a. specify its nature in the Development Permit approval; and,
 - b. for the purposes of notification, consider the use discretionary and, therefore, subject to the notification requirements of a Development Permit for a discretionary use.
7. Use provisions cannot be varied by the Development Authority. If a proposed development does not conform to either the permitted or discretionary use requirements within the applicable District, then a Land Use Bylaw amendment will be required prior to development approval.

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7.9 DEVELOPMENT PERMITS AND NOTICES

1. The decision of the Development Authority on an application for a Permitted Use with no variance to any regulation as provided for by [PART 7.8](#) shall be given or sent to the applicant by the Development Officer on the date the development permit was issued. The Development Officer shall post notice of issuance of the permit on the Town's website.
2. For the purposes of this Bylaw, notice of issuance of a Development Permit is given effective the date of posting in accordance with [PART 7.9.1](#). Any development proceeded with by the applicant in the twenty-one (21) day period following notice of issuance of a permit is done solely at the risk of the applicant.
3. The decision of the Development Authority on an application for a Discretionary Use or for which a variance has been granted shall be given or sent in writing by the Development Officer to the applicant/owner. The notice shall specify the date on which the decision was given and contain a copy of the decision. The Development Officer shall also:
 - a. send notice by regular mail to all adjacent landowners as identified on the Land Titles Print Preview, and all other landowners located either wholly or partially within a 50.0 m radius of the proposed development, to provide notice of the decision and right of appeal; and
 - b. post notice of the decision on the Town's website; and
 - c. send notice by regular mail to any landowner, business, agency, adjacent municipality, person, group, organization, or similar body that the Development Authority deems may be affected to provide notice of the decision and right of appeal.
4. The notice indicated in [PARTS 7.9.1](#) and [7.9.3](#) shall state:
 - a. the municipal file number for the application;
 - b. the legal description and the street address of the site of the proposed development;
 - c. the uses proposed for the subject development;
 - d. any discretion that was granted in the approval of the development, whether by use or by interpretation of this Bylaw, and any variation or relaxation in regulation that was made by the Development Authority when the Development Permit was approved;
 - e. the date the Development Permit was approved;
 - f. whether an appeal must be submitted to the Intermunicipal Subdivision and Development Appeal Board or to the Land and Property Rights Tribunal;
 - g. how an appeal might be made to the Intermunicipal Subdivision and Development Appeal Board or Land and Property Rights Tribunal and the deadline for such appeal;
 - h. contact information for the Town; and
 - i. the applicable appeal fees.
5. When engineering studies or monitoring reports are required as condition of approval by the Development Authority records of the engineering studies or monitoring reports shall be supplied to the Development Authority and may be kept during the development of the site or for such period deemed necessary.

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6. The Development Authority may require that as a condition of issuing a Development Permit, the applicant undertake construction in accordance with and complete the site plans, landscaping plans, drainage plans, engineering plans, contamination mitigation or elimination plans, and grading plans submitted, and undertake any remedial measures recommended or required by any engineering or environmental screening reports provided to the Development Authority during the Development Permit application process.
7. Neither the granting of a Development Permit, nor the approval of the drawings and specifications, nor inspections made by the Development Authority at any stage of development, shall in any way relieve the owner or developer of the land for which a Development Permit has been issued from full responsibility for carrying out the work in accordance with the requirements of this Bylaw or from obtaining any other required approvals or permits required by provincial or federal approving authorities.
8. A Development Permit granted pursuant to this [PART](#) does not come into effect until 21 days after its issuance. Where an appeal has been filed with the Intermunicipal Subdivision and Development Appeal Board or Municipal Government Board, the Development Permit does not come into effect until determination of the appeal, and no development shall be commenced or undertaken pursuant to the Development Permit until all appeals are determined and the issuance of the Development Permit has been upheld. Any development commenced prior to the Development Permit coming into effect is done solely at the risk of the applicant.
9. If the Intermunicipal Subdivision and Development Appeal Board or Land and Property Rights Tribunal is served with notice of an application for leave to appeal its decision to the Court of Appeal, such notice shall operate to suspend the Development Permit.
10. The final determination of an appeal to the Court of Appeal shall operate to validate, amend, or revoke, as the case may be, a Development Permit suspended under this [PART](#).
11. Any notice, acknowledgment or decision issued pursuant to this [PART](#) may be sent by electronic means, in accordance with S.608 of the *Municipal Government Act*. If an applicant provides their email address on the Development Permit application, it shall be deemed as consent to receive any applicable notices or decisions via electronic means.
12. In the case where an application for a Development Permit has been refused pursuant to this [PART](#) or after an appeal pursuant to [PARTS 7.15 to 7.17](#), the Development Authority shall not accept the submission of another application for a permit on the same parcel of land and for the same or similar use by the same or any other applicant for 6 months after the date of the refusal.
13. A Development Permit issued pursuant to the Land Use Bylaw is not a building permit and, notwithstanding that plans and specifications for buildings may have been submitted as part of an application for a Development Permit, work or construction shall neither commence nor proceed until a building permit or other related safety codes permits have been issued, pursuant to applicable bylaws and regulations.

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7.10 EXPIRY OR CANCELLATION OF A DEVELOPMENT PERMIT

1. A Development Permit shall remain in effect until:
 - a. it expires in cases where the Development Permit is temporary;
 - b. it expires because of failure to commence development in accordance with [PART 7.10.2](#);
 - c. it expires because of failure to complete the development in accordance with [PART 7.10.4](#);
 - d. it is revoked in accordance with [PART 7.10.9](#); or
 - e. it is suspended or cancelled pursuant to [PART 7.7.15](#).
2. Where a development entails construction, the construction authorized by the Development Permit shall commence within 1 year from the date the Development Permit was issued.
3. For the purpose of [PART 7.10.2](#), development commences when the site is altered in furtherance of the development that was approved by the Development Permit. Without restricting the generality of the foregoing, development commences when excavation or lot preparation in anticipation of construction for the approved Development Permit occurs. The site shall not be deemed to be altered by:
 - a. fencing a lot where a Development Permit is not required for a fence;
 - b. erecting signs, obtaining permits, or conducting minor interior demolition;
 - c. obtaining information in accordance with [PART 7.4.5](#); and
 - d. any development or construction that occurs without a building permit when a building permit is required.
4. Any construction project or activity shall be completed within 5 years of the date the building permit for the project or activity was issued by the Town or, if no permit was issued or required, within 5 years of starting construction or otherwise directed by the Community Standards Bylaw.
5. Before a Development Permit expires, the Development Authority and the applicant/owner may enter into a written agreement to extend the time period specified in [PARTS 7.10.2](#) and [7.10.4](#).
6. Pursuant to [PART 7.10.5](#) the Development Authority may grant 1 extension of the effective period of a Development Permit for a period not exceeding 6 months provided the plans have not changed. If the plans for the proposed development have changed, a new Development Permit application must be submitted.
7. Applications for extension must be accompanied by the appropriate fee as determined by Council resolution.
8. If a Development Permit or extension thereof expires and the applicant wishes to proceed with the development, a new Development Permit application shall be submitted, and the Development Authority shall be in no obligation to approve the new application based on the previous approval.
9. When a Development Permit that has been previously issued for a site is in effect, the Development Authority, in their consideration of an application for another Development Permit for the same site(s) may revoke the previous permit and issue a new Development Permit.

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10. Where an application for a Development Permit is submitted whereby the development would occur in stages over a time period exceeding 1 year, the Development Officer may:
 - a. issue a permit for the entire development upon submission of satisfactory information as to the proposed staging and corresponding time frame of each stage; and/or
 - b. notwithstanding [PART 7.10.6](#), extend the permit on an annual basis up to a maximum period of 5 years from the original date of permit issue provided:
 - i. no change in the original development application as approved is proposed;
 - ii. no significant change in the Land Use Bylaw affecting the development has occurred; and
 - iii. no change in the ownership of those lands proposed to be developed has occurred since the original date of permit issue.

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7.11 SUBDIVISION APPLICATIONS

1. A Subdivision application shall be made using the [prescribed form](#) and required checklist signed by the owner or the agent and accompanied by:
 - a. the required fees, as established by Council;
 - b. a letter of authorization when an application is made by a person other than the registered landowner;
 - c. a current copy of the certificate of title for said lands issued within 1 month of the application;
 - d. a Real Property Report for any lot with buildings that will remain or a tentative plan if the subject lands are vacant;
 - e. a conceptual plan for all future phases of development;
 - f. a sketch or plan drawn to scale, in metric dimensions which show the following:
 - i. the location, dimensions, and boundaries of the lot(s) to be subdivided;
 - ii. the proposed lot(s) to be registered in a land title office;
 - iii. the location, dimensions, and boundaries of each new lot to be created and any reserve land;
 - iv. existing rights-of-way of each public utility or other rights-of-way;
 - v. the location, use, and dimensions of buildings on the parcel that is the subject of the application and specifying those buildings that are proposed to be demolished or moved;
 - vi. the location and boundaries of the bed and shore of any river, stream, watercourse, lake, or other body of water that is contained within or bounds the proposed or existing lot(s);
 - vii. the location of any existing or proposed wells, any private sewage disposal systems, and the distance from these to existing or proposed buildings and existing or proposed lot lines;
 - viii. all accesses, existing and proposed, to all lot(s), existing and proposed; and
 - ix. the location of any tree stands or wetlands on the existing and proposed lot(s).
 - g. an ortho photo of the subject site and surrounding lands (including proposed and remainder parcels);
 - h. an Alberta Energy Regulator (AER) Abandoned Wells Statement; and
 - i. authorization for Electronic Communication Form.
2. In addition to the information required under [PART 7.11.1](#) above, the following information may be required:
 - a. number of dwelling units;
 - b. statistics showing calculations of the gross area of land in the site plan and the allocation of the land to streets, lanes, lots, and reserve lands as per the *Act*;
 - c. a geotechnical report, stamped by a qualified professional, on the subsurface characteristics of the site;
 - d. shadow plans to demonstrate the integration of the proposed subdivision on adjacent lots and/or land to be developed in the future;
 - e. a plan showing resources, such as trees, ravines, views, and other similar natural features;
 - f. the monetary value of the land, as determined by an assessor appointed by the Town;
 - g. a biodiversity study, if needed;
 - h. a pedestrian circulation plan;

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- i. a historical resources impact assessment on lands that have been identified or suspected as containing a registered historical resource or within 60.0 m of public lands set aside for use as historic site(s);
 - j. a statement clearly describing how the positive and/or negative potential impacts of the proposed subdivision on adjacent lands will be dealt with and how the proposed facilities have been designed to address those impacts;
 - k. ground water information regarding the supply of potable water if the intended use(s) are not served by a piped municipal system. All lands subdivided pursuant to an approved statutory plan require connection to piped municipal services;
 - l. a pedestrian circulation plan;
 - m. methods to control traffic, dust, and noise;
 - n. a Stormwater Management Plan (for 3 lots or more);
 - o. any other information required by the Subdivision Authority, at their sole discretion, with respect to the site or adjacent lands, including but not limited to:
 - i. an environmental screening of the site; and
 - ii. geotechnical study, and/or a traffic impact analysis prepared by qualified professionals; and
 - p. at the discretion of the Council, the applicant or owner may be required to conduct a community information meeting, at the applicant or owner's expense, to discuss a proposed multi-lot subdivision.
3. Where a parcel of land is the subject of a subdivision application, no additional subdivision application or Development Permit application shall be considered for that same parcel until such time as the existing application is withdrawn or a decision is rendered, and the file is closed.
4. When a Subdivision application has been refused, or after appeal, the submission of another Subdivision application on the same site, for the same or similar use(s) by the same or any other applicant, may not be accepted by the Subdivision Authority for at least 6 months after the date of refusal unless the circumstances have changed substantively.
5. Where, in the opinion of the Subdivision Authority, an application is substantially revised or altered, the Subdivision Authority may require the applicant to pay an additional fee as determined by Council.
6. In the event that any work, including excavation, has been commenced prior to the conditional approval of the subdivision, the applicant shall be required to pay a fee double that of the base application fee and/or a fine set out in [PART 7.20](#).

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7.12 COMPLETE SUBDIVISION APPLICATIONS

1. Unless extended by an agreement in writing between the applicant and the Subdivision Officer, the Subdivision Officer shall, within 20 days after receipt of a complete Subdivision application in accordance with [PART 7.11.1](#), issue a written acknowledgement to the applicant advising that the application is complete, and processing has commenced. If the Subdivision Officer fails to notify the applicant within the given timeframe, the Subdivision application shall be deemed complete.
2. When sufficient details of the proposed subdivision have not been included with the Subdivision application, the Subdivision Officer shall return the application and issue a written notice to the applicant advising that the application is incomplete, listing the information that is still required and setting a date by which the required information must be provided.
3. Upon receipt of the documentation and information required pursuant to [PART 7.12.1](#) the Subdivision Officer shall issue a written acknowledgement to the applicant advising that the application is complete.
4. If the applicant fails to submit any requested outstanding documents or information by the date set out, the application shall be deemed refused and the Subdivision Officer shall inform the applicant in writing that the application has been refused and the reason for the refusal.
5. Unless extended by an agreement in writing between the applicant and the Subdivision Authority, the Subdivision Authority must make a decision on a Subdivision application within 60 days of issuing a notice to the applicant under [PART 7.12.1](#) or [7.12.3](#).
6. The time period for consideration of a Subdivision application shall not commence until the Subdivision Officer is satisfied that the application is complete.
7. The approval of an application or drawing, or the conditional approval of a subdivision shall not prevent the Subdivision Authority from thereafter requiring the correction of errors and omissions, nor from prohibiting the subdivision being carried out when the same is in violation of the Land Use Bylaw.
8. Where an application for a subdivision is determined to contain incorrect information, the Subdivision Authority is not required to make a decision until such information is corrected by the applicant.
9. Any subdivision approval granted on the basis of incorrect information contained in the application may be revoked or suspended by the Subdivision Authority.

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7.13 DEVELOPMENT AGREEMENT FOR SUBDIVISIONS

1. The Subdivision Authority may approve a subdivision application subject to conditions.
2. If a development agreement is required, it shall be entered into between the Town and the applicant/owner, as per Section 655(1) (b) of the *Act*. The agreement may be registered on certificate(s) of title to the satisfaction of the Town. The development agreement must be discharged once all obligations by the developer have been complied with subject to the satisfaction of the Subdivision Officer.
3. A development agreement may contain provisions requiring a letter(s) of credit or other security in an amount and in a form to be determined by the Town to guarantee the execution of the items listed in the development agreement.
4. Development Agreements (short form – up to 2 lots) may be entered into between the Town of St. Paul and the owner and the developer without prior review by the Council.
5. Development Agreements (long form – 3 or more lots) shall be presented by the Subdivision Officer to Council for review and consideration.

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7.14 SUBDIVISION DECISIONS, ENDORSEMENT AND REGISTRATION

1. Upon issuing a notice under [PART 7.12.3](#) that the Subdivision application is complete, the Subdivision Officer shall circulate a copy of the application to:
 - a. the Government departments, persons and local authorities as required by the *Act* and Regulation; and
 - b. all adjacent landowners as identified on the Land Titles Print Preview, and all other landowners located wholly or partially within a distance of 50.0 m of the lot lines of the lands to be subdivided.

The accompanying notice shall also describe the nature of the application, the method of obtaining further information about the subdivision application, and the manner in which and time within which written submissions may be made to the Subdivision Authority. The Subdivision Authority shall consider the comments of those persons to whom a Subdivision application is referred but is not bound by them unless required by the Regulation.

2. A Subdivision application shall, at the option of the applicant, be deemed to be refused when the decision of the Subdivision Authority is not made within 60 days of being deemed complete unless the applicant has entered into an agreement with the Subdivision Authority to extend the 60 day period. The applicant may appeal in writing, as provided in the *Act*, as though they had received a decision of refusal.
3. The decision of the Subdivision Authority shall be provided in writing to the applicant/owner of the lot(s), and any other Government department, agency, landowner, person, and/or local authority to whom the Subdivision Authority is required by the Regulation to give a copy of the application. Such notice shall be sent by regular mail within 5 business days of the date of the decision.
4. The decision of the Subdivision Authority must state whether an appeal must be submitted to the Intermunicipal Subdivision and Development Appeal Board or to the Municipal Government Board.
5. If the Subdivision application is refused, the decision issued by the Subdivision Authority must state the reasons for refusal.
6. A subdivision approval is not a Development Permit and, notwithstanding that plans and specifications for buildings may have been submitted as part of a Subdivision application, work or construction shall neither commence nor proceed until a Development Permit has been issued, pursuant to applicable bylaws and regulations.
7. An applicant for Subdivision approval shall submit to the Subdivision Officer the plan of subdivision or other instrument that effects the subdivision within 1 year of either:
 - a. the date of subdivision approval;
 - b. the date of an appeal board's decision; or
 - c. the date the judgment is entered, or the appeal is discontinued by the Court of Appeal.

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8. On being satisfied that a plan of subdivision or other instrument complies with the subdivision approval and that any conditions imposed have been met, the Subdivision Officer shall:
 - a. endorse the plan or other instrument in accordance with the Regulation; or
 - b. Council may provide an extension to the applicant for subdivision in order to meet conditions of subdivision approval whether or not the time period has expired. The application timeline may vary from file to file; and
 - c. If the plan of subdivision or other instrument is not submitted within the time prescribed or further authorized by a time extension, the subdivision approval is void.
9. If the plan of subdivision or other instrument is not registered in a Land Titles Office within 1 year after the date on which it is endorsed, the subdivision approval and the endorsement are void and the plan or instrument may not be accepted by a Registrar for registration.
10. Council may provide a time extension in accordance with the *Act* to the applicant/owner for subdivision in order to register the plan or instrument whether or not the time period has expired.

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7.15 APPEAL PROCEDURE

1. Appeals for Development Permits:
 - a. An appeal for a Development Permit may be made to the Intermunicipal Subdivision and Development Appeal Board or Land and Property Rights Tribunal where a Development Authority:
 - i. refuses or fails to issue a Development Permit to a person within 40 days of receipt of the application; or
 - ii. issues a Development Permit subject to conditions; or
 - iii. issues a Development Permit for a Discretionary Use, or for a Permitted Use with a variance pursuant to [PART 7.9.3](#); or
 - iv. issues an order under [PART 7.18.1](#).
 - b. Notwithstanding [PART 7.15.1](#) above, no appeal lies in respect of:
 - i. the issuance of a Development Permit for a Permitted Use unless the provisions of this Bylaw were relaxed, varied, or misinterpreted; or
 - ii. the issuance of a Development Permit by the Council within a Direct Control District.
 - c. The person applying for the permit or affected by an order under [PART 7.18.1](#), or any other person affected by an order, decision or Development Permit of a Development Authority may appeal to the Intermunicipal Subdivision and Development Appeal Board or Land and Property Rights Tribunal.
 - d. An appeal shall be made by serving a written notice of appeal to the Secretary of the Board, together with the reasons and the development appeal fee as established by Council, within 21 days after:
 - i. the date the order, decision or permit issued by the Development Authority was publicized in accordance with [PART 7.9](#); or
 - ii. the 40 day period referred to in [PART 7.15.1\(a\)](#) has expired.
2. Appeals for Subdivision applications:
 - a. An appeal for a Subdivision Application may be submitted to the Intermunicipal Subdivision and Development Appeal Board, where the Subdivision Authority:
 - i. refuses or fails to issue a Subdivision approval to a person within 60 days of receipt of the application; or
 - ii. refuses or fails to issue a Subdivision approval to a person within a time period otherwise agreed upon pursuant to [PART 7.12.5](#).
 - b. Notwithstanding [PART 7.15.2\(a\)](#) above, an appeal for a Subdivision application shall be submitted to the Municipal Government Board in the following cases:
 - i. if land that is the subject of the application is within the Green Area as classified by the Minister responsible for the Public Lands Act; or

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- ii. if the land that is the subject of the application contains, is adjacent to or is within the prescribed distance of a highway, a body of water, a sewage treatment or waste management facility or a historical site; or
 - iii. in any other circumstances described in the regulations under Section 694(1)(h.2).
- c. The decision of a subdivision authority on a Subdivision application may be appealed:
 - i. by the applicant;
 - ii. by a Government department if the application is required by the subdivision and development regulations to be referred to that department; or
 - iii. by a school board with respect to:
 - a. the allocation of municipal reserve and school reserve or money in place of the reserve;
 - b. the location of school reserve allocated to it; or
 - c. the amount of school reserve or money in place of the reserve.
- d. An appeal shall be made by serving a written notice of appeal to the Secretary of the Subdivision and Development Appeal Board or the Municipal Government Board, within 14 days after receipt of the written decision of the subdivision authority or deemed refusal by the subdivision authority in accordance with [PART 7.14.3](#).

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7.16 APPEAL HEARING

1. Within 30 days of receipt of a notice of appeal, the Board shall hold an appeal hearing respecting the appeal.
2. The Board shall give at least 5 days notice in writing of the appeal hearing to:
 - a. the appellant;
 - b. the Development Authority from whose order, decision or Development Permit the appeal is made;
 - c. the Subdivision Authority from whose order, decision, or Subdivision the appeal is made;
 - d. those adjacent landowners who were notified under [PART 7.9.3](#) and any other person who, in the opinion of the Board, are affected by the order, decision or permit; and
 - e. such other persons as the Board specifies.
3. The Board shall make available for public inspection before the commencement of the appeal hearing all relevant documents and materials respecting the appeal including:
 - a. the application for the Development Permit, the order or decision, and the appeal therefrom; or
 - b. the order of the Development Authority under [PART 7.18.1](#), as the case may be; or
 - c. the application for the Subdivision, the decision, and the appeal therefrom.
4. At the appeal hearing referred to in [PART 7.16.1](#), the Board shall hear:
 - a. the appellant or any other person acting on behalf of the appellant;
 - b. the Development Authority or Subdivision Officer from whose order, decision or Development Permit or Subdivision the appeal is made, or if a person is designated to act on behalf of the Development Authority or Subdivision Authority, that person;
 - c. any other person who was served with notice of the hearing pursuant to [PART 7.16.2](#) and who wishes to be heard or a person acting on behalf of that person; and
 - d. any other person who claims to be affected by the order, decision or permit and that the Board agrees to hear or a person acting on behalf of that person.

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7.17 APPEAL DECISION

1. In determining an appeal, the Intermunicipal Subdivision and Development Appeal Board:
 - a. must have due regard for any applicable statutory plans;
 - b. must conform to the use of land referred to in the Land Use Bylaw;
 - c. must be consistent with the Province's Land Use Policies or applicable ALSA plan and approved regional plan;
 - d. must have regard for, but is not bound by, the Subdivision and Development Regulation;
 - e. may confirm, rescind, or vary the approval or decision or any condition imposed by the Subdivision or Development Authority or make or substitute an approval, decision, or condition of its own;
 - f. may make and order, or issue, or confirm the issue of a Development Permit even though the proposed development does not comply with the land use bylaw if, in its opinion, the proposed development would not:
 - i. unduly interfere with the amenities of the neighbourhood; or
 - ii. materially interfere with the use, enjoyment, or value of neighbouring parcels of land; and
 - iii. the proposed development conforms with the use prescribed for that land or building in the Land Use Bylaw.
2. The Board shall give its decision in writing together with reasons for the decision within fifteen days of the conclusion of the appeal hearing.
3. If the decision of the Development Authority or Subdivision Authority to approve a Development Permit application or Subdivision is reversed by the Intermunicipal Subdivision and Development Appeal Board or Municipal Government Board, the Development Permit or Subdivision shall be null and void.
4. If the decision of the Development Authority or Subdivision Authority to refuse a Development Permit or Subdivision application is reversed by the Intermunicipal Subdivision and Development Appeal Board or Municipal Government Board, the Development Authority or Subdivision Authority shall forthwith approve the Development Permit or Subdivision application in accordance with the decision of the Board.
5. If the decision of the Development Authority or Subdivision Authority to approve a Development Permit or Subdivision is varied by the Intermunicipal Subdivision and Development Appeal Board or Municipal Government Board, the Development Authority or Subdivision Authority shall forthwith approve the Development Permit or Subdivision in accordance with the decision of the Board.
6. A decision made under this [PART](#) is final and binding on all parties and all persons, subject only to an appeal upon a question of jurisdiction or law pursuant to the Act. An application for leave to the Court of Appeal shall be made:
 - a. to a judge of the Court of Appeal; and
 - b. within 30 days after the issuance of the order, decision, permit, or approval sought to be appealed.

PART 7: DEVELOPMENT PERMITS AND SUBDIVISIONS

7.18 CONTRAVENTION

1. Where a Development Authority finds that a development or use of land or buildings is not in accordance with the Act or the regulations made thereunder; the Development Permit or Subdivision Approval; or this Bylaw, the Development Authority may, by notice in writing, order the owner, the person in possession of the land or buildings, or the person responsible for the contravention, or all or any of them to:
 - a. stop the development or use of the land or buildings in whole or in part as directed by the notice; and/or
 - b. demolish, remove, or replace the development;
 - c. take such other measures as are specified in the notice so that the development or use of the land or buildings is in accordance with the Act, the regulations made thereunder, a Development Permit, subdivision approval or this Bylaw; and/or
 - d. provide a Real Property Report or survey relating to the building for which a permit has been issued, demonstrating conformity with the conditions of the Development Permit and compliance with this Bylaw, at the cost of the owner;
 - e. within the time frame specified by the notice, as the case may be.
2. The stop order will be prepared by the *Development Authority* and must be signed and delivered to the appropriate recipient by a designated officer or via registered mail.
3. A stop order shall be made by written notice to order the registered owner, the person in possession of the land or buildings, or the person responsible for the contravention to conduct the following as specified:
 - a. stop the development or use of the land or building in whole or in part;
 - b. demolish, remove, or replace the development; and/or
 - c. take other measures as specified in the stop order to bring the development, use or activity into compliance with the pertinent regulations.
4. A stop order shall include the following information:
 - a. the text of the regulation being violated;
 - b. a timeline of when the order must be carried out;
 - c. the actions that must take place to bring the activity into compliance, if possible; and
 - d. the recipients right to appeal the order.
5. Where a person fails or refuses to comply with an order directed to them under [PART 7.18.1](#) or an order of the Intermunicipal Subdivision and Development Appeal Board, Land and Property Rights Tribunal or Municipal Government Board within the time specified, the Development Authority may, in accordance with Section 542 of the *Act*, enter upon the land or building and take such action as is necessary to carry out the order.
6. The Town's costs of carrying out any actions required for compliance may be added to the tax roll of the land subject to the order.

PART 7: DEVELOPMENT PERMITS AND SUBDIVISIONS

7. The Town may register a caveat with respect to a stop order in the Land Titles Office, provided that the caveat is discharged when the order has been complied with.
8. A person found guilty of an offence is liable to a fine of not more than \$10,000.00 or to imprisonment for not more than 1 year, or to both fine and imprisonment, pursuant to Section 566 of the *Act*.
9. A person who continues to contravene this Bylaw after conviction for that contravention is guilty of a further offence and is liable to a fine not exceeding \$2,500.00 for every day that the offence continues after conviction, exclusive of costs for such continuing contravention of this Bylaw.
10. Where any person obstructs or hinders the Development Authority or any other person in the exercise or performance of his powers or duties under the *Act*, that obstructing or hindering person shall be guilty of an offence and liable to a fine or to imprisonment in accordance with Provincial legislation.
11. In addition to the process and penalties described above, the Development Officer, Bylaw Enforcement Officer or Community Peace Officer shall be authorized to issue violation tickets in respect to any contravention of this Bylaw.

PART 7: DEVELOPMENT PERMITS AND SUBDIVISIONS

7.19 VIOLATION TICKETS

1. The Development Officer, Bylaw Enforcement Officer or Community Peace Officer may issue a violation ticket to any person alleged to have breached any provision of this Bylaw.
2. The violation ticket shall specify the alleged offence committed by the person to whom the violation ticket is issued and require payment, within 21 days from the date of issue of the violation ticket, of a fine to the Town.
3. Each day that a breach of the Bylaw has occurred may be considered to be a separate offence. In such cases, an offence ticket may be issued for each day that the contravention continues.
4. The violation ticket shall be served upon the alleged offender personally or by single registered mail. If payment is made within the time limit, then such payment shall be accepted in lieu of prosecution for the offence.
5. If a person who has been served with a violation ticket fails to pay the fine specified therein, then the right of the alleged offender to settle the alleged offence without a court appearance shall no longer apply and prosecution for the alleged offence shall proceed.
6. The Violations Ticket shall be in the form prescribed by *Procedures Regulation*, AR 63/2017, as amended, pursuant to the *Provincial Offences Procedures Act*, R.S.A. 2000, c. P-34 as amended.
7. In case of non-payment of the fine and costs imposed, the Town may file an appeal to the Alberta Court of Appeal.
8. The above offences and penalties are supplementary to Sections 557 and 566 of the Municipal Government Act, under which any person who commences a Development and fails or neglects to obtain a Development Permit or fails to comply with a condition of a Development Permit is guilty of an offence.

PART 7: DEVELOPMENT PERMITS AND SUBDIVISIONS

7.20 FINES

- The fines for an offence against this Bylaw will be subject to the minimum penalty amount as specified in [Table 12](#) below (all monetary values are expressed in Canadian Dollars):

OFFENCES	FINES			
	1 ST OFFENCE	2 ND OFFENCE	3 RD OFFENCE	4th OFFENCE
Development started without an issued Development Permit – Residential District	Meeting/discussion with the Town	Warning/stop letter	\$250	\$500
Development started without an issued Development Permit – Non-Residential District	Meeting/discussion with the Town	Warning/stop letter	\$500	\$1,000
Failure to comply with an issued Development Permit	Meeting/discussion with the Town	Warning/stop letter	\$500	\$1,000
Failure to obtain a Variance on a proposed development	Meeting/discussion with the Town	Warning/stop letter	\$250	\$500
Failure to comply with a Violation Notice/Ticket	Meeting/discussion with the Town	Warning/stop letter	\$500	\$1,000
Continuing development after a Development Permit has been cancelled or suspended	Meeting/discussion with the Town	Warning/stop letter	\$500	\$1,000
Failure to comply with a Stop Order	Meeting/discussion with the Town	Warning/stop letter	\$500	\$1,000
Use of a recreational vehicle for a residential use	Meeting/discussion with the Town	Warning/stop letter	\$500	\$1,000
Work commenced without an issued Building, Electrical, Plumbing or Gas Permit	Meeting/discussion with the Town	Warning/stop letter	\$500	\$1,000
Failing to apply for a Development Permit extension and continuing work without an approved Development Permit	Meeting/discussion with the Town	Warning/stop letter	\$500	\$1,000
Failing to comply with an executed Development Agreement	Meeting/discussion with the Town	Warning/stop letter	\$500	\$1,000
Contravention of Cannabis Store and/or Cannabis Facility regulations	\$1,000	\$5,000	\$5,000	\$5,000

TABLE 12: LIST OF OFFENCES AND ASSOCIATED FINES

- The meetings conducted between the offender and the Town pursuant to [PART 7.20.1](#) above, shall be recorded by the Town.

PART 7: DEVELOPMENT PERMITS AND SUBDIVISIONS

7.21 APPLICATION TO AMEND BYLAW

1. Subject to the provisions of the *Act*, a person may apply to have this Bylaw amended, by completing an [application form](#) and applying in writing to the municipality, in care of the Development Officer, furnishing reasons in support of the application, providing the consent of the property owner, and paying the fees therefore required under [PART 7.22.1\(a\)](#) of this Bylaw.
2. The Development Authority may, at any time on its own motion, present for the consideration of Council any proposed amendment to this Bylaw, and the proposed amendment shall be accompanied by the report and recommendation of the Development Authority and the report and recommendation of the Development Officer.
3. Council may, at any time, initiate an amendment to this Bylaw, but prior to first reading of any proposed amendment the proposal shall be referred to the Development Authority and to the Development Officer for their reports and recommendations.
4. Proposed Bylaw amendments which are deemed not to result in a shift of direction of the Land Use Bylaw, meet the spirit and intent of the Land Use Bylaw, and are of a clerical nature (clarification, grammatical, etc.) may be processed as a technical amendment and not require a formal Public Hearing at the discretion of Council.

PART 7: DEVELOPMENT PERMITS AND SUBDIVISIONS

7.22 FORM OF APPLICATION

1. All applications for amendment to this Bylaw shall be made to the Development Officer, on the form provided by the municipality and shall be accompanied by:
 - a. an application fee as established by Council for each application;
 - b. a current copy of the Certificate of Title for the affected lands issued within 1 month of the application, copies of any caveats registered by the Town or restrictive covenants and any other documents satisfactory to the Development Officer verifying that the applicant has a legal interest in the land for at least the period of time necessary to process the application to a Public Hearing;
 - c. drawings showing the subject site, the proposed District and the proposed use and development to be proposed on the site, if applicable;
 - d. where the applicant is an agent acting on behalf of the owner, a letter from the owner(s) must be provided verifying the agent's authority to make the application; and
 - e. any other information deemed necessary by the Development Authority or Council.
2. Where the amendment is to change the Land Use District applicable to a site, the Development Officer may require that the applicant undertake and provide an environmental screening of the site as part of the amendment application.
3. The Development Officer may deem the application to amend the Bylaw as incomplete if the information required by [PART 7.22.1](#) has not been supplied or if, in his opinion, it is inadequate to properly evaluate the application.
4. In order to prepare the proposed Bylaw amendment for Council, the Development Officer may refer the application to such agencies as necessary for comment.
5. During consideration and deliberation of the proposed Bylaw amendment, Council may refer the application to such agencies as it considers necessary for comment.
6. Council may request such information as it considers necessary in order to reach a decision on the proposed amendment.
7. A person making an application to amend this Bylaw for a purpose other than the clarification of an existing provision of this Bylaw shall:
 - a. pay the municipality an application fee as set by Council;
 - b. provide the Development Authority with all additionally requested information in a reasonable time frame. Additional information may include an Area Structure Plan, geophysical or hydrological report, traffic impact assessment, or similar studies;
 - c. sign a certificate authorizing the right of entry by the Development Officer to such lands or buildings as may be required for investigation of the proposed amendment; and
 - d. be responsible for all costs incurred by the Town in their review of the application including professional consulting fees.

PART 7: DEVELOPMENT PERMITS AND SUBDIVISIONS

8. An application for an amendment to this Bylaw shall not be considered complete until all of the items in [PART 7.22.7](#) above, have been received by the Development Officer.
9. The Development Officer shall prepare a recommendation report and present the report to Council prior to Council's decision on the proposed amendment.
10. Upon receipt of an application to amend the Land Use Bylaw, the Development Officer shall:
 - a. initiate or carry out any necessary investigation or analysis of the problems involved in or related to the amendment, including circulating the application to such agencies as they consider necessary for comment;
 - b. prepare a detailed report for the Council on the proposed amendment; and
 - c. submit a copy of the report, maps, and all material relevant thereto to the Council.
11. Every Land Use Map Amendment or Text Amendment application shall be accompanied by the required fee. The schedule of fees for the services provided shall be determined by Council.
12. As soon as reasonably convenient and regardless of its recommendation, the Development Officer may submit the proposed amendment to the Council, accompanied by the report and recommendation of the Development Officer, and Council shall then consider the proposed amendment.
13. Notwithstanding any provisions in [PARTS 7.21 and 7.22](#), where an application for amendment to this Bylaw has been refused by Council, another application for amendment on the same site for the same or similar use of land may not be made, at the discretion of Council, by the same or any other applicant until at least 6 months from the date of Council's decision.
14. Proposed amendments to this Bylaw are subject to those requirements and procedures set out in the *Act* regarding enactment of Bylaws.
15. All amendments to this Bylaw shall be made by Council by Bylaw and in conformity with the requirements of the Act as they pertain to Public Hearing's and notification.

PART 8: DEFINITIONS

A

Abattoir	means a development where livestock or game is slaughtered and the meat is cut, cured, smoked, aged, wrapped or frozen for distribution.
Abut	means immediately contiguous or physically touching, and, when used with respect to a lot or site, means that the lot or site physically touches upon another lot or site, and shares a property line or boundary line with it.
Accessory Building	means a building separate and subordinate to the main building and use which is incidental to the main building and is located on the same parcel of land. An accessory building to a residential use means a garage, carport, shed, storage buildings, hobby greenhouse, deck, patio, porch, permanently installed private swimming pool or hot tub, and similar buildings. Where an accessory development is attached to the main building on a lot by a roof or an open or enclosed structure, except carports where vehicular access to the rear yard is not obstructed, said accessory development is part of the main building and not an accessory building and shall, unless otherwise specified in this Bylaw, adhere to the yard and other requirements for main buildings.
Accessory Use	means a use customarily incidental and subordinate to the main use or building and is located in the same parcel of land with such main use or building.
Act	means the <i>Municipal Government Act</i> , R.S.A. 2000, c. M-26, as amended or replaced.

PART 8: DEFINITIONS

A

Adjacent Land

means land that is contiguous to a particular parcel of land and includes:

- land that would be contiguous if not for a highway, road, river or stream; and
- any other land identified in this Bylaw as adjacent for the purpose of satisfying [PART 7.9.3\(a\)](#).

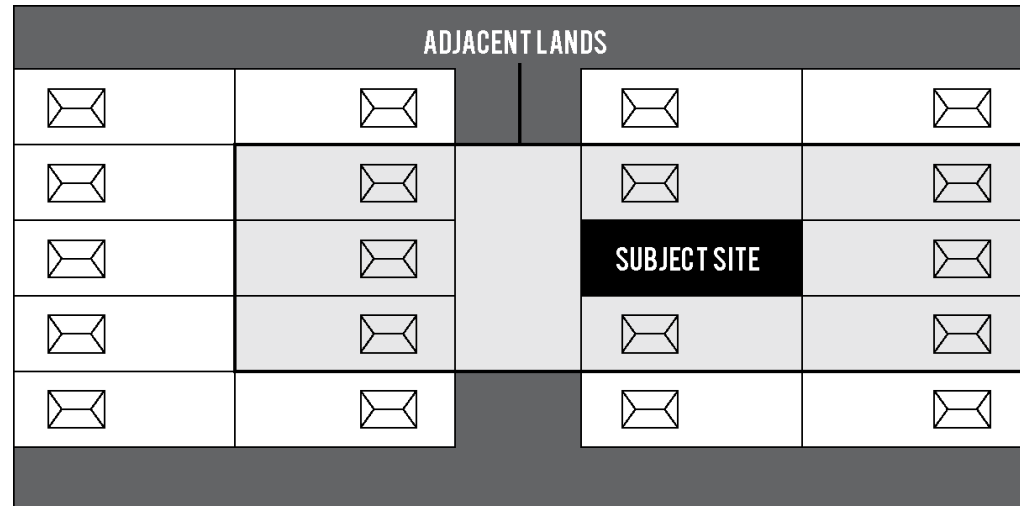


FIGURE 22: ADJACENT LAND

Adult Entertainment

means an establishment which provides live entertainment for its patrons, which includes the display of nudity.

Adult Use

means any of the following: Adult Bookstore, Adult Entertainment, Adult Motion Picture Theatre, Adult Paraphernalia Store, Adult Video Store, and Live Nudity Establishment or any other business or establishment characterized by an emphasis depicting, describing, or related to sexual conduct or excitement. For the purposes of this definition, an adult use is any use or combination of uses which either have greater than 25% of the subject establishment's inventory stock; or 25% of the subject premises' gross floor area, or 18.6 m², whichever is greater, devoted to materials for sale or rent distinguished by or characterized by their emphasis depicting, describing, or relating to sexual conduct or sexual excitement.

Agricultural Industry

means an industrial activity involving the processing, cleaning, packing or storage of the results from agricultural production. Agricultural industry includes, but is not restricted to, seed cleaning and/or processing plants, and grain elevators, but does not include the manufacture of processed foods resulting from agricultural production or abattoirs.

Agricultural Operation

means an agricultural operation as defined in the *Agricultural Operation Practices Act*, R.S.A. 2000, c. A-7, as amended or replaced.

PART 8: DEFINITIONS

A

Agricultural Production	means the production of an agricultural operation. It shall also mean the agricultural product storage, service facilities and farmsteads which relate to the individual farm unit.
Agriculture, Extensive	means the use of land or buildings, including the first dwelling or manufactured home, for an agricultural operation which requires large tracts of land (usually in the order of 32.4 ha or more), but not including intensive agriculture or confined feeding operations.
Agriculture, Intensive	means an agricultural operation which raises crops on a land-intensive basis. Intensive agriculture includes greenhouses, silviculture, and sod farms, but does not include confined feeding operations.
Alcohol Retail Sales Establishment	means a development or that part of a development possessing a Class D liquor license which is used for the retail sales of any and all types of alcoholic beverages to the public for consumption off premises. This use may include as well as the sale of alcohol the retail sales of related products such as soft drinks and snack foods.
Amateur Radio Communication	means an installation consisting of an antenna or antenna array, mounted on a metal tower or support structure, designed for the purpose of the reception and transmission of radio signals by private, federally licensed amateur radio operators. Typical small radio communications towers are short, usually no more than 3.0 m taller than the adjacent buildings.
Amenity Area	means an area which shall be provided subject to the regulations of this Bylaw and which must be developed for the active or passive recreation and enjoyment of the occupants of a residential development. Such area may be for either private or communal use and may be under either individual or common ownership. Amenity areas may include landscaped areas, patios, balconies, communal lounges, swimming pools, play areas and similar uses but does not include any area occupied at grade by a building's service areas, parking lots, aisles, or access driveways.
Amenity Area, Communal	means an amenity area which shall be provided in accordance with the regulations in this Bylaw and which must be developed for the active or passive recreation and enjoyment of all occupants of a building. Such area must be for communal use and accessible by all occupants of a building it is intended to serve. Amenity areas may include landscaped areas, patios, balconies, communal lounges, swimming pools, play areas and similar uses but does not include any area occupied at grade by a building's service areas, parking lots, aisles, or access driveways.

PART 8: DEFINITIONS

A

Amenity Area, Private Outdoor	means an amenity area which shall be provided in accordance with the regulations in this Bylaw and which must be developed for the active or passive recreation and enjoyment of the residents of a specific dwelling unit and which is immediately adjacent to and directly accessible from the dwelling unit it is intended to serve. Amenity areas may include landscaped areas, patios, balconies, communal lounges, swimming pools, play areas, and similar uses but does not include any area occupied at grade by a building's service areas, parking lots, aisles, or access driveways.
Amusement Establishment, Indoor	means a development providing recreational facilities inside an enclosed building with table games and/or electronic games played by patrons for entertainment. Indoor amusement establishments include billiard parlours and electronic games arcades with tables and/or games and bowling alleys.
Amusement Establishment, Outdoor	means a development providing recreational facilities outdoors played by patrons for entertainment. Outdoor amusement establishments include amusement parks, go-cart tracks, and miniature golf courses. However, outdoor amusement establishments do not include drive-in motion picture theatres, carnivals, or circuses.
Animal Breeding and/or Boarding Facility	means an establishment for the keeping, breeding, housing, exercising, training, and/or raising of 3 or more dogs and 3 or more cats, or 3 or more animals over 6 months in age, that are not livestock for profit or gain. Animal breeding and/or boarding facilities may include kennels but shall not apply to the keeping of animals in a veterinary clinic for the purpose of observation and/or recovery necessary to veterinary treatment.
Apiary	means a place where bee colonies (beehives) are kept on a site. For the purposes of this Bylaw the location of the apiary will be determined by the location of the beehives rather than the legal boundaries of the parcel of land accommodating the hives.
Area Structure Plan	means a statutory document which is adopted by a bylaw of the Town of St. Paul. An ASP is a conceptual framework for future development and can be seen as an intermediate step between the Town's Municipal Development Plan and a plan of Land Use Redistricting (re-zoning) and/or subdivision application. It contains policy statements that allow the Town to review and evaluate a specific development proposal against Town and provincial standards, and shall be prepared in accordance with the <i>Act</i> .
Auctioneering Establishment	means a development specifically intended for the auctioning of goods and equipment, including the temporary storage of such goods and equipment. Auctioneering establishments do not include flea markets.

PART 8: DEFINITIONS

A

Automotive and
Equipment Repair
Shop, Light

means a development where automobiles, motorcycles, snowmobiles, and similar vehicles are serviced or mechanically repaired and where related accessories and parts are sold and/or installed. Automotive and equipment repair shops include transmission shops, muffler shops, tire shops, automotive glass shops, and upholstery shops, but not body repair or paint shops.

Automotive and
Equipment Repair
Shop, Heavy

means a development where automobiles, motorcycles, snowmobiles, and similar vehicles are serviced or mechanically repaired and where related accessories and parts are sold and/or installed. Heavy Automotive and equipment repair shops include transmission shops, muffler shops, tire shops, automotive glass shops, and upholstery shops, (but not body repair or paint shops) which provide services to vehicles and equipment with a gross vehicle weight rating equal to or greater than 4000.0 kg, or a length equal to or greater than 6.7 m.

Automotive and
Recreational Vehicles
Sales/Rental
Establishment, Heavy

means a development where new or used automobiles, light trucks, motorcycles, snowmobiles, tent trailers, boats, travel trailers, or similar light recreational vehicles or craft are sold or rented together with incidental maintenance services and sale of parts. Heavy automotive and recreational vehicle sales/rental establishments include automobile dealerships, car rental agencies and motorcycle dealerships, and dealerships for the sale of trucks with a gross vehicle weight rating equal to or greater than 4000.0 kg. This use also includes the sale of recreational vehicles with either a gross vehicle weight rating equal to or greater than 6000.0 kg or a length equal to or greater than 6.7 m.

Automotive and
Recreational Vehicles
Sales/Rental
Establishment, Light

means a development where new or used automobiles, light trucks, motorcycles, snowmobiles, tent trailers, boats, travel trailers, or similar light recreational vehicles or craft are sold or rented, together with incidental maintenance services and sale of parts. Light automotive and minor recreational vehicle sales/rental establishments include automobile dealerships, car rental agencies and motorcycle dealerships, and includes dealerships for the sale of trucks with a gross vehicle weight rating less than 4000.0 kg. This use also includes the sale of recreational vehicles with either a gross vehicle weight rating less than 6000.0 kg or a length less than 6.7 m.

Automotive Body
Repair and/or Paint
Shop

means a commercial development where the bodies of automobiles, motorcycles, snowmobiles, and similar vehicles are repaired and/or painted on site.

Automotive Wrecking
Establishment

means a parcel used for storing, junking, dismantling, or wrecking 3 or more motor vehicles and parts thereof and may include subsequent sales of such parts.

PART 8: DEFINITIONS

B

Balcony	means a platform, attached to and projecting from the face of a building above the first storey, normally surrounded by a railing and used as an outdoor porch or sundeck with access only from within the building.
Bareland Condominium	means housing units administered under the <i>Condominium Property Act</i> , R.S.A. 2000, c. C-22, as amended or replaced, which allows for the division of a parcel of land into lots and common property, and where “joint control” is applied to a parcel of land (as distinct from a building) in which there are a number of individually owned parcels of land (lots) with the joint control being applied to the entire parcel of land owned by those owning a lot. Condominium title is conferred upon those owning individual lots with the Condominium Association being responsible for the common property.
Bareland Condominium Unit	means a bare land unit as defined in the <i>Condominium Property Act</i> , R.S.A. 2000, c. C-22, as amended or replaced.
Basement	means the portion of a building which is wholly or partially below grade, having above grade no more than 1.8 m of its clear height which lies below the finished level of the floor directly above.
Bed and Breakfast Establishment	means a development within a dwelling which possesses a dwelling unit, where temporary sleeping accommodations, up to a maximum of 4 bedrooms not including bedrooms used by the owners of the property and of accommodations for staff, with or without meals, are provided for remuneration to members of the public.
Beehive	a structure in which bees are kept, typically in the form of a dome or box.
Berm	means a landscaped earthen mound or barrier, developed to achieve one of more of the following: control of erosion and sedimentation by reducing the rate of surface runoff as part of an engineered stormwater management plan, a noise or visual barrier between land uses, and/or a method of environmental spill containment and liquid spill control.
Board	means the Intermunicipal Subdivision and Development Appeal Board established by the Town of St. Paul in conjunction with the Summer Village of Horseshoe Bay, the Town of Elk Point and the County of St. Paul No. 19 in accordance with the Intermunicipal Subdivision and Development Appeal Board Bylaw.

PART 8: DEFINITIONS

B

Boarding and Lodging House	means a building, with or without a dwelling unit, where temporary sleeping accommodations of 3 or more bedrooms, with or without meals, are provided for remuneration to members of the public.
Breezeway	means a roofed outdoor passage between two buildings, such as a passage between a house and a garage.
Buffer	means berms, fencing, and landscaping for the purpose of screening noise, views, dust, sprays and uses between properties where off-site impacts may occur.
Building	includes anything constructed or placed on, in, over, or under land but does not include a highway, road, or a bridge forming part of a highway or road.
Building Area	means the greatest horizontal area of a building above grade within the glassline of exterior walls, or within the glassline of exterior walls and the centerline of fire walls.
Building Height	means the vertical distance between the established grade and the highest point of a building, excluding a stairway entrance, an elevator housing, a mechanical skylight, ventilating fan, chimney, steeple, fire wall, parapet wall, flagpole, or similar device not structurally essential to the building.

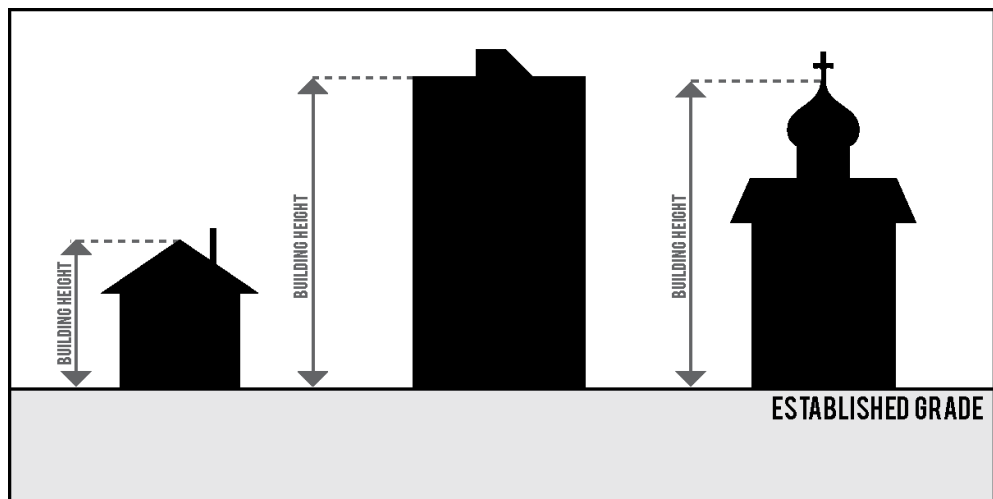


FIGURE 23: BUILDING HEIGHT

Building Permit	means a document that is issued by an accredited organization after the detailed construction drawings are reviewed to ensure they meet standards set in the Alberta Building Code.
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PART 8: DEFINITIONS

B

Bulk Fuel Storage and Sales	means lands, buildings and structures for the storage and distribution of fuels and oils including retail sales and key lock operations.
Bus Depot	means a development where scheduled intermunicipal buses drop off or pick up either passengers or cargo but does not include staging areas.
Business Support Services Establishment	means a development providing support services to businesses. Business support services establishments are characterized by one or more of the following features: the use of minor mechanical equipment for digital printing, photocopying, faxing, binding, laminating, folding, cutting and photographic processing; the provision of office maintenance or custodial services; the provision of office security; or the sale, rental, repair or servicing of office equipment, furniture, and machines. Business support services establishments include printing establishments, photographic processing establishments, janitorial firms, and office equipment sales and repair establishments.

PART 8: DEFINITIONS

C

Canopy	means a projection or shade covering extending from the outside wall of a building normally, for the purpose of shielding a part of the building from the sun or demarcating the entrance of a building.
Campground	means any land or part thereof where tents are erected and/or recreational vehicles are parked for the purpose of overnight or short term accommodation. A campground includes any building, structure, tent, vehicle, or enclosure accessory, to the main use that is located on the land and is used as an integral part of the campground such as washhouses, gazebos, picnic shelters, etc.
Campground, Recreational Vehicle	means a development consisting of stalls or sites for the location of more than 3 recreational vehicles, for not normally more than 20 days in a year, and may include sites for the erection of tents for similar time frames.
Campground, Recreational Vehicle, Seasonal	means a development consisting of stalls or sites for the location of more than 3 recreational vehicles, normally for no longer than an entire season operating between April to October.
Campground, Recreational Vehicle Workcamp	means a development consisting of stalls or sites for the location of more than 3 recreational vehicles, used to house camp workers by various contracting firms on a temporary basis. The units may be dismantled and removed from the site from time to time.
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.
Cannabis accessory	means cannabis accessory as defined in the Cannabis Act (Canada) and its regulations, as amended.

PART 8: DEFINITIONS

C

Cannabis Facility	means development used principally for one or more of the following activities as it relates to medicinal or recreational cannabis: • the production, cultivation, and growth of cannabis; • the processing of raw materials; • the making, testing, manufacturing, assembling or in any way altering the chemical or physical properties of semi-finished or finished goods and products; • the storage or transshipping of materials, goods, and products; or • the distribution and sale of materials, goods, and products to a Cannabis Store or to individual customers. This use does not allow the on-site consumption of Cannabis and does not include Cannabis Store or Retail sales as an Accessory Use. A Cannabis Facility does not apply to any other use and shall not be an Accessory Use to any other Use.
Cannabis Store	means a store licensed by the Province of Alberta, and where all cannabis that is offered for sale or sold must be from a federally approved and licensed facility. This Use does not allow the on-site consumption of cannabis. Cannabis Accessories may be sold or rented, and counselling services may be provided. This Use does not include Cannabis Facility. A Cannabis Store does not apply to any other use and shall not be an Accessory Use to any other Use.
Carport	means a roofed structure used for storing or parking not more than 2 vehicles, which has not less than 40% of its total perimeter open and unobstructed and, if attached to the principal building, shall be considered as part of the principal building.
Car Wash	means a development used for the cleaning of motor vehicles, such as passenger cars, trucks, and motorcycles. A heavy vehicle wash is a separate use.
Cemetery	means a development for the entombment of the deceased, which may include the following accessory developments: crematorium, columbarium, and mausoleums. Cemeteries may include memorial parks, burial grounds, chapels, and gardens of remembrance.
Chattel	means a movable item of personal property.

PART 8: DEFINITIONS

C

Child Care Facility	means a provincially licensed development providing daytime personal care, maintenance, and supervision to 7 or more children under the age of 11 years, by persons unrelated to the children by blood or marriage and does not include overnight accommodation. Child Care Facilities include day care centres, day nurseries, kindergartens, nursery school, and play schools and after school or baby-sitting programs which satisfy this definition. Child Care Facilities shall not include a day home, a group care home, or a school operated by a School Division.
Co-Location	means locating more than 1 facility, tower, and/or accessory building on a site.
Commercial Business Centre	means any group of commercial establishments planned, constructed, and managed by a single or group of owners or tenants, either in a mall-type setting, where individual businesses front onto a pedestrian walkway within one building, or on a common site. Commercial business centres may have common site access/accesses and a common parking area(s) for customers and staff.
Commercial School	means a development where training and instruction in a specific trade, skill or service is provided for the financial gain of the individual or company owning the school. Commercial schools do not include schools operated by a School Division, but includes secretarial, business, hairdressing, beauty, culture, dancing, or music schools.
Commercial Use	means a business through which products, services, or entertainment are available to consumers, whether the general public or other commercial establishments, and does not include the manufacturing of products. Commercial use shall include business support services establishments, drive-in businesses, drive-in restaurants, general retail establishments, greenhouses, health services, hotels, office uses, personal service shops, and resorts.
Communications Facility, Commercial	means a facility that provides communication service using RF technology to transmit and receive voice, picture, text, and data, in either digital or analogue form, on a system of elevating support structures. These structures include monopoles, lattice towers (self-supported or guyed) or other configurations as well as, although not limited to, shelters, transmitters, receivers, antennas, antenna mounts, transmission lines, waveguides, transmission line supporting equipment and material, aeronautical obstruction lights, antenna de-icing equipment, antenna power dividers and matching equipment, combiners and utility power equipment, conditioners, and backup power systems.
Communications Tower, Small	means a development that is intended for transmitting or receiving radio communications signals from devices such as ham radios, fleet dispatch systems, or private communications systems. Typical small radio communications towers are short, usually no more than 3 m taller than the adjacent buildings.

PART 8: DEFINITIONS

C

Community Garden	means a site gardened collectively by a group of people, utilizing either individual or shared plots on private or public land.
Community Service Facility	means buildings and facilities which are available for the use and enjoyment of the residents of the municipality and surrounding rural area for the purposes of assembly, culture, and recreational activities. Also included are buildings, installations, and facilities owned or operated by or for the Municipality, the Provincial Government, the Federal Government, or a corporation under federal or provincial statute, for the purpose of furnishing services or commodities to or for the use of the inhabitants of the municipality and surrounding rural area, Churches are not included in this category.
Condominium	means dwelling units administered under the <i>Condominium Property Act</i> , R.S.A. 2000, c. C-22, as amended or replaced, which allows for the division of a parcel into units and common elements, and the provision of an administrative framework through a condominium corporation which enables owners to manage the property.
Confined Feeding Operation	means a confined feeding operation as defined in the <i>Agricultural Operation Practices Act</i> , R.S.A. 2000, c.A-7, as amended or replaced.
Contractor Service, General	means a development where building, concrete, landscaping, electrical, excavation, drilling, heating, plumbing, paving, road, oil field, pipeline, or similar services of a construction or services nature are provided, which have on-site storage of materials, construction equipment, or vehicles normally associated with the contractor service, and which is not a limited contractor service. Any sales, display, office, or technical support service areas shall be accessory to the main use only.
Contractor Service, Limited	means a development where electrical, plumbing, heating, painting, and similar contractor services are provided, primarily to individual households, and where goods normally associated with the contractor service may be stored and sold, where all materials are kept within an enclosed building, and where there are no accessory manufacturing activities or parking or storage of more than 4 vehicles.

PART 8: DEFINITIONS

C

Corner Site

means a part of a lot adjacent to two separate roads, highways, or lanes (as defined by the *Traffic Safety Act*, R.S.A. 2000, c. T-6, as amended or replaced), or any combination of them, or adjacent to a single road, highway, or lane that curves at an angle of 60 degrees or more at the subject lot. The corner site shall be the triangular area formed by the intersecting road, highway, or lane right-of-way boundary lines and a straight line joining points on the road, highway, or lane right-of-way boundary line a certain specified distance from their intersection.

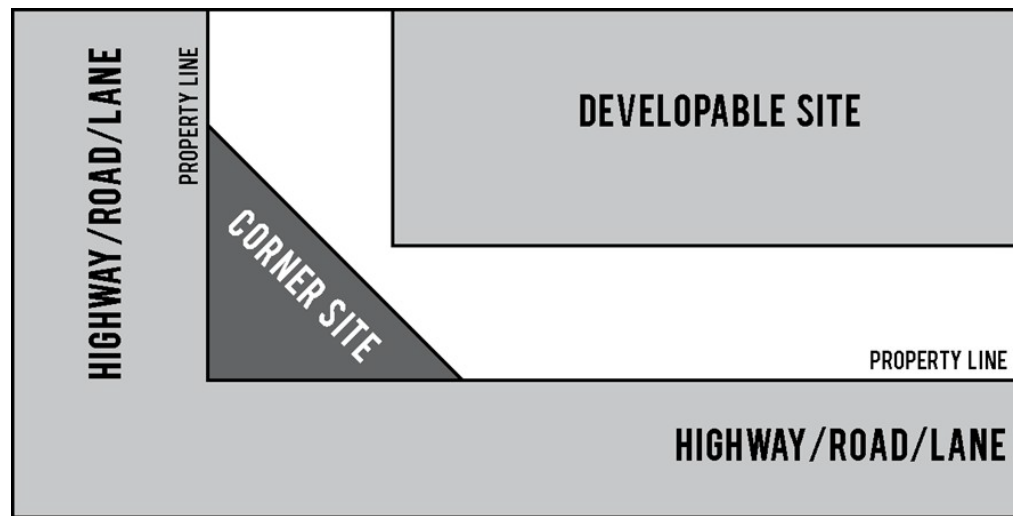


FIGURE 24: CORNER SITE

Council

means the Council of the Town of St. Paul.

Crematorium

means an establishment with one or more cremation chambers used only for the reduction of the human body to ashes by heat and where funeral services will not be permitted to be conducted.

PART 8: DEFINITIONS

D

Dance Floor	means a designated area of floor in an eating, drinking, or entertainment and cultural establishment for dancing.
Dangerous or Hazardous Goods	means any solids, liquids, or gases that can harm people, other living organisms, property, or the environment, and includes materials that are radioactive, flammable, explosive, corrosive, oxidizing, asphyxiating, biohazardous, toxic, pathogenic, or allergenic; as well as the physical conditions of materials, such as compressed gases and liquids or hot materials, including all goods containing such materials or chemicals, or may have other characteristics that render them hazardous in specific circumstances.
Day Home	means a development within a dwelling unit that serves not more than 6 children and is operated either under contract with a Family Day Home Agency or independently as a private care facility.
Deck	means any open structure attached to a building having a height greater than 0.6 m above grade, and thereby requiring stairs and railings as outlined in regulations approved under the <i>Safety Codes Act</i> , R.S.A. 2000, c. S-1, as amended or replaced. A deck shall not have walls higher than 1.25 m and/or a roof. If the structure has a roof, it shall be considered to be part of the principal building.
Deck, Enclosed	means a structure intended for seasonal use that is attached to a building having a height greater than 0.6 m above grade, and has walls higher than 1.25 m. An enclosed deck shall not have a roof. If the structure has a roof, it shall be considered to be part of the principal building.
Density	means a measure of the average number of persons or dwelling units per unit of area.
Detention and Correction Services	means development for the purpose of holding or confining and treating or rehabilitating persons. Detention and correction services include prisons, mental institutions, jails, remand centres, asylums, and correction centres.
Developer	means an owner, agent or any person, firm, or company, required to obtain or having obtained a Development Permit.

PART 8: DEFINITIONS

D

Development

means:

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

and includes:

- any increase in the number of households occupying and living in any building or on any site, and any construction or alterations or additions which would provide for an increase in the number of households which could occupy and live in any building or on any site, including any increase in the number of dwelling units in a building or on a site; or
- the placing of refuse or waste material on any land; or
- the use of land for the storage or repair of motor vehicles or other machinery or equipment; or
- the continued use of land or of a building for any purpose for which it is being used unlawfully when this Bylaw comes into effect; or
- the demolition or removal of a building; or
- the placement of an already constructed or a partially constructed building on a parcel of land; or
- the use of land for the parking of trailers, bunk houses, portable dwellings, skid shacks, or any other type of portable building whatsoever, whether or not the same has been placed or affixed to the land in any way; or
- the removal of topsoil.

Development Agreement

means a negotiated agreement between the municipality and the owner/developer, entered into at the time of subdivision and/or development which identifies the development responsibilities of each party.

Development Authority

means the Development Authority established by this Bylaw and appointed by Council.

Development Officer

means the Development Officer established by this Bylaw and appointed by Council.

Development Permit

means a document authorizing a development issued pursuant to this Bylaw.

PART 8: DEFINITIONS

D

Discretionary Use	means the use of land or a building provided for in this Bylaw for which a Development Permit may be issued, with or without conditions, upon an application having been made, at the discretion of the Development Authority.
Discontinued	means the time at which, in the opinion of the Development Authority, substantial construction activity or use, whether conforming or not conforming to this Bylaw, has ceased.
District	means a Land Use District as per PART 3 of this Bylaw.
Drinking Establishment	means a development possessing a Class A Minors Prohibited liquor license where the sale and consumption of liquor on site are open to the public and where alcohol, rather than food, is the predominant item consumed. A drinking establishment does not include an entertainment and cultural establishment.
Drive-in Business	means a development which serves customers travelling in motor vehicles driven onto the site where such business is carried on, where normally the customer either remains in the vehicle for service or parks the vehicle for a short period for the purpose of doing business at the premises. Drive-in businesses include service stations, gas bars, drive-in restaurants, drive-through vehicle service establishments such as lubrication shops, recycling depots, and car washes.
Drive-in Restaurant	means a development where patrons may purchase food and non-alcoholic beverages on site and normally consume the food and beverages off site. This use does not include alcohol retail sales.
Driveway	means a vehicle access route between the public thoroughfare of a road, lane, or highway (as defined by <i>the Traffic Safety Act</i> , R.S.A. 2000, c. T-6, as amended or replaced), and a development on a site.
Dwelling	means any building used exclusively for human habitation and which is supported on a permanent foundation or base extending below ground level. This definition shall include single detached dwellings, semi-detached dwellings, manufactured homes, duplexes, row housing, and apartments.
Dwelling, Apartment	means a dwelling containing 3 or more dwelling units, but shall not mean row housing.
Dwelling, Duplex	means a dwelling containing 2 dwelling units which share a common wall, and which are located either side by side or one above the other, and with each dwelling unit having direct access to the outside grade.

PART 8: DEFINITIONS

D

Dwelling, Modular

means a dwelling conforming to the Canadian Standards Association A-277 Series certified standards in place at the time of manufacture, that is designed to be transported to the building site in pieces and assembled on-site on top of a site-constructed basement or foundation. It does not refer to a type of dwelling but rather to a method of construction, but does not include manufactured or mobile homes.

Dwelling, Row Housing

means a building consisting of at least 3 dwelling units with each dwelling unit having direct access to the outside grade, but shall not mean apartment.

Dwelling, Semi-Detached

means a dwelling containing 4 dwelling units which are joined side by side or one above the other by a common wall with each dwelling unit having a separate exterior entrance at grade. A semi-detached dwelling may be on 1 lot or may be split along the common wall on 2 lots.

Dwelling, Single Detached

means a dwelling consisting of 1 dwelling unit, and, if the provisions of this Bylaw allow a secondary suite. A single detached dwelling is a dwelling normally constructed on-site. Single detached dwellings do not include semi-detached dwellings, duplexes, ground oriented multiple unit dwellings (row housing), apartments, modular home units and manufactured home units.

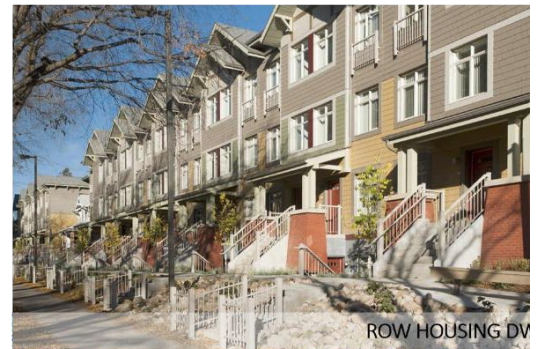
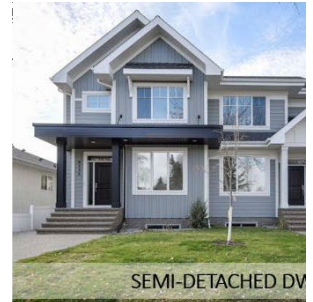
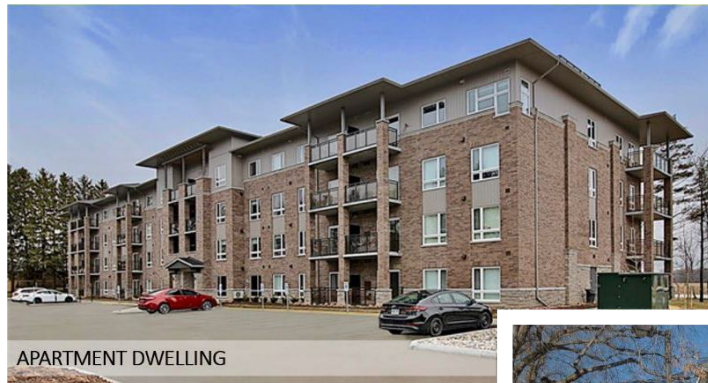


FIGURE 25: EXAMPLES OF DWELLINGS

PART 8: DEFINITIONS

D

Dwelling Unit

means a complete dwelling or self-contained portion of a dwelling, or a set or suite of rooms which contains sleeping, cooking and separated or shared toilet facilities, intended for domestic use, and used or intended to be used permanently or semi-permanently as a residence for a household, and which is not separated from direct access to the outside by another separate dwelling unit. A dwelling unit does not contain more than one room, which, due to its design, plumbing, equipment, and/or furnishings, may be used as a kitchen.

PART 8: DEFINITIONS

E

Easement	a non-possessory right to use and/or enter onto the property of another without possessing it, generally to provide pathways across two or more pieces of property, allowing individuals to access other properties or a resource.
Eating Establishment	means a development where patrons may purchase and consume food and/or alcoholic beverages on site where food, rather than alcohol, is the predominant item consumed. An eating establishment does not include an entertainment and cultural establishment.
Encroachment	means any portion of a building, fence, driveway, retaining wall or other structure which extends onto Town property or onto a registered easement or right of way.
Encroachment Agreement	means a formal contract with the Town that allows a structure which extends onto Town property or onto a registered easement or right of way to remain in place.
End Unit	means a dwelling unit which is connected to another dwelling unit on only one side.
Entertainment and Cultural Establishment	means an indoor development or part thereof which offers activities for entertainment, cultural and/or social purposes. An entertainment and cultural establishment may offer food and beverages for sale to the patrons, if specifically provided for in an approved Development Permit, and may be licensed by the Province of Alberta for the on-site consumption of alcohol. Entertainment and cultural establishments include but are not limited to facilities for the display of motion pictures, theaters, dancing or cabaret entertainment facilities, bingo hall, and billiard or pool halls; but do not include adult uses, drinking establishments or indoor recreational facilities.
Equipment Rental Establishment	means a development where tools, appliances, recreation craft, office machines, furniture, light construction equipment, or similar items are rented and serviced. Equipment rental establishments do not include developments where motor vehicles or industrial equipment are rented or serviced.

PART 8: DEFINITIONS

E

Established Grade

means the average of the highest (A) and lowest (B) elevation of finished surface of the ground where it meets the exterior main walls of a building or the average elevation of the finished grade of the ground immediately surrounding a structure, exclusive in both case of any artificial embankment or entrenchment.

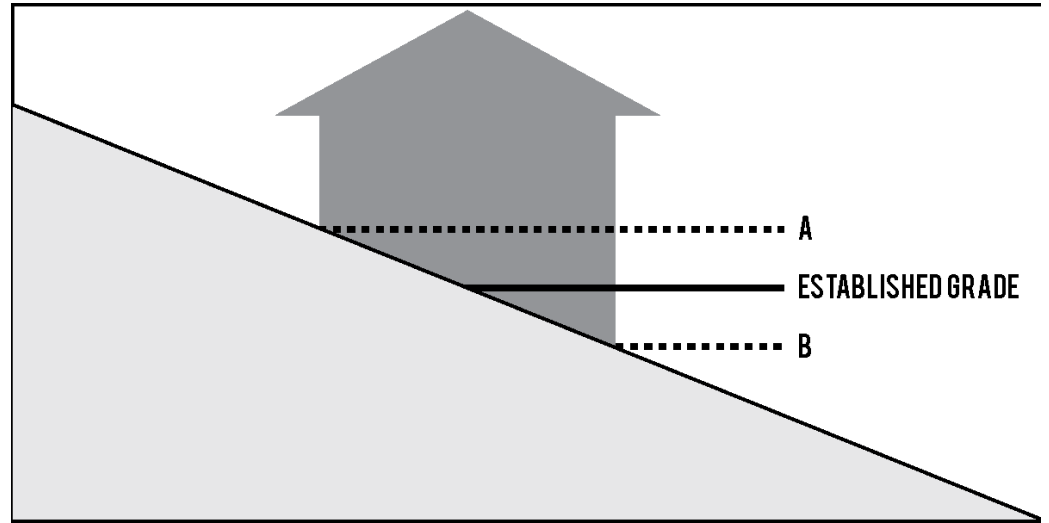


FIGURE 26: ESTABLISHED GRADE

Excavation

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

Exterior Wall

means the outermost point of a building projection, including, but not limited to, bay windows, oval windows, chimneys, and verandas, but not including roof overhangs less than 0.6 m.

PART 8: DEFINITIONS

F

Fence	means a vertical physical barrier constructed to reduce sound or visual intrusion, or to limit unauthorized access.
Fleet Services	means a development which administers a number of vehicles which deliver people, goods, or services, and where such vehicles are not available for sale or long term lease. Fleet services may include the storage and servicing of administered vehicles. Fleet services may include ambulance services, taxi services, bus lines, and messenger and courier services, but do not include moving or cartage firms involving vehicles with a gross vehicle weight of more than 3000.0 kg.
Floor Area	means the total area of all floors of a building above grade within the outside surface of exterior walls or within the glassline of exterior walls and the centreline of fire walls, but not including the floor area of basements, accessory buildings, a carport, patio, shed, open porches or breezeways, except that all dwelling units in an apartment shall be included in the calculation of floor area.
Floor Area Ratio	means the ratio or decimal resulting from dividing the floor area of a building by the total area of the lot on which the building is located.
Foundation, Permanent	means the lower portion of a building constructed of concrete, masonry, or pressure treated wood, and is designed separately from the building to include the footings or piles which transfer the weight of and loads from a building to the ground. The connections are integrated with the building structure and are designed to prevent the building from being separated from the foundation.
Foundation, Temporary	means the lower portion of a building constructed of concrete, masonry or pressure treated wood, and is designed separately from the building and will serve to support the building for a short period of time. The connections are not integrated with the building structure and are designed to allow the building to be separated from the foundation.
Fragmented Parcel	means a parcel of land that is separated from the balance of the parcel of land by a natural barrier such as a river, a permanent naturally occurring water body, a railroad, or a road, but not an undeveloped road on a Road Plan, or a barrier to the crossing of cultivation equipment created by substantial topography, such as a ravine, gulley or small, possibly intermittent, watercourse. The determination that such a topographic barrier is a fragmenting feature for the purpose of subdivision shall be at the discretion of the Subdivision Authority.

PART 8: DEFINITIONS

F

Frontage	means, where used with reference to residential development, the lineal distance measured along the Front Lot Line; and where used with reference to non-residential development, the length of the property line of any side of a separate development which is parallel to, and abuts, a public roadway, not including a Lane, which is directly accessible from the development. The Frontage of an individual premises in a multiple occupancy development shall be considered as the total width of the bays occupied by that premises which have exposure parallel to any Frontage of the multiple occupancy development.
Front Lot Line	means the boundary line of a lot lying adjacent to a highway or road. In the case of a corner lot, the shorter of the two boundary lines adjacent to the highway or road shall be considered the front line, in the case of a double fronting site, both boundary lines adjacent to the roads shall be considered front lines.
Funeral Service	means a development where the dead are prepared for burial or cremation and where funeral services may be held, and may include funeral homes and undertaking establishments.

PART 8: DEFINITIONS

G

Garage	means an accessory building or part of the principal building, designed, and used primarily for the storage of motor vehicles, and which is placed upon a permanent foundation.
Gas Bar	means a development where gasoline, lubricating oils, and other automotive fluids (such as propane or natural gas), or automobile accessories are bought and sold. The use may also include electric vehicle charging stations. Gas bars do not include facilities for the servicing or repairing of motor vehicles, or service stations, but may include car washes.
General Retail Establishment	means a development where groceries, beverages, household goods, furniture, appliances, home improvement supplies, hardware, printed matter, confectionary, tobacco, pharmaceutical, personal care items, automotive parts and accessories, electronic equipment, recordings, office equipment, stationary, second-hand goods, and similar goods are bought, rented, and/or sold from within a building. Minor public services, such as postal services and film processing depots may also be provided. General retail establishments include convenience retail stores but does not include warehouse sales establishments, or developments where gasoline, new or used motor vehicles, alcohol, heavy agricultural and/or industrial equipment are sold or rented.
Glassline	means the line created within the wall of a building measured from the centre of the windowpane glass.
Government Services	means a development where municipal, provincial, or federal government services are provided directly to the public. Government services do not include protective and emergency services, major and minor utility services, and public education facilities. Government services may include government administration offices, courthouses, postal distribution offices, manpower and employment offices and social services offices.
Grading Plan	means a drawing prepared by a professional surveyor or similar professional discipline which specifies elevations for buildings, foundations, drainage features, thoroughfares (roads), lanes, passages, and the finished ground levels of the development sites.
Greenhouse and Plant Nursery	means a development where bedding, household and ornamental plants are raised, stored, and sold, together with incidental accessories such as garden equipment, and fertilizers and garden care products.

PART 8: DEFINITIONS

G

Gross Leasable Area	means the total floor area of the building contained within the outside surface of the exterior and basement walls and includes enclosed and heated malls but excludes mechanical and utility rooms, public washrooms, stairwells, and elevators.
Ground Floor Area	means the total area of the first floor of a building above grade within the outside surface of exterior walls or within the glassline of exterior walls and the centreline of fire walls, including covered porches and verandas, but excluding open decks, patios, steps, cornices, eaves, and similar projections. Ground floor area shall include air wells, and all other space within a building except inner or outer courts.
Group Care Home	means a development within a dwelling that provides services to up to 4 persons in need of assistance due to age, physical or mental disability, addiction, behavioral issues, illness, or injury. The accommodation and hospitality services provided as part of this use may be complemented with supportive health services, such as health monitoring and medication assistance. Any additional services must be arranged for off-site.

PART 8: DEFINITIONS

H

Hard surfacing	means a durable ground surface constructed of cast-in-place concrete, brick, concrete paving blocks, turfstone, stone, asphalt, or similar materials (not including gravel and clay).
Health Service	means a development where physical or mental health services are provided on an out-patient basis. Such services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative, or counseling nature. Health services include medical, chiropractic, and dental offices, health clinics and counseling services.
Health Service, Extended	means development providing room, board, and surgical or other medical treatment for the sick, injured or infirm including out-patient services and accessory staff residences. Extended health services include but are not limited to hospitals, sanitariums, convalescent homes, isolation facilities, psychiatric hospitals, auxiliary hospitals, long-term care facilities, nursing homes and detoxification centres.
Heavy Vehicle Wash	means a facility used for the cleaning of commercial motor vehicles, such as tractor and tractor-trailer units, large recreation vehicles and motor homes.
Highway	means a controlled highway or proposed highway that is designated as a highway as defined in the <i>Public Highways Development Act</i> , R.S.A. 2000, c. P-38, as amended or replaced.
Highway Commercial Use	means a commercial use serving the travelling public which relies on a highly visible location in proximity to a highway or an arterial road. Highway commercial uses may include eating and drinking establishments, service stations, gas bars, convenience retail stores, hotels, motels, commercial with warehousing, drive-in businesses, and personal service shops.
Home Occupation, Major	means a business, occupation, trade, profession, or craft carried on by an occupant of a dwelling unit as a use secondary to the residential use of the dwelling, and which does not change the character of the building in which it is located or have any exterior evidence of such secondary use other than a small sign. A major home occupation may have up to 1 employee, other than those residents in the dwelling unit working on site at any time. A major home occupation may also have more than 5 client visits per week, and a limited amount of outdoor storage of goods. A major home occupation may include, but is not restricted to, hairdressing and cutting, dressmaking, millinery and similar domestic crafts, stamp and coin sales, music and/or dance instruction, minor repairs to household equipment and tutoring. The distinctions between major home occupations and minor home occupations are more fully described in PART 5.16 .

PART 8: DEFINITIONS

H

Home Occupation, Minor

means any business, occupation, trade, profession, or craft carried on by an occupant of a dwelling unit as a use secondary to the residential use of the dwelling, and which does not change the character of the building in which it is located or have any exterior evidence of such secondary use. A minor home occupation will have no employees, other than those residing in the dwelling unit, and no more than 5 client visits per week, and no outdoor storage of any goods. A minor home occupation may include, but is not restricted to, offices of accountants, doctors, business and professional consultants, contractors, lawyers, bookkeepers, architects, catalogue sales, and minor repair shops, but does not include any development that may, in the opinion of the Development Authority, be considered to be a major home occupation. The distinctions between minor home occupations and major home occupations are more fully described in [PART 5.16](#).

Home Office

means a workspace within a dwelling and is secondary to the residential use of the dwelling, which does not change the character of the building in which it is located or have any exterior evidence of such secondary use and is used on a regular and continuous basis for meeting clients, customers, or other people in the course of your employment duties.

Hotel

means a development where members of the traveling public are lodged for brief periods of time, normally not exceeding 7 days, in rentable units, where access to the rentable units is from a common entranceway. A hotel may include eating and drinking establishments, meeting rooms, personal services shops, retail stores, alcohol retail sales, and entertainment and cultural establishments, but shall not include any retail store larger than 24.0 m² or any entertainment and cultural establishment where there is a dance floor larger than 5.0 m² unless specifically approved by the Development Authority.

Household

means:

- a person; or
- 2 or more persons related by blood, marriage, a common law relationship, or adoption; or
- a group of not more than 5 persons who are not related by blood, marriage, or adoption.

All living together as a single housekeeping group and using cooking facilities shared in common. A household may also include bona fide servants, up to 2 boarders or lodgers, or up to 4 foster children.

PART 8: DEFINITIONS

H

Household Repair Service

means a development where goods, equipment and appliances normally found within a dwelling unit may be repaired. Household repair services include radio, television, appliance and electronics repair shops, and furniture refinishing and upholstery shops, but not personal service shops. Household repair services do not have any outdoor storage.

PART 8: DEFINITIONS

I

Industrial Use, Heavy

means a development which would be considered to be a medium industrial use except that, in the opinion of the Development Authority, the development may not be able to co-exist compatibly in proximity to other uses or population concentrations due to:

- the potential for an adverse environmental impact beyond the immediate site of the heavy industrial use;
- the potential for significant toxic or noxious by-products such as air or water-born emissions; or the potential to emit significant noise, smoke, dust, odour, vibration, etc., which may be offensive or hazardous to human health, safety, or well-being.

Heavy industrial uses also include:

- the storage of toxic, flammable, or explosive products in significant quantities; rendering plants; and natural resource or agricultural product processing plants or large-scale outdoor storage that is unsightly or visually offensive.

Heavy industrial uses do not include heavy petrochemical industrial uses.

Industrial Use, Petrochemical

means a development involved in the processing and manufacturing of petrochemicals, including oil and gas refining, which, in the opinion of the Development Authority, may emit a significant level of noise, smoke, dust, odour, vibration, etc., and which may not be compatible with the surrounding land use.

PART 8: DEFINITIONS

I

Industrial Use, Light

means a development which, in the opinion of the Development Authority, may be able to co-exist compatibly in proximity to other uses or population concentrations. Light industrial uses are usually less capital intensive than medium and heavy industrial uses and may be more consumer-oriented than business-oriented. Light industrial uses often require only a small amount of raw materials, area, and power. For further clarification, light industrial uses include developments where:

- raw materials are processed; and/or
- semi-finished or finished goods, products or equipment are manufactured and/or assembled; and/or
- materials, goods, and equipment normally associated with industrial or commercial business are cleaned, serviced, repaired, salvaged, and/or tested; and/or
- goods and equipment associated with personal or household use are cleaned, serviced, and/or repaired; and/or
- materials, goods, and equipment are stored indoors and/or transhipped; and/or
- materials, goods, and equipment are distributed and/or sold to institutions and/or industrial and commercial businesses for their direct use and/or to general retail establishments and/or other retail establishments for resale to individual customers; and/or
- personnel are trained in all industrial operations;
- in such a manner, in the opinion of the Development Authority, that an adverse environmental impact is not created beyond the immediate site of the light industrial use, which does not produce significant toxic or noxious by-products, and which is compatible with other industrial and commercial uses in a concentrated setting. Light industrial uses include motor vehicle body and paint shops, but do not include the preparation of food and/or beverages for direct sale to the public.

Any indoor display, office, technical or administrative support areas or any retail sale operations shall be accessory and subordinate to the light industrial use activities identified above. The floor area devoted to such accessory activities shall not exceed a total of 33% of the total floor area of the building or buildings devoted to the light industrial use, except that this restriction shall not apply where, in the opinion of the Development Authority, a significant portion of the industrial activity naturally and normally takes place out of doors.

PART 8: DEFINITIONS

I

Industrial Use, Medium	means a development which involves the manufacturing, processing, fabrication, storage, transportation, distribution or wholesaling of goods and services, and which does may emit a small amount of noise, smoke, odour, dust, or vibration beyond the boundaries of the lot on which the medium industry is located. For the purpose of this bylaw, dust refers to that which is produced as a result of the land use of the lot, rather than that which is produced as a result of travelling to and from the lot. A medium industrial use may also include the retail of goods and/or services to the general public, so long as any such retail component is secondary to the principal medium industrial use.
Industrial Vehicle and Heavy Equipment Sales/Rental Establishment	means a development where new or used heavy vehicles, machinery or mechanical equipment typically used in building, roadway, pipeline, oilfield, and mining construction, manufacturing, assembling, and processing operations and/or agricultural operations are sold or rented, together with incidental maintenance and/or repair services, and sale of parts. Industrial vehicle and equipment sales/rental establishments do not include truck and recreational vehicle sales/rental establishments or automotive and minor recreational vehicles sales/rental establishments.
Intermodal Storage Container	or Seacan, or Shipping Container, means a pre-built metal container or structure originally designed and/or constructed for the purpose of the storage and/or transportation of cargo, which is used on a temporary basis for storage purposes.

PART 8: DEFINITIONS

L

Land Titles Act	means the <i>Land Titles Act</i> , R.S.A. 2000, c. L-4, as amended or replaced.
Landfill	means a disposal site employing an engineering method of disposing of solid wastes in a manner that minimizes environmental hazards. A landfill shall be owned by either a municipal corporation or by a municipally owned corporation.
Landscaped Area	means an open area of land, which is unoccupied by any building or structure; situated on ground level on a lot; used or intended to be used for the growth and maintenance of grass, flowers, shrubs, bushes, trees and other vegetation, and for the provision of other landscaping features including, but not restricted to, planting strips, facilities for outdoor recreation, ornamental ponds, play areas, surfaced walks, and decks but does not include any part of a driveway or parking area, regardless, of surface composition, or any roof-top terrace, balcony, or space enclosed within a building.
Landscaping	means lawns, trees, shrubs, ornamental plantings, fencing, walks, or other structures and materials used in modern landscape architecture; however, it shall not include garbage containers, storage areas, or parking lots.
Landscaping, Hard	means the construction materials which are used to improve a landscape by design such as such as brick, pea gravel, rock or stone, concrete, timber, bitumen, glass, metals, etc., and may also describe outdoor furniture or similar landscape products.
Landscaping Soft	means the vegetative materials which are used to improve a landscape by design such as trees, shrubs, hedges, lawns, etc. and may include aquatic plants or semi-aquatic plants.
Landscaping Plan	means the design of outdoor public parks, landmarks, and structures to achieve environmental, social-behavioral, or aesthetic outcomes. It may landscape design, site planning, stormwater management, environmental restoration, parks and recreation planning, visual resource management, infrastructure planning and provision, or landscape master planning and design; all at varying scales of design, planning and management.
Lane	means a public thoroughfare for vehicles, the right-of-way of which does not exceed 10.0 m and is not less than 6.0 m in width, and which provides a secondary means of access to a site or sites or as defined as an alley in the <i>Traffic Safety Act</i> , R.S.A. 2000, c. T-6, as amended or replaced.

PART 8: DEFINITIONS

L

Lattice Tower	means a non-solid structure made up of vertical, horizontal, and diagonal members assembled in triangular or square faced sections that can be stacked to obtain height. The structure can stand by itself (self-supporting), on a foundation, or it may be of the type requiring supporting assistance of cables (guyed tower).
Library and Cultural Exhibit	means a development where literary, artistic, municipal and/or similar reference materials in the form of books, manuscripts, recordings, and films are stored, collected, available, and distributed for public use, viewing, or enjoyment; or a development where works or objects of historical, scientific, or artistic value are collected, preserved, and exhibited to the public. Libraries and cultural exhibits include libraries, museums, and art galleries.
Licensed Industrial Hemp Production Facility Premises	means a location registered under the <i>Industrial Hemp Regulations</i> (SOR/98-156) or as amended, as a Licensed Industrial Hemp Production Facility and includes all areas of the site that are used in the business operated at the site, including offices, kitchens, washrooms, storerooms and including all public and private areas where individuals are permitted to be present. Premises also shall include the parking areas and the landscaped areas located outside of the building or buildings, which accommodate the primary activities of the Licensed Industrial Hemp Production Facility.
Livestock	means livestock as defined in the <i>Agricultural Operation Practices Act</i> , R.S.A. 2000, c. A-7, as amended or replaced.
Livestock Sales Yard	means any enclosed area of land, with or without accessory buildings or structures, upon which livestock is collected for sale or for market distribution.
Loading Space	means an off-street space, on the same site as a building or group of buildings, for the temporary parking of a commercial vehicle while commodities are being loaded or unloaded.
Lot	Means • a quarter section; or • a part of a parcel of land described by a Certificate of Title if the boundaries of the part are separately described in the Certificate of Title other than by reference to a legal subdivision; or • a part of a parcel of land described in a Certificate of Title if the boundaries of the part are described in a Certificate of Title by reference to a Plan of Subdivision.
Lot, Corner	a lot situated at the junction of two or more intersecting thoroughfares (roads).
Lot Coverage	means the ratio or decimal of a lot covered by all buildings on the lot.

PART 8: DEFINITIONS

L

Lot, Double Fronting means a lot which abuts two roads (except alleys or lanes as defined in the *Traffic Safety Act*, R.S.A. 2000, c. T-6, as amended or replaced), which are parallel or nearly parallel where abutting the lot, but does not include a corner lot.

Lot, Interior means a site which is bordered by only 1 road.

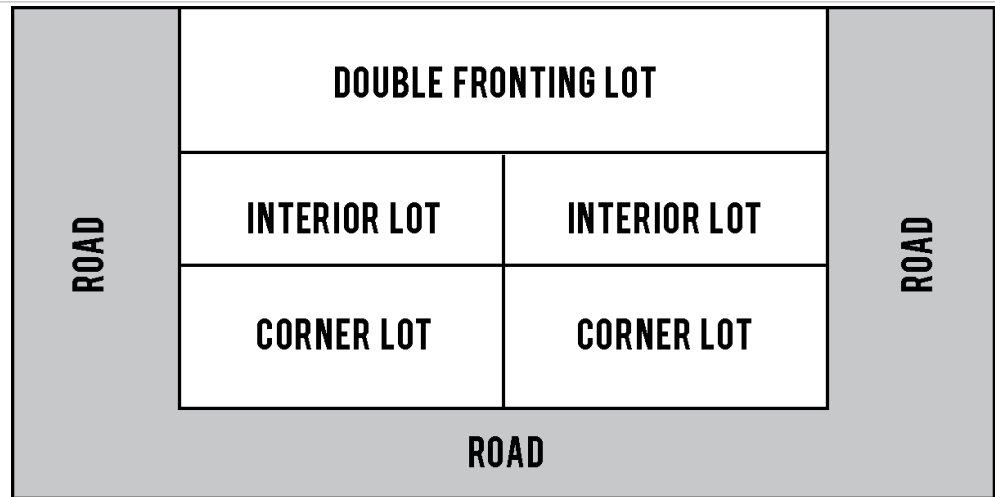


FIGURE 27: LOT DEFINITIONS

PART 8: DEFINITIONS

L

Lot, Lake Front

means a lot which is either adjacent to a water body, or reserve land which is adjacent to a water body.

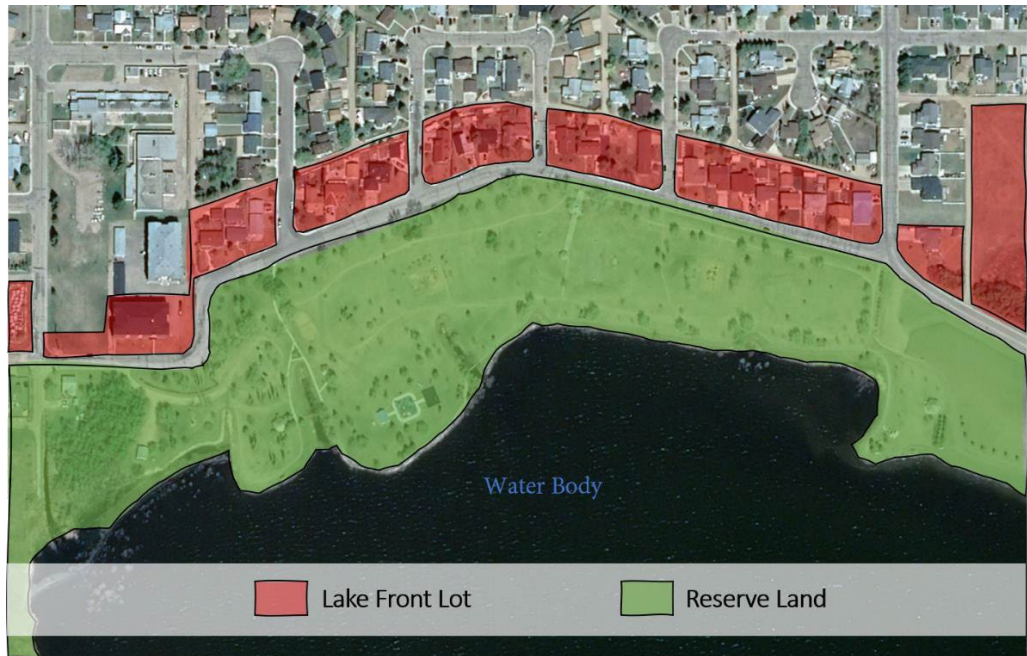


FIGURE 28: LAKE FRONT LOTS

Lot Width

means:

- the length of a line parallel to the front line; or
- in a lot with a curved front line, perpendicular to a line running between the mid-point of the front line and the mid-point of the rear line, measured at a distance from the front line equal to the minimum required front yard.

PART 8: DEFINITIONS

M

Main Building	means a building in which is considered the main or principle use of the lot on which it is erected.
Main Use	means the use which is the principle use of the lot on which the use is located.
Maintenance	means the upkeep of the physical form of any building, which upkeep does not require a permit pursuant to the <i>Safety Codes Act</i> , R.S.A. 2000, c. S-1. Maintenance may include painting, replacing flooring, replacing roofing materials, and repair of any facility related to a development, but will not include any activity that will change the habitable floor area of any dwelling unit or the internal volume of any building.
Manufactured Home	means a single family dwelling, manufactured in full compliance with current Canadian Standards Association (CSA), MH National Mobile Home Standard and the Alberta Building Code Regulation (ABC), bearing a prominently displayed current CSA Z240MH Mobile Home label AND an Alberta Municipal Affairs label that certifies compliance to the current ABC. Notwithstanding the requirement regarding labels, should a building not have a label, it can still be considered a manufactured home for the purposes of this Bylaw should it comply with the requirements outlined in PART 5.20 . A manufactured home is normally constructed off-site and then transported to its site. Upon arriving at the site for location, apart from incidental operations such as placement on a foundation and connection of utilities, it is ready for year round use as a dwelling for one household. A manufactured home may be assembled on site out of multiple pieces. Additionally, to be considered a manufactured home, a dwelling with one dwelling unit shall have a roof pitch of less than 1:4, or a depth of eaves of less than 45.0 cm (18.0 in.), or a ratio of depth vs. width (or width vs. depth) of more than 2.5:1, not including porches or other additions, or not be supported on a permanent foundation or base extending below grade.
Manufactured Home Park	means any parcel of land under single ownership which has been planned and divided into rentable spaces or lots which harbour or are permitted to harbour 2 or more occupied manufactured homes, without regard to whether a fee or charge is paid or made, and shall include any building, structure, tent, vehicle, or enclosure used or intended for use as a part of the equipment of such manufactured home park, but shall not include work camps.
Manufactured Home Subdivision	means an area within the RMH1 District in this Bylaw which is subdivided by a registered plan into individual lots.

PART 8: DEFINITIONS

M

Manufacturing/Processing Facility	mean a development consisting of buildings and machinery, or more commonly a complex having several buildings, where workers manufacture goods, or operate machines, processing one product into another. They may make either discrete.
May	is an operative word meaning a choice is available with no particular direction or guidance intended.
Mixed Use Development	means a development with planned integration of some combination of retail, office, residential, hotel, recreation, or other uses. A multi-use development is pedestrian oriented and contains elements of a live-work-play environment, maximizes space usage, has amenities and architectural expression, tends to mitigate traffic and sprawl, and may include 1 or more buildings.
Motel	means a development where members of the traveling public are lodged for brief periods of time, normally not exceeding 7 days, in rentable units, and where access to each of the rentable units is individually available from grade, either at grade or via stairways. A motel may include eating and drinking establishments or retail convenience stores, but shall not include a liquor sales and storage establishment, an entertainment and cultural establishment or an establishment where there is a dance floor. A motel shall not include a work camp.
Municipal Government Act	means the <i>Municipal Government Act</i> , R.S.A. 2000, c. M-26, as amended or replaced.
Municipal Development Plan	means the Town's strategic growth and development plan, providing policies and guidance for development within the Town of St. Paul, and is adopted by the Council as a Municipal Development Plan pursuant to the <i>Municipal Government Act</i> , R.S.A. 2000, c. M-26, as amended.
Municipal Planning Commission	means the Municipal Planning Commission established by the municipality's Municipal Planning Commission Bylaw and appointed by Council.
Municipality	means the Town of St. Paul.

PART 8: DEFINITIONS

N

Natural Environment Preserve	means an area, such as a park or conversation area, which prohibits activities which may cause damage to habitat or wildlife.
Natural Resource Extraction Development	means an industry engaged in the extraction of natural resources such as trees, clay, sand and gravel, limestone, shale, coal, and other minerals including petroleum or natural gas, and which may include bringing these together with other elements such as power or water into integrated processes for the purpose of primary treatment into a marketable form.
Neighbourhood Commercial Development	means a development where goods and services required by area residents or employees on a day to day basis are provided, bought, or sold. The gross leasable area of a neighbourhood commercial development shall not exceed 275.0 m ² . Neighbourhood commercial developments include small food stores, drug stores, and variety stores selling confectionary, tobacco, groceries, beverages, pharmaceutical and personal care items, hardware, and/or printed matter as well as small personal service shops.
Non-Conforming Building	means a building: • that is lawfully constructed or lawfully under construction at the date a land use bylaw or any amendment thereof affecting the building or the land on which the building is situated becomes effective; and • 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: • being made of land or a building or intended to be made of a building lawfully under construction at the date a land use bylaw affecting the land or building becomes effective; and • that on the date the land use bylaw becomes effective does not, or in the case of a building under construction will not, comply with the land use bylaw.
Noise	means any sound which either annoys or disturbs persons, or which injures, endangers, or detracts from the comfort, repose, health, peace, or safety of persons within the boundary of the municipality.
Nuisance	means any act or deed, or omission, or thing, which is or could reasonably be expected to be annoying, or troublesome, or destructive or harmful, or inconvenient, or injurious to another person and/or their property, or anything troublesome or bothersome to other people as identified within the Town's Community Standards Bylaw and for which complaints are received either by the municipality or the Royal Canadian Mounted Police, whether or not such act or deed or omission or thing constitutes nuisance at common law.

PART 8: DEFINITIONS

O

Obnoxious	means a development which by its nature, or from the manner of carrying on the same, may, in the opinion of the Development Authority, create noise, vibration, smoke, dust or other particulate matter, odour, toxic or non-toxic matter, radiation, fire, or explosive hazard, heat, humidity, glare, or unsightly storage of goods, materials, salvage, junk, waste or other materials, a condition which, in the opinion of the Development Authority, may be or may become a nuisance, or which adversely affects the amenities of the neighbourhood, or which may interfere with the normal enjoyment of any land or building.
Occupancy	means the use or intended use of a building or part thereof for the shelter or support of persons or property.
Occupant	means any person occupying or having control over the condition of any property and the activities conducted on the property, and includes the owner, lessee, tenant, or agent of the owner.
Off-Highway Vehicle	means any motorized mode of transportation built for cross-country travel on land, water, snow, ice, marsh or swamp land or other natural terrain and, when designed for such travel and without limiting the generality of the foregoing includes: • 4-wheel vehicles; • low pressure tire vehicles; • motorcycles and related 2-wheel vehicles; • amphibious machines; • all-terrain vehicles; • miniature motor vehicles; • snow vehicles; • minibikes; and • any other means of transportation that is propelled by any power other than muscular power or wind; but does not include: motorboats or any other vehicle exempt from being an off-highway vehicle by Regulation.
Off-Street	means, when used as an adjective, that the defined thing is not located on a road or highway, but rather a lot, and, further, that it is not directly accessory to a particular use or development on a lot.
Off-Street Parking Lot	means a parking area which is located on a parcel of land not adjacent to or not accessory to a particular use or development (not being on a road). The use may include electric vehicle charging stations.

PART 8: DEFINITIONS

O

Offensive	means, when used with reference to a development, a use which by its nature, or from the manner of carrying on the same, creates or is liable to create by reason of noise; vibration; smoke; dust or other particulate matter; odour; toxic or non-toxic matter; radiation; fire or explosion hazard; heat; humidity; glare; or unsightly storage of goods, materials, salvage, junk, waste or other materials, a condition which, in the opinion of the Development Authority, may be or become hazardous or injurious as regards health or safety, or which adversely affects the amenities of the neighbourhood, or interferes with or may interfere with the normal enjoyment of any land, building or structure.
Office Use	means a development primarily used for the provision of professional, management, administrative, consulting, or financial services, but does not include health services. Uses include the offices of lawyers, accountants, engineers, and architects; offices for real estate and insurance firms; clerical, secretarial, employment, and similar office support services; and banks, credit unions, loan offices and similar financial services, and the offices of governments or government agencies.
Oilfield Support Services	means a development that provides cleaning, repairing, servicing, or testing of goods, materials, and equipment normally associated with the oil and gas industry and may include the storage and transshipping of such materials, goods, and equipment, excluding petrochemical products and supplies. This definition applies to oil and gas support operations, including but not limited to seismic and surveying, well servicing, oilfield haulers, pipeline contractors, and welding operations.
Open Space	means land and water areas which are retained in an essentially undeveloped state and often serve one or more of the following uses: conservation of resources; ecological protection; recreation purposes; historic or scenic purposes; enhancement of community values and safety; maintenance of future land use options.
Outdoor Storage Facility	means a development where, in the opinion of the Development Authority, goods, materials, or equipment are or may be placed outside of a building on a more or less permanent or continuous basis.
Owner	means: • in the case of land owned by the Crown in right of Alberta or the Crown in right of Canada, the Minister of the Crown having the administration of the land; or • in the case of any other land, the person shown as the owner of a parcel of land on the municipality's assessment roll.

PART 8: DEFINITIONS

P

Parcel of Land

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, Vacant

means a parcel of on which no development is located. A vacant parcel can be on land that is or is not used for agriculture.

Park Model

means a temporary or recreational unit. There are two types of park models which are recognized by the industry. They are:

- Park Model Trailer 102 is a unit of restricted size and weight so that it does not require a special highway movement permit. The maximum width when being towed is 2.6 m. These units are designed for infrequent towing and are not fitted with a 12-volt system for fixtures and appliances. Once on site in the set-up mode it must be connected to the local utilities.



PARK MODEL TRAILER



PARK MODEL RECREATIONAL UNIT

FIGURE 29: Park Model

PART 8: DEFINITIONS

P

	• Park Model Recreational Unit is designed to facilitate occasional relocation, with living quarters for a temporary residence or seasonal use, and must be connected to those utilities necessary for the operation of installed fixtures and appliances. It has a gross floor area, including lofts, not exceeding 50.0 m² in the set-up mode and has a width greater than 2.6 m in the transit mode. Park Model Recreational Units always require a special tow vehicle and a special permit to move on the road as the width of the unit is greater than 2.6 m. It conforms to the current CSA Z-241 (or similar) standard for recreational vehicles.
Parking Area	means the area set aside for the storage and parking of vehicles and includes parking stalls, loading spaces, aisles, entrances and exits to the area, and traffic islands where they are part of the parking lot. A parking area may be within a building, and, if so, is commonly referred to as a parkade.
Parking Space	means an area set aside for the parking of 1 vehicle.
Patio	means any developed surface adjacent to a building on a site which is less than 0.6 m above grade.
Permitted Use	means the use of land or a building provided for in this Bylaw for which a Development Permit shall be issued upon an application having been made, provided that all of the regulations of this Bylaw are satisfied, and all of the considerations and requirements of the Development Authority are or will be met.
Personal Service Facility	means a development used for the provision of personal services to an individual which are related to the care and appearance of the body, or the cleaning and repair of personal effects. This includes barber shops, hairdressers, beauty salons, tailors, dressmakers, shoe repair shops, dry cleaning establishments and laundromats. This does not include health services.
Pet, Domestic	means an animal which is normally kept inside a dwelling. Domestic pets include dogs, cats, parrots, and similar-sized animals, but does not include livestock or exotic animals.
Pet, Exotic	means any animal not identified in the definition of domestic pets or livestock.
Place of Worship	means a development where people regularly gather for worship and related religious, philanthropic, or social activities. Typical uses include churches, chapels, convents, kingdom halls, monasteries, mosques, synagogues, and temples. Places of worship may also contain facilities for eating and drinking establishments as an accessory use and, from time to time, part of a place of worship may be used as an entertainment and cultural establishment.

PART 8: DEFINITIONS

P

Porch	means a covered shelter or an enclosed deck projecting in front of the entrance of a building.
Principal Building	means a building which, in the opinion of the Development Officer: • occupies the major central portion of a site; • is the chief or main building among one or more buildings on the site; or • constitutes by reason of its use the primary purpose for which the site is used.
Private Camp	means social or recreational activities of members of a religious, philanthropic, athletic, business, or non-profit organization or their guests, with or without on-site campsites or dwelling units, but generally with an outdoor emphasis. Private camps may include facilities for eating, drinking and assembly purposes associated with the camp.
Private Club	means a development used for the meeting, social or recreational activities of members of a non-profit philanthropic, social service, athletic, business, or fraternal organization, with neither on-site dwellings nor rentable units. Private clubs may include eating and drinking establishments and rooms for assembly. This use does not include an Adult Use.
Protective and Emergency Services	means a development where the administration of the protection of persons and property from injury, harm or damage takes place, and where the equipment necessary for such activities is stored, maintained, and supplied. Protective and emergency services include police stations, fire stations, and ancillary training facilities.
Public Education Facility	means development where educational, training, or instruction occurs under the auspices of a School Division or under the auspices of an organization authorized by the Province to provide education similar to that which would be provided by a School Division. Public and private schools include the administration offices, storage, and maintenance operations of the School Division. Public and private schools include public and separate schools, community colleges, universities, technical and vocational schools, and private academies or “charter schools” (and similar schools), and their administrative offices and maintenance facilities.
Public Park	means a development designed or reserved for active or passive recreational uses, including all natural and man-made open space and landscaping, facilities, playing fields, and buildings that are consistent with the general purposes of recreation, whether or not such recreational facilities are publicly operated or operated by other organizations pursuant to arrangements with the public authority owning the public park. Public parks include tot lots, band shells, picnic grounds, pedestrian trails and paths, landscaped buffers, playgrounds, water features, baseball diamonds, football fields, soccer pitches, and similar outdoor sports fields.

PART 8: DEFINITIONS

P

Public or Quasi-Public Building	means a building used by the public for the purposes of assembly, instruction, or culture, or providing government services directly to the public. It includes government buildings, places of worship, community halls, and recreation facilities. Buildings containing public or quasi-public services may also contain facilities for eating and drinking establishments as an accessory use and, from time to time, part of a building containing public or quasi-public services may be used as an entertainment and cultural establishment.
Public or Quasi-Public Use	means a use by a department or agency of the federal or provincial government, or the Municipality, for public administration and services and shall also include uses for the purpose of assembly, instruction, culture, or enlightenment, or for community related activities.
Public Use	means a development where public services are provided by the municipality, by any local board or agency of the municipality, by any department, commission, or agency of the Government of Alberta or of Canada, or by a public utility. However, public uses shall not include office uses, protective and emergency services, and major public utilities, or private public utilities.
Public Utility, Major	means a development of a public utility or a public utility building or a government service function. Major utility services include sanitary land fill sites, sewage treatment plants, sewage lagoons, sludge disposal beds, garbage transfer and compacting stations, power generating stations, cooling plants, incinerators, waste recycling plants, vehicle, equipment and material storage yards for utilities and services; snow dumping sites; surface reservoirs; water towers, water treatment plants; power terminal and distribution substations; communication towers; and gate stations for natural gas distribution.
Public Utility, Minor	means the right-of-way and facilities for one or more of the following: sanitary and stormwater sewerage, telecommunications systems (excluding telecommunications towers), water works systems, irrigation systems, systems for the distribution of gas, whether natural or artificial, systems for the distribution of artificial light or electric power and heating systems but does not include major public utility uses.
Public Utility, Building	means a building in which the proprietor of the public utility maintains an office or offices and/or maintains or houses any equipment used in conjunction with the public utility.

PART 8: DEFINITIONS

R

Real Property Report	means a legal document prepared in accordance with the <i>Surveys Act</i> , R.S.A. 2000, c. S-26, by a registered Alberta Land Surveyor that clearly illustrates the location of significant visible improvements relative to property boundaries. An improvement is any visible structure of a permanent nature, constructed or placed on, in, or over land.
Rear Line	means the boundary line of a lot lying opposite to the front line of the lot and/or farthest from a highway or road.
Recreational Facility, Indoor	means a development for sports and active recreation within an enclosed building. Indoor recreational facilities include but are not limited to bowling alleys, ice arenas, curling rinks, and swimming pools.
Recreational Facility, Outdoor	means a development for sports and active recreation conducted on a unified basis on a single site where the prime reason for location is to take advantage of natural physical features including the availability of large outdoor areas and public parks. Outdoor recreational facilities include ski slopes, golf courses, swimming pools, day use and picnic areas, sports grounds, etc.
Recreational Vehicle	means a vehicle or a trailer that is designed, constructed, and equipped, either temporarily or permanently, as a temporary accommodation for travel, vacation or recreational use and includes, but is not limited to, duly licensed trailers, motorized homes, slide in campers, chassis mounted campers, and tent trailers.
Recreational Vehicle Storage	means a commercial development which provides fenced or indoor, secure, onsite storage of 3 or more recreational vehicles, boats, and all-terrain vehicles.
Recycling Depot	means a development where bottles, cans, newspapers, and similar non-hazardous household goods are bought, sold, and temporarily stored for reuse and where all storage is contained within an enclosed building or an enclosed compound.
Recycling Facility	means a site where recyclable waste is processed. These facilities usually handle such materials as metals, plastics, paper, cardboard, wood, and organic waste and excludes the processing of hazardous recyclables as defined in the Waste Control Regulation.
Registered Owner	means the person who is registered under the Land Titles Act as the owner of the fee simple estate in the land, or in respect of any property other than land, the person in lawful possession of it.

PART 8: DEFINITIONS

R

Relocated Building	means a building that was constructed off site in one piece or in pieces and relocated to another site but does not include manufactured homes or modular homes.
Renovation	means an addition to, deletion from, or change to any building which does not require a permit pursuant to the <i>Safety Codes Act</i> , R.S.A. 2000, c. S-1, other than a plumbing permit or an electrical permit.
Rentable Unit	means a separate unit of a hotel or motel used or intended to be used for the temporary dwelling accommodation of one or more persons.
Residential Use	means the occupation or use of a building or structure, or parts thereof as a dwelling, or the use of land or buildings for the purpose of human habitation.
Retail Store, Convenience	means a development used for the commercial sale of groceries, beverages, soft drinks, printed matter, confections, tobacco, over the counter pharmaceutical items, and personal care items, stationary and/or similar goods from within an enclosed building. Minor public services, such as postal services and film processing depots, are permitted within retail stores. This does not include developments used for the sale of alcoholic beverages, gasoline, heavy agricultural or industrial equipment; vehicle and equipment sales/rentals; or warehouse development.
Retail Store, General	means a development used for the commercial sale of groceries, beverages, household goods, furniture, and appliances, hardware, printed matter, confections, tobacco, pharmaceutical and personal care items, automotive parts and accessories, office equipment, stationary and/or similar goods from within an enclosed building. Minor public services, such as postal services and film processing depots, are permitted within retail stores. This does not include developments used for the sale of alcoholic beverages, gasoline, heavy agricultural or industrial equipment; vehicle and equipment sales/rentals; or warehouse development.
RF Technology	means technology operating in the electromagnetic radiating frequency bands.
Road	means a right-of-way on which motorized vehicles are normally allowed to operate, or a road as defined in the <i>Act</i> , but does not include either a controlled highway or a lane.
Road, Arterial	means a road used primarily for through traffic.
Road, Collector	means a road used primarily for collecting traffic from local roads and channelling it to arterial roads.

PART 8: DEFINITIONS

R

Roof

means the top of any enclosure, above or within the vertical walls of a building.

PART 8: DEFINITIONS

S

Service Station	means development used for the servicing, washing, and/or repairing of vehicles; and the sale of gasoline, other petroleum products, and a limited range of vehicle parts and accessories. The use may also include electric vehicle charging stations, an eating establishment, and/or a convenience store.
Servicing Establishment	means a development that provides services to businesses rather than to the general public. Activities associated with servicing establishments include but are not limited to wholesale sales, transportation, and distribution.
Setback	means the minimum horizontal distance between the site boundary and the nearest point on the exterior wall or chimney of the building, or another part of the building if specified elsewhere in this Bylaw. All exterior projections including, but not limited to, bay windows, oval windows, bow windows, and chimneys, shall be considered as the exterior wall of the building and shall conform to pertinent yard setback requirements, except roof overhang which will be allowed to project a maximum of 0.6 m within the required side yard setback. A setback is not a yard or amenity area. See Figure 30 .

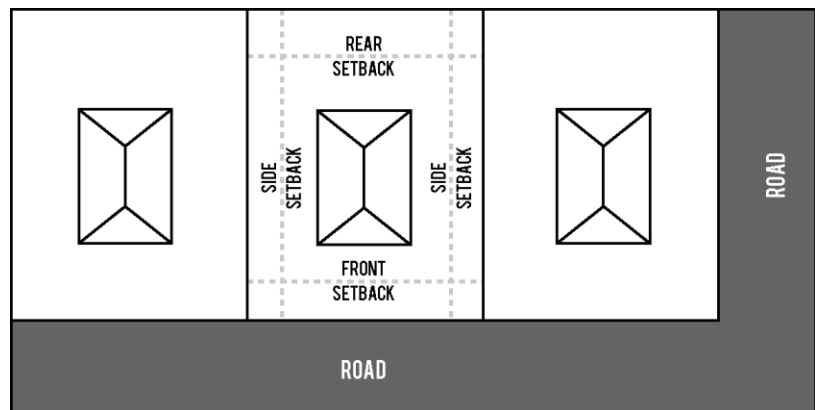


FIGURE 30: SETBACK EXAMPLES FOR REGULAR SHAPED LOTS

Shall	is an operative word, which means the action is obligatory.
Shed	means an accessory building to be used for storage which is less than 9.3 m ² .
Shop	means a building to be used for light industrial purposes or the storage of vehicles larger than that allowed in a garage.
Shopping centre	means a development consisting of a building or a group of buildings, comprising general retail establishments, personal service shops, office uses, and similar uses, with shared off-street parking facilities, and which may be managed as a single unit.

PART 8: DEFINITIONS

S

Should

means that in order to achieve municipal goals and objectives, it is strongly advised that action be taken.

Show Home

means a dwelling unit which is used temporarily for the purpose of illustrating to the public the type and character of dwelling units to be constructed in other parts of the municipality. Show homes may contain offices for the sale of other lots or dwelling units in the municipality and must be located within a dwelling which is either a permitted or a discretionary use in the District in which they are located.

Side Line

means the boundary line of a lot lying between a front line and a rear line of a lot. In the case of a corner lot, the longer of the two boundary lines adjacent to the highway or road shall be considered a side line.

Sidewalk Café

means a temporary outdoor area located on a sidewalk and maintained by an adjoining eating and drinking establishment for the sale and consumption of food and beverages.



FIGURE 31: EXAMPLES OF SIDEWALK CAFÉS

Sight Line Triangle

means the triangular area formed by a line drawn between 2 points on the curbs of intersecting roads 6.0 m from the point where the curbs would meet if extended or 5.0 m from that point in the case of an intersecting lane and road or driveway and road.

Significant

means a use which in the opinion of the Subdivision Authority or the Development Authority may impact regional or sub-regional servicing or infrastructure.

PART 8: DEFINITIONS

S

Similar Use	means a use which, in the opinion of the Development Authority, closely resembles another specified use with respect to the type of activity, structure and its compatibility with the surrounding environment.
Site	means a lot, a part of a lot, or a number of abutting lots or parts of lots which are considered for a single use or a mixture of uses, which is owned or managed as a single unit.
Site Area	means the total area of a site.
Site Boundaries	means the boundaries of a site which enclose the site at its perimeter.
Site Built	means a building that is constructed primarily on its site. Although some components may be prefabricated off-site, the building is erected, framed, and finished by workers on location using stock materials.
Site Coverage	means the sum of the ground floor areas of all buildings on a site, divided by the site area, usually expressed as a percentage.
Site Depth	means the average horizontal distance between the front and rear lines of a site measured either perpendicular to the front line, or perpendicular to the tangent on a curve from the midpoint of a curved front line.
Site Width	unless otherwise defined in this Bylaw, means the distance between the side property lines of the lot calculated as the average between the length of two straight lines connecting points located at the front and rear yard setbacks on the side property lines.
Social Care Housing	means a single detached dwelling where the occupants are living on a temporary basis and are provided with specialized care in the form of supervisory, nursing, medical, self-care, learning, lactation consultant, counselling, or homemaking services. For the purposes of this definition “temporary” means stays less than 12 weeks in duration after which occupants move to another accommodation. This use may include an office or offices.
Solar Array	means multiple solar panels use in conjunction to produce electricity.
Solar Energy Collection System	means a system of one or more buildings or appurtenances to buildings designed to convert solar energy into mechanical or electrical energy and includes solar array, solar panels, free standing, ground, and roof mounted.

PART 8: DEFINITIONS

S

Solar Panel, Free Standing/Ground Mounted	means a device which is used to convert energy contained within the sun's rays into electricity, which is not mounted or attached to any other structure for support.
Solar Panel, Roof Mounted	means a device which is used to convert energy contained within the sun's rays into electricity, which is located, mounted, or attached to the roof of a structure.
Staging Area	means a location where people, vehicles, equipment, or material are assembled for the purpose of transporting the assembled group, vehicles, or equipment to another location.
Stall	means an area of land upon which a manufactured home is to be located, and which is reserved for the exclusive use of the residents of that particular manufactured home unit, located within a manufactured home park.
Storey	means the space between one floor of a multi-storey building and the next floor above it. The upper limit of the top storey shall be the ceiling above the topmost floor. A basement shall not be considered a storey.
Storage, Indoor	means a development containing a building or group of buildings available for the storage of goods. This use includes mini-storage, private storage facilities, and warehouse.
Storage, Outdoor	means a site or a portion of a site designed for the storage of goods, materials and/or equipment, or the display and sale of goods and materials, including vehicles for hire and sale, located outside permanent buildings or structures on the site. This use includes lumber storage and lumber yard.
Storage Facility	means an accessory building in a Commercial District that is used to store items on a temporary basis. Storage facilities may include a movable trailer, or a portable garage.
Structure	means anything constructed or erected, the use of which requires location on the ground or attachment to something located on the ground not including pavement, curbs, walks, open air surfaces and movable vehicles.
Structural alteration	means an addition to, deletion from, or change to any building which requires a permit other than a plumbing permit or an electrical permit pursuant to the <i>Safety Codes Act</i> , R.S.A. 2000, c. S-1, as amended.
Subdivision	means the division of a parcel of land into one or more smaller parcels by a plan of subdivision or other instrument.

PART 8: DEFINITIONS

S

Subdivision Authority	means the Subdivision Authority established by the municipality's Subdivision Authority Bylaw and appointed in accordance with the provisions of that Bylaw.
Substandard Lot	means any lot which is smaller, in area or in any dimension, than the minimum area or dimension stipulated in the regulations of the District in which the lot is located.
Suite, Garage	means a self-contained dwelling unit located above a detached garage which is located in a rear yard and which is accessory to a single detached dwelling. Garage suites have an entrance which is separated from the vehicle entrance to the detached garage, either from a common indoor landing or directly from the exterior of the building.
Suite, Garden	means a temporary, portable detached dwelling unit, located on a lot containing an existing single detached dwelling. Garden suites shall not include manufactured homes.
Suite, Secondary	means a subordinate self-contained dwelling unit located in a structure in which the principal use is a single detached dwelling. A secondary suite has cooking, food preparation, sleeping and bathing facilities which are separate from those of the principal dwelling within the structure. Secondary suites also must have a separate entrance from the dwelling. This use includes conversion of basement space to a dwelling unit, or the addition of new floor space for a secondary suite to an existing dwelling. This use does not include duplexes, row housing, or apartments where the structure was initially designed for two or more dwelling units, and does not include boarding and lodging houses. Garden suites and garage suites are not considered secondary suites.

PART 8: DEFINITIONS

S

Suite, Surveillance

means a dwelling unit used to accommodate a person or persons whose function is to provide surveillance for the maintenance and safety of the development. Surveillance suites do not include manufactured homes.

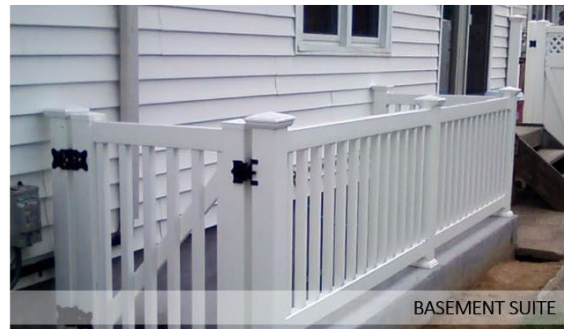
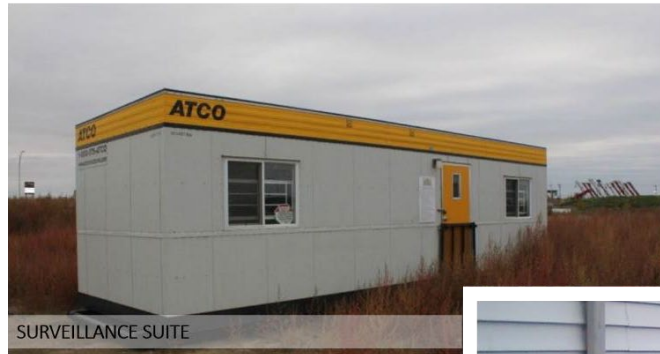


FIGURE 32: EXAMPLES OF SUITES

Supportive Living Facility

means development providing accommodation and associated support services to a minimum of 4 persons in need of assistance due to age, physical or mental disability, addiction, behavioural issues, illness, or injury. The maximum number of residents, will be determined by the Development Authority. The accommodation and hospitality services provided as part of this use may be complemented with supportive health services, such as health monitoring and medication assistance, and personal services such as non-emergency transportation, and social, leisure and spiritual opportunities.

PART 8: DEFINITIONS

T

Tie Down means an apparatus which firmly secures a manufactured home to the ground. This apparatus usually consists of steel cables attached to the manufactured home and concrete pylons strategically placed on the accommodating site.

Temporary Building means a development that has been allowed to be located and/or used for a limited time only. Temporary buildings include construction shacks used for administrative and/or storage purposes during construction of a large-scale development.

Temporary Use means a use that has been allowed to be located and/or to operate for a limited time only. Temporary uses include pipe, vehicle, or heavy equipment storage compounds, or special events such as circuses, carnivals, and rodeos.

Truck and Recreational Vehicle Sales/Rental Establishment means a development where new or used trucks with a gross vehicle weight rating of 4000.0 kg or greater, motor homes, and recreational vehicles with a gross vehicle weight rating of 6000.0 kg or greater or a length greater than 6.7 m are sold or rented, together with incidental maintenance services and sale of parts. Truck and recreational vehicle sales/rental establishments include truck dealerships, recreational vehicle dealerships, and truck and recreational vehicle rental agencies, and may include refuelling and/or washing facilities as an integral part of the operation.

Trucking and Cartage Establishment means a development where goods shipped by truck are transferred from one truck to another, or where trucks are dispatched to pick up and/or deliver goods. Trucking and cartage establishments may include dispatch offices or storage compounds for the temporary storage of goods, and include moving or cartage firms involving vehicles with a gross vehicle weight of more than 3000.0 kg.

PART 8: DEFINITIONS

U

Undeveloped Lot	means a lot which does not contain a residence, building, structure, or other development, as defined by this Bylaw.
Unsubdivided Quarter Section	means: • a quarter section; or • a river lot, lake lot, or settlement lot shown on an official plan referred to in the Surveys Act that is filed or lodged in a Land Titles Office; that has not been subdivided or had a parcel of land removed from it except for a public or a quasi-public use or solely for a purpose exempted from Part 17 of the Act.
Use	means the purpose or activity for which a site, a parcel of land, or a lot and any buildings located on it are designed, arranged, developed, or intended, or for which it is occupied or maintained.

PART 8: DEFINITIONS

V

Variance	means an alteration or change to a standard prescribed by this Bylaw that is authorized by the Development Authority, Intermunicipal Subdivision and Development Appeal Board or Land and Property Rights Tribunal.
Vehicle and Equipment Repair Establishment	means a development where automobiles, motorcycles, snowmobiles, and similar vehicles are serviced or mechanically repaired and where related accessories and parts are sold and/or installed. Vehicle and equipment repair shops include transmission shops, muffler shops, tire shops, automotive glass shops, and upholstery shops, but not body repair or paint shops.
Vehicle and Equipment Sales/Rentals Establishment	means development used for the sale or rental of vehicles, machinery, or mechanical equipment. Such goods include cars, trucks, manufactured homes, recreation vehicles, boats, farm equipment, and heavy machinery used in construction or oilfield production.
Veterinary Clinic, Minor	means a development used by veterinarians for the purposes of on-site consultation, diagnosis, and treatment of domestic animals only, including minor procedures and short-term hospitalization of up to 4 days. All animals shall be kept within an enclosed building. Minor Veterinary Clinics include pet clinics, but not kennels or long-term boarding facilities for animals.
Veterinary Clinic, Major	means a development used by veterinarians for the purposes of care and treatment of animals, including livestock, where the primary service involves outpatient care, major medical procedures, and long-term hospitalization. Major Veterinary Clinics may have outdoor facilities for small and large animals. Major Veterinary Clinics include animal hospitals but do not include small animal breeding.

PART 8: DEFINITIONS

W

Warehouse	means a development where bulky goods are sold from within an enclosed building where the size and nature of the principal goods being sold typically require large floor areas for direct display to the purchaser or consumer. Warehouse sales establishments include furniture stores, carpet stores, major appliance stores, and building materials stores.
Wind Energy Conversion System, Large	means a system of one or more buildings designed to convert wind energy into mechanical or electrical energy and which has a rated capacity equal to or greater than 300 kW.
Wind Energy Conversion System, Micro	means a system of one or more buildings designed to convert wind energy into mechanical or electrical energy which has a rated capacity of less than 0.5 kW. Micro wind energy conversion systems are small in height and diameter and may be installed on the roof of a building.
Wind Energy Conversion System, Small	means a system of one or more buildings designed to convert wind energy into mechanical or electrical energy which has a rated capacity of not more than 300 kW, and which is intended to provide electrical power for use on-site (either behind the meter or off-grid) and is not intended or used to produce power for resale.
Wind Turbine Tower	means the guyed or freestanding structure that supports a wind turbine generator.
Wind Turbine Tower Height	means the height above grade of the fixed portion of the wind turbine tower, excluding the wind turbine and rotor.
Work Camp	means a temporary residential complex used to house camp workers for a contracting firm or project on a temporary basis of more than 6 months and up to 3 years. The camp is usually made up of a number of manufactured units, clustered in such fashion as to provide sleeping, eating, recreation and other basic living facilities.

PART 8: DEFINITIONS

Y

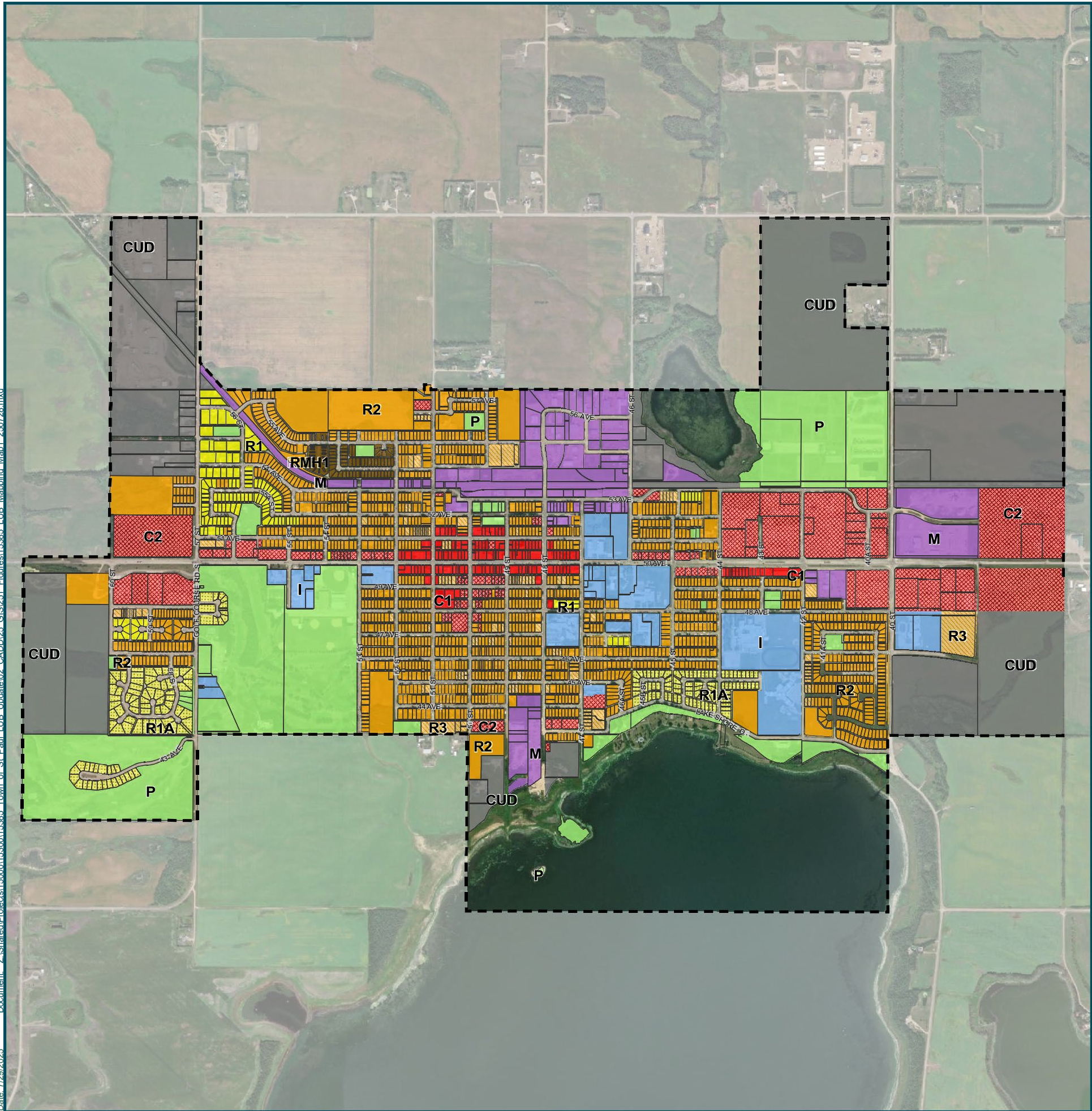
Yard	means a part of a site which is unoccupied and unobstructed by any building or portion of a building above the ground level, unless otherwise allowed by this Bylaw.
Yard, Front	means that portion of the lot extending across the full width of the site from the front line of the site to the exterior wall of the building. In the case of a curved front line, the front yard will also form a curve.
Yard, Rear	means that portion of the lot extending across the full width of the site from the rear line of the site to the exterior wall of the building. In the case of a curved rear line, the rear yard will also form a curve.
Yard, Side	means that portion of the site extending from the front yard to the rear yard and lying between the side line of the site and the nearest portion of the exterior wall of the building. In the case of a curved side line, the side yard will also form a curve.

In the event that a word is used in this Bylaw and a definition is not provided, then the definition of that word will be found in a legal dictionary and if not found in a legal dictionary then a standard English dictionary definition is used.

Appendix A

Map 1

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Date: 7/29/2025



TOWN OF ST. PAUL

LAND USE BYLAW

Map 1



LAND USE DISTRICTS

- R1 - Residential Low Density
- R1A - Residential Estate
- R1B - Residential Small Lot*
- R2 - Residential Medium Density
- R3 - Residential High Density
- RMH1 - Residential Manufactured Home Subdivision
- RMH2 - Residential Manufactured Home Park*
- C1 - Central Commercial
- C2 - General Commercial
- M - Industrial
- P - Community
- I - Institutional
- CUD - Controlled Urban Development

* District is available in the Land Use Bylaw but has not yet been applied to any lands within the Town



Scale: 1:20,000



Map Updated: July 2026 (consolidated to include amending Bylaws 2025-06 and 2025-09)
Produced by ISL Engineering and Land Services Ltd.
NAD 1983 UTM 11S

Not to be copied in whole or in part.

APPENDIX A - MAP 1

Bylaw No. 2021-04 (as amended)