

VILLAGE OF CARBON

BYLAW NUMBER 2018-804

BEING A BYLAW OF THE VILLAGE OF CARBON IN THE PROVINCE OF ALBERTA.
TO ADOPT A NEW LAND USE BYLAW

Whereas, pursuant to the provisions of Section 639 of the Municipal Government Act S.A. 2000 c.M-26 as amended, the Council of a municipality must adopt a Land Use Bylaw.

Now therefore, the Council of the Village of Carbon, in the Province of Alberta, duly assembled, enacts as follows:

- (1) This Bylaw shall be cited as the "Village of Carbon Land Use Bylaw 2018-804"
- (2) Council adopts the new Land Use Bylaw to guide development decisions for those lands contained within its corporate boundaries.
- (3) This Bylaw takes effect on the date of third and final reading.
- (4) Upon adoption of Bylaw No. 2018-804, existing Land Use Bylaw No. 2009-762 and all amending bylaws are now hereby repealed.

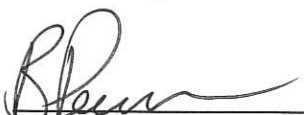
READ A **FIRST TIME** 20 day of August, 2018.

PUBLIC HEARING held this 17 day of Sept., 2018.

Read a **SECOND TIME** this 17 day of Sept., 2018.

Read a **THIRD** and **FINALLY PASSED** this 17 day of Sept., 2018.

Signed by the Chief Elected Official and Chief Administrative Officer this 17 day of September 2018.



Mayor Bryan Peever



CAO Vanessa Van der Meer



CARBON VILLAGE IN THE VALLEY



Village of Carbon Land Use Bylaw No. 2018-804

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PART I**Purpose & Definitions****1. Purpose**

The purpose of this Bylaw is to regulate and control the use and development of land and buildings within the municipality to achieve the orderly and economic development of the Village of Carbon.

2. Definitions

In this Bylaw:

"Accessory Building or Structure" means a structure separate and subordinate to the principal building, the use of which is incidental to that of the principal building and is located on the same parcel of land (i.e. detached garage, shed, workshop in a residential land use district).

"Accessory Building – Fabric Covered" means a *temporary* structure separate and subordinate to the principal building, the use of which is incidental to that of the principal building and is located on the same parcel of land;

"Accessory Use" means a use customarily incidental and subordinate to the principal use or building and is located on the same parcel of land with such principal use or building.

"Act" means the Municipal Government Act R.S.A. Ch. M.26-1 as amended.

"Adjacent" means land that is contiguous to a parcel of land and includes land that would be contiguous if not for a highway, road, river, stream or railway.

"Alternative Energy Systems" means the processes, installations, and any other structures or systems required to convert the power from geothermal, wind or solar facilities into heat, electrical or mechanical energy. In the Village of Carbon, the primary sources for alternative energy are solar and wind power.

- (a) **"Solar Energy Conversion System"** means a power plant consisting of active or passive solar panels and related facilities with a rated capacity of less than 1 megawatt, and which is intended to *primarily* provide electrical power for the on-site consumption requirements, either on or off-grid, and may provide residual power to the grid but is not intended to produce power primarily for resale.
- (b) **"Wind Energy Conversion System"** means a single wind turbine with rotors (blades) no larger than 5 metres in diameter and has a maximum tower height (measured from the ground to the centre of the rotor) of 15 metres or 50 ft. This unit has a nominal capacity, and is located on the applicant's property.

"Amusement Centre" means a commercial establishment for public entertainment or recreation including, but not limited to, bowling alleys, theaters, and billiard parlors.

"Artist's Studio" means a use:

- (a) where art is produced by individuals;
- (b) may include the instruction of art to individuals or groups;
- (c) may include the sale of art pieces produced by that use.

"Auto Body and Paint Shop" means a use where motor vehicle bodies are repaired or painted within a building.

"Automotive, Truck and Recreational Vehicle Repair and Service" means a use for the servicing and repair of motor vehicles within a building, excluding an auto body and paint shop, and includes such facilities as alignment shops, muffler shops, transmission repair shops, rust-proofing, brake shops and other similar uses. This use does not include a gas station.

"Automotive, Truck and Recreational Vehicle Sales" means a use:

- (a) where motor vehicles are sold or leased;
- (b) may only store or display vehicles on portions of the parcel approved exclusively for storage or display; and
- (c) that may have a building for administrative functions associated with the use.

"Basement" means that portion of a building that is located wholly or partially below the ground floor and may contain habitable living space not more than 1.83 m (6 ft.) above finished grade.

"Bed & Breakfast Establishment" means a lodging facility within an owner occupied dwelling, having no more than three (3) guest rooms, providing a common washroom and dining facilities but no cooking facilities in guest rooms.

"Bench" means an intermediary plateau or an area which occurs between the top of a slope (valley bottom lands) and an escarpment or valley wall top (or rim). Benchlands typically have a slope of between 1 and 15 percent and a particular valley edge may have more than one bench at different elevations.

"Brink of Slope" means the point where at the top of a slope the grade begins to fall off at a rate steeper than 20 percent.

"Buffer" means a row of trees, shrubs, earth berm or fencing to provide visual screening and separation between sites and districts.

"Building" includes anything constructed or placed on, in, over, or under land, but does not include a primary highway or a public roadway in accordance with the Act.

"Building Materials Sales and Storage" means development which provides support for residential, commercial and industrial construction, which require on-site storage space for materials, mobile equipment or vehicles normally associated with the service. Any sales, display, office or technical support service areas shall be accessory to the principal use. This use includes a hardware store.

"Bulk Fertilizer Distribution and Storage" means a facility for the purpose of supplying goods, materials, and/or services that support agricultural uses, whether retail, wholesale, or in bulk. This shall include such goods and services as sale and storage of seeds, feeds, fertilizers, chemical products, fuels, lubricants or parts.

"Bulk Fuel Sales Depot" means a use where fuel for motor vehicles is sold either with or without an attendant.

"Bus Terminal" means where transport vehicles load or unload passengers or goods.

"Campground" means a use:

- (a) where spaces are provided for temporary accommodation of recreational vehicles or tents;
- (b) that may include a building for the administration of the use;
- (c) that may include laundry facilities for the occupants of the use; and
- (d) that may include a dwelling unit for a manager.

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

"Cannabis Accessory" means cannabis accessory as defined in the Cannabis Act (Canada) and its regulations, as amended from time to time.

"Cannabis Retail Sales" means a retail store licensed by the Province of Alberta where Cannabis and Cannabis Accessories are sold to individuals who attend the premises.

"Car Wash" means a use where motor vehicles are washed and may contain one or more wash bays where each wash bay is capable of washing one motor vehicle at a time and must provide at least two (2) vehicle stacking spaces for each wash bay entrance door. This use may include facilities for washing larger vehicles and equipment.

"Carport" means a structure attached to a principal or accessory building, designed and used for the shelter and storage of vehicles which has no door through which the vehicle enters the structure.

"Clinic" means a use in which medical, dental or other professional healing treatment is given to human beings.

"Coin Laundries and Cleaners" means a commercial establishment equipped with washing machines and dryers, usually coin-operated and self-service. The facility may also include the provision of services for the dry cleaning of materials, with an associated storefront.

"Commercial Tourist Development" means a building or facility where attractions, exhibits, goods and merchandise, and recreational facilities are individually or collectively offered on a commercial basis, oriented to the tourist market.

"Communication Tower" means a structure designed to support antennas for telecommunications and broadcasting and may include television.

"Community Centre" means a building owned and operated by the Municipality or a community service group which provides social, recreational and other facilities for the general public, but does not include worship facilities.

"Community Recreation Facility" means a use where that is available to the public for sports and recreational activities conducted indoors and/or outdoors. Typical uses include indoor/outdoor swimming pools, hockey rinks, gymnasiums, sports fields, outdoor tennis courts, unenclosed ice surfaces or rinks, athletic fields, bowling greens, riding stables and fitness trails. These facilities may be publicly or privately owned and/or operated.

"Confined Feeding Operation" means an activity on land that is fenced or enclosed or within buildings where livestock is confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing and requires registration or approval under the conditions set forth

in the Agricultural Operations Practices Act (AOPA) through the Natural Resources Conservation Board (NRCB).

"Contractor Operation" means a development which provides support for residential, commercial and industrial construction. Typical uses include, but are not limited to: oilfield support services, laboratories, cleaning and maintenance contractors, building construction, surveying, landscaping, concrete, electrical, excavation, drilling, heating, plumbing, paving, road construction, sewer or similar services. On-site storage space for materials, mobile equipment or vehicles normally associated with the contractor service may be required. Any sales, display, office or technical support service areas shall be accessory to the principal general contractor use.

"Convenience Store" means a use where:

- (a) fresh and packaged food is sold;
- (b) where daily household necessities may be sold;
- (c) that is entirely within a building;
- (d) that may display the items for sale within the use outside of a building a maximum distance of 6.0 metres from the public entrance of the use; and
- (e) may include a limited seating area no greater than 30 square meters.

"Corner Site" means a site at the intersection of two or more streets;

"Council" means the Council of the Village of Carbon.

"Day Care" means a use that provides care, development and supervision for 7 or more children, for less than 24 consecutive hours in each day that the facility is operating. Day Cares are required to conform to the policies and requirements of Provincial Agencies.

"Day Home" means a use:

- (a) that provides care, development and supervision for 6 or less children, some or all of whom are children of person's other than the person operating the facility;
- (b) that is located within the private residence of the person operating the facility in which care is provided;
- (c) that operates for less than 24 consecutive hours in each day that the facility is operating;
- (d) may operate as an after school care centre before and after classes; during the lunch hour; or when schools are closed; and
- (e) that is required to conform with the policies and requirements of Provincial Agencies.

"Development" means:

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

"Development Authority" means:

- (a) a person (or persons) appointed as a Development Officer pursuant to a resolution of Council, or
- (b) the Municipal Planning Commission appointed by Bylaw; or authorized to administer this Bylaw and to decide upon applications for development permits in accordance with the provisions of this Bylaw and the Act.

"Development Permit" means a document authorizing a development issued pursuant to this land use bylaw authorizing the commencement of a development.

"Dilapidated Vehicle" means a vehicle that is incapable of being safely operated, partially or fully dismantled or substantially damaged.

"Discretionary Use" means a use of land or a building, provided for in this land use bylaw for which a development permit may be issued upon an application having been made in consideration of the application's individual merits and circumstances at the discretion of the Development Authority.

"Drinking Establishment" means a use where:

- (a) liquor is sold for consumption on the premises;
- (b) where a license for the sale of liquor is issued by the Province that prohibits minors on the premises at any time;
- (c) that may include the preparation and sale of food for consumption on the premises;
- (d) the facility must not have any openings, except emergency exits, non-opening windows or loading bay doors on a façade that faces a residential district or abuts a lane separating the parcel from a residential district;
- (e) the facility must not have an exterior entrance on a façade that faces a residential district, unless that façade is separated by an intervening street;
- (f) the facility must not be within 45 meters (150 ft.) of a residential district which must be measured from the building containing the use to the nearest property boundary of a parcel designated as a residential district;
- (g) there is solid screening as determined appropriate by the Approving Authority for any residential property.

"Dwelling – Apartment" means a residential building comprising three or more dwelling units with shared entrances and other essential facilities and services.

"Dwelling - Duplex" means a single building containing two dwelling units divided vertically, each of which has a separate entrance.

"Dwelling - Manufactured Home" means a detached dwelling built in an enclosed off-site factory environment in one or more sections and intended to be occupied in a location other than where it was manufactured. Manufactured homes include homes that are completely self-contained single section dwelling units or are incomplete multi-section modules that are placed together and completed on-site. A manufactured home is transported to the building site on dollies (wheels) or a flat bed truck and after placement, the dollies are removed from the site. Manufactured homes may be constructed to either the C.S.A. Z240 or C.S.A. A277 Standards.

"Dwelling - Modular Home" means a prefabricated or factory built frame or shell which comprises the wall or siding of a proposed dwelling. More specifically, a modular home represents only a section of the dwelling and such a unit has neither chassis, running gear, nor its own wheels, but units may be stacked side-by-side or vertically, and completed to form one or more complete dwelling unit(s) for year-round occupancy. Modular homes are not to be considered as manufactured homes under this Bylaw and will be congruent in appearance to existing surrounding buildings.

"Dwelling - Moved On" means a single detached dwelling that has previously been lived in, used as a residence or other purpose in a previous location and is proposed to be relocated to a new parcel for use as a dwelling.

"Dwelling – Multiple Unit (Attached Housing)" means a building designed and built to contain two or more dwelling units separated from each other by a fire rated wall with each unit having separate entrances from the exterior. (For purposes of this Bylaw, garden, linked, row and townhouses that meet these criteria are considered to be attached housing).

"Dwelling – Ready-to-Move (RTM)" means a newly constructed single detached dwelling that is constructed in an off-site location in accordance with the Alberta Building Code and moved to the site to be set on a permanent foundation to be similar in function and appearance to a conventional built-on-site single-detached dwelling. This definition does not include dwelling – modular home or dwelling – manufactured home.

"Dwelling - Single-Detached" means a building containing one dwelling unit only.

"Dwelling Unit" means a complete building or self-contained portion of a building, containing two or more rooms, intended to be used as a permanent or semi-permanent residence by one or more persons and containing kitchen, living, sleeping, and sanitary facilities.

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

"Equipment and Machinery Sales and Rentals" means a business specializing in providing retail machinery sales and leasing of equipment, including farm machinery.

"Escarpment Land" means the land which forms the outer walls of a valley where a large drop in elevation exists.

"Existing" means existing as of the date of adoption of this Land Use Bylaw.

"Extensive Agricultural" means systems of tillage and animal husbandry through which one may gain livelihood from large areas of land by the raising of crops or the rearing of livestock either separately or in conjunction with one another in unified operations and includes buildings and other structures incidental to the operation. This use does not include confined feeding operations, or feedlots.

"Fabric Covered Building" means a metal-framed, fabric-membrane pre-engineered building for industrial, commercial & agricultural applications including warehouses, equipment storage, manufacturing facilities, barns, stables, arenas and event centers. All fabric covered buildings shall require the appropriate building permits to ensure all aspects of the development are in accordance with the Alberta Safety Codes including appropriate foundation construction and building anchoring.

"Fence" means a vertical physical barrier constructed out of typical building material to prevent visual or unauthorized access or both.

"Financial Institution" means a bank, treasury branch, trust company, credit union or similar establishment.

"Flankage" means the side lot line of a corner lot that abuts the street.

"Flood Fringe" means that portion of the flood risk area where the water is shallower and moves more slowly. Development in the flood fringe may be permitted provided that it is adequately flood proofed.

"Flood Risk Area" means land calculated or determined by the Province as the area which would be inundated by the design flood. In Alberta, the design flood is a 1 in 100 year flood, or one which has a one percent chance of being equaled or exceeded in any year.

"Floodway" means the portion of the flood risk area with the greatest risk of flooding. Floodway waters are the deepest, fastest, and most destructive and new development in these areas is discouraged in accordance with the Municipal Development Plan and Alberta Environment Flood Damage Reduction policies.

"Front Lot Line" means the boundary dividing the lot from the abutting street. In the case of a corner lot, the shorter boundary shall be deemed to be the front lot line.

"Front Yard" means a yard extending across the full width of a parcel from the front lot line of the parcel to the front foundation of the principal building situated on the parcel. In situations with an irregular front lot line, the point taken from an average distance of the arc shall meet the minimum front yard requirements.

"Funeral Home" means a development used for the purpose of furnishing funeral supplies and services to the public and includes facilities for the preparation of the human body for interment. This use does not include crematoriums.

"Gas Station" means a retail establishment at which motor vehicles are refueled and may include secondary facilities to provide for minor motor vehicle repairs and maintenance. This use may include facilities for oil changes and propane sales.

"Golf Course" means an area and accessory buildings and uses related to the playing of the game of golf and without restricting the generality of the foregoing, may include a pro shop, club house, restaurant, licensed dining area or lounge, driving range and picnic area.

"Greenhouse" means a building designated and used for the growing of vegetables, flowers and other plants for transplanting or for sale.

"Gross Floor Area" means the total area of all floors of a building, excluding the area of basement floors, EXCEPT THAT basement suites in apartment buildings shall be included in the calculation of gross floor area.

"Group Home" means a development using a dwelling for a provincially approved residential social care facility providing rehabilitative and supportive care. A Group Home may incorporate accommodation for resident staff as part of the use.

“Health Care Facility” means any location where medical care for people is provided. A Health Care Facility may range from small clinics and medical, dental or psychiatric offices to diagnostic facilities. This use may also include a hospital.

"Height" means, when used with reference to a building or structure, the vertical distance between a horizontal plane through grade level and a horizontal plane through:

- (a) the highest point of the roof in the case of a building with a flat roof or a deck roof,
- (b) the average level of a one-slope roof, or
- (c) the highest point in the case of a pitched, gambrel, mansard, or hipped roof.

"Home Occupation" means any occupation, trade, profession, or craft carried on by an occupant of a residential building or a use secondary to the residential use of the building, and which does not change the residential nature of the building nor the neighborhood or have any exterior evidence of such secondary use other than a small name plate, not exceeding 0.28 m² (3 sq. ft.) in area. A home occupation does not include the outside storage of materials, goods or equipment, nor the employment of more than one paid assistant other than the occupant and the occupant's family.

"Hotel or Motel" means a building providing sleeping accommodation which may also contain commercial uses and such additional uses as restaurants, dining rooms, room service, or public convention facilities.

"Kennel" means a use where three or more dogs and/ or five or more cats over the age of 90 days are cared for, maintained, boarded, bred or trained whether or not the owner receives compensation for such activities.

"Landscaping" means the provision of any horticultural and other related compatible features or materials designed to enhance the visual amenity of a site or to provide a visual screen consisting of any of the following elements:

- (a) *Soft landscaping* consists of vegetation such as trees, shrubs, vines, hedges, flowers, and ground cover such as grass or mulch and;
- (b) *Hard landscaping* consists of concrete, unit pavers, brick pavers or quarry tile but does not include gravel, shale, or asphalt.

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

"Lane" means a public thoroughfare which provides a secondary means of access to a site or sites.

"Liquor Store" means a use where alcoholic beverages are sold for consumption off site of the retail outlet premises, that has been licensed by the Province. The liquor store:

- (a) must not be located within 300 meters (985 ft.) of any other liquor store, when measured from the closest point of a liquor store to the closest point of another liquor store;
- (b) must not be located within 150 meters (492 ft.) of a parcel that contains a school, when measured from the closest point of a liquor store to the closest point of a parcel that contains a school.

"Livestock" means cattle, horses, sheep, or other types of farm animals in accordance with Provincial Regulations.

"Loading Space" means a space for parking a vehicle while being loaded or unloaded with people or goods.

"Lot" means:

- (a) a quarter section;
- (b) a river lot or settlement shown on an official plan referred to in the Surveys Act that is filed or lodged in the Land Titles Office; or
- (c) a part of a parcel where the boundaries of the parcel are separately described in a certificate of title other than by reference to a legal subdivision; or
- (d) a part of a parcel where the boundaries of the part described in a certificate of title by reference to a plan of subdivision.

"Manufactured Home Park" means a parcel of land under one title which has been planned, divided into manufactured home lots and improved for placement of manufactured homes for permanent residential use.

"Manufactured Home Subdivision" means an area subdivided by registered plan, containing lots for manufactured homes by free-hold or leasehold tenure.

"Manufacturing" means the process of converting raw materials or components into more refined goods, but the process must not create and emit fumes, gases, smokes, vapours, vibrations, noise or glare or other factors which are regarded as nuisances which would cause adverse effects to the users of adjacent land.

"Municipality" means, the Village of Carbon.

"Municipal Planning Commission" (MPC) means the Village of Carbon Municipal Planning Commission which is established by Council pursuant to the Act.

"Museum" means a building in which objects of historical, scientific, artistic, or cultural interest are stored and exhibited.

"Natural Resource Extraction" means the extraction of natural resources such as clay, sand, gravel, limestone, coal, petroleum and other minerals, and may include primary treatment into a raw, marketable form.

"Office" means development primarily for the provision of professional, management, administrative, consulting, or financial services in an office setting. Typical uses include, but are not limited to, the offices of lawyers, accountants, travel agents, real estate and insurance firms, planners and other consultants, clerical services and secretarial agencies. This excludes the servicing and repair of goods; the sale of goods to the customer on site; and the manufacture or handling of a product.

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

"Parking Lot" means a use:

- (a) where parking is provided for vehicles for a short duration, independent of the provision of any other use; and
- (b) where vehicles are parked at grade; and
- (c) where landscaping and screening may be required by the Development Authority.

"Parks and Playgrounds" means a use:

- (a) where open space is provided for the purposes of recreation; and
- (b) that may include playground equipment, benches, landscaping and related development.

"Permanent Foundation" means an appropriate building foundation installed to provide structural support for a building or structure, for a time period greater than one year and may include; wood or concrete basement, concrete piles or pier or strip footings, concrete slab on grade or other means designed to be permanently in place and shall meet the requirements of the Safety Codes Act.

"Permitted Use" means the use of land or of a building which is listed in the column captioned, "Permitted Uses" in the lists of Permitted and Discretionary Uses appearing in this Bylaw and for which, when it meets the applicable provisions of this Bylaw, a Development Permit shall be issued.

"Personal Service" means development used for the provision of services to an individual which are related to the care and appearance of the body, or the cleaning and repair of personal effects. Typical uses include, but are not limited to: hairdressers, spas and massage services, tanning salons, and shoe repair shops. This use does not include medical offices, health services, general retail businesses or adult entertainment facilities.

"Post Office" means an office or station of a government system at which mail is received and sorted, from which it is transported, and at which stamps are sold or other services rendered.

"Principal Building" means a building in which is conducted the main or principal use of the site on which it is erected and includes any attached structures including but not limited to, a deck or attached garage.

"Principal Use" means the main purpose for which a building or lot is used.

"Private Club or Organization" means an athletic, social, recreational or service organization which is privately owned and operated.

"Protrusion of Escarpment" is that portion of a toe of slope which projects into bottom lands at a length of at least 30 m (98.4 ft.) and has a characteristic pointed shape depending on its length and width.

"Public Buildings and Installations" includes any building which is used by the public for the purpose of assembly, instruction, culture or enlightenment or for a communal activity, such as libraries. This use does not include a worship facility, school, or place of public entertainment for which an admission fee is customarily charged. In addition, it includes a building as defined in the Act in which the proprietor of the public utility maintains its office or offices and/or maintains or houses any equipment used in connection with the public utility. This use includes all municipal government offices.

“Public Utility” means a use to provide for one or more of the following for public consumption, benefit, convenience or use:

- (a) water or steam;
- (b) sewage disposal;
- (c) public transportation operated by or on behalf of the municipality;
- (d) irrigation works;
- (e) drainage;
- (f) fuel;
- (g) electricity;
- (h) heat;
- (i) waste management; or
- (j) telecommunications.

“Recreation Facility” means a public or private development providing facilities for recreational entertainment and activities either indoor or outdoor. Typical uses include, but are not limited to a bowling alley, swimming pool, ice rink, rodeo/exhibition grounds, trails and a multi-purpose facility. This use does not include a golf course, but may include a minor retail component secondary to the principle use of the site.

“Rear Yard” means a yard extending across the full width of a parcel from the rear wall of the main building situated on the parcel to the rear line of the parcel.

“Recycling Facility” means a use where recyclable materials are collected, sorted, stored and or processed and packaged for future reuse or appropriate disposal. Product may also be transported to other facilities for further preparation for reuse or appropriate disposal. This use does not apply to auto wreckers.

“Renewable Energy System” means a use:

- (a) that produces electrical power to be used for the on-site consumption requirements by alternative means such as but not limited to active and passive solar collectors, photovoltaic solar panels, wind power and geothermal energy; and
- (b) may provide residual power to the grid but is not intended to produce power primarily for resale. **See “Alternative Energy Systems”.**

“Restaurant” means a use

- (a) where food is prepared and sold for consumption on the premises and may include the sale of prepared food for consumption off the premises;
- (b) that may be licensed for the sale of liquor by Provincial Agencies; and
- (c) that may contain a drive-through as a separate use.

“Retail Store” means a building where goods, wares, merchandise, substances, articles or things are stored, offered or kept for sale and includes storage in the premises of sufficient quantities to supply normal needs. This use does not include a “Convenience Store” and/or “Cannabis Retail Sales”.

“Reversed Corner Lot” means a residential lot where the front façade of the dwelling is oriented toward the flankage side of the lot, rather than the front lot line on a corner site.

"School" means a use:

- (a) where any of the following teaches students the education curriculum from Kindergarten to Grade 12 pursuant to the School Act:
 - (i) a school district
 - (ii) a school division; or
 - (iii) a society or company named within a charter approved by the Minister of Education operating a charter school;
- (b) that may have after school care uses;
- (c) that may include any buildings and related playing fields and park spaces;
- (d) that may provide food service to the students and staff; and
- (e) that may provide programs for parental and community involvement or skills training.

"Screening" means a visual separation between sites, districts or land use activities provided by a fence, wall, berm, landscaping.

"Secondary Suite" means an accessory dwelling unit that is located as part of the principle dwelling unit or which may also be contained within an accessory building such as above a garage. Both dwelling units are registered under the same land title. A dwelling unit means a self-contained portion of a building usually containing cooking, eating, living, sleeping and sanitary facilities and used as a permanent residence by a household. Only one suite per title may be permitted. Each suite must have a separate entrance door or a single entry door providing access to an enclosed shared landing area. 1 additional parking space will be required on the property containing a suite. In no case will a suite be permitted on a property without a principle, residential structure.

"Self Storage Facility" means a use:

- (a) where goods are stored in a building;
- (b) where the building is made up of separate compartments and each compartment has separate access;
- (c) that may be available to the general public for the storage of personal items;
- (d) that may include the administrative functions associated with the use;
- (e) that may incorporate security or custodial quarters for the facility; and
- (f) that does not include sea cans or shipping containers. (See Storage Structure).

"Seniors Lodge" means a building to provide an appropriate living environment for older adults. Lodges are administered by lodge foundations and may provide housing, meals, housekeeping, linen/ laundry, recreational programs and 24-hour safety and security services.

"Shopping Centre" means a group of commercial establishments planned, developed, owned, and managed as a unit with off-street parking provided on the site.

"Side Yard" means a yard extending from the front wall of the main building situated on a parcel to the rear wall of the main building and lying between the side line of the parcel and the side foundation of the main building.

"Sign" means a device or structure for providing direction or providing information or calling attention to such things as a development, business, product, service, location, object, event or person:

- (a) **"Area of Sign"** means the total surface area within the outer periphery of the said sign, and, in the case of a sign comprised of individual letters or symbols, shall be calculated as the area of a rectangle enclosing the letters or symbols. Frames and structural members not bearing advertising matter shall not be included in computation of surface area;
- (b) **"Fascia Sign"** means a sign placed flat and parallel to the face of the building so that no part projects more than one foot from the building;
- (c) **"Free-standing Sign"** means a sign on a standard or column permanently attached to the ground and which is not connected in any way to any building or other structure;
- (d) **"Projecting Sign"** means a sign which is attached to a building or structure so that part of the sign projects more than one foot from the face of the building or structure;
- (e) **"Roof Sign"** means any sign placed on or over a roof;
- (f) **"Sandwich Board"** means a sign placed only within the frontage area of the business which is advertised;
- (g) **"Portable Sign"** means a sign which may be illuminated and is easily moveable and normally has a message which may be readily modified. Such signs are typically operated by a business which leases these signs to other businesses;
- (h) **"Bench Sign"** means any sign which is placed or erected on an immobile seat.

- **"Site"** means a lot or parcel of land on which a development exists or occurs or for which an application for a development permit is made.

"Site Coverage" means the ratio of all principal and accessory buildings or structures (including verandas, porches, enclosed/ covered/ decks) on a site to the total lot area. Such buildings and structures do not include steps, eaves, cornices and open decks.

"Storage Structure" means a structure that does not meet the definition of an accessory building and is used for the storage of goods or equipment. A storage structure may be in the form of a shipping container (sea cans), trailer or other structure.

"Storage Yard" means a use:

- (a) where goods, motor vehicles or equipment used in road construction, building construction, oilfield services and similar industries are stored outdoors when they are not being used;
- (b) where the vehicles and equipment stored may also be serviced, cleaned or repaired;
- (c) that may involve the storage of construction material such oil and gas pipeline materials or sand and gravel;
- (d) that does not involve the storage of any derelict vehicles or derelict equipment;
- (e) that does not involve the production or sale of goods as part of the use; and
- (f) that may have a building for the administrative functions associated with the use.

"Structure" means anything constructed or erected either permanent or temporary, the use of which requires a location on the ground or attachment to something having location on the ground.

"Structural Alterations" means adjustments or changes made to load bearing walls within a structure for which a building permit is required.

"Subdivision and Development Appeal Board" means a subdivision and development appeal board established by Council pursuant to the Act.

"Temporary" means a period of time up to one year.

"Temporary Development" refers to a proposed development, where the intent is to operate the use or structure for a specified period of time, not to exceed one (1) year from the effective date of the permit issued in relation to the temporary development. Any temporary development permit will state a date on which the development will cease.

"Theatre" means a building, for housing dramatic presentations, stage entertainments, or motion-picture shows.

"Tiny Home" is a descriptor for the architectural and social movement that advocates living simply in small homes. Generally, a floor area of less than 46 m² (500 sq. ft.) is accepted to be a tiny home, (also known as a "small house"). A tiny home which is utilized as a permanent dwelling must conform to all requirements of the Alberta Building Code and the land use district requirements in which the structure is situated, including number of units on a parcel. For purposes of this Bylaw, a non-permanent structure, (not on a foundation), shall adhere to the land use district requirements associated with the placement of a recreational vehicle.

"Toe of a Slope" means the point where at the bottom of a slope, the grade begins to rise at a rate steeper than 20 percent.

"Truck and Freight Terminals" means a processing node for materials or goods. They may include airports, railroad terminals, and trucking terminals. Freight is usually loaded onto and off the transport.

"Utilities" means any one or more of the following:

- (a) systems for the distribution of gas, whether artificial or natural;
- (b) facilities for the storage, transmission, treatment, distribution or supply of water;
- (c) facilities for the collection, treatment, movement, or disposal of sanitary sewage;
- (d) storm sewer drainage facilities;
- (e) systems for electrical distribution and lighting; or
- (f) systems for telephone & cable television distribution.

"Veterinary Clinic" means a use:

- (a) where animals or pets receive medical treatment; and
- (b) that may provide for the incidental sale of products related to the use.
- (c) that may have administrative functions associated with the use.

“Warehousing” means the use of a building and/or site primarily for the keeping of goods and merchandise, excluding dangerous or hazardous materials, derelict vehicles or parts thereof, or any waste material. It includes moving companies, trucking terminals, inter-modal transfer areas and the storage of recreational vehicles (indoor or outdoor, including boats and ATV's). This use may include a retail or wholesale component.

“Waste Transfer Site” means a use:

- (a) where waste is dropped off locally and stored for a limited period of time;
- (b) where waste is picked up on a regular basis and delivered to the regional waste management facility;
- (c) which may include recycling facilities;
- (d) where no waste is permanently disposed of and does not generate environmental pollution to the site or surrounding area.

“Worship Facility” means any facility used for the purpose of spiritual worship. Examples may include, but are not limited to churches, temples, mosques, and synagogues.

“Yard” means a part of a parcel upon or over which no main building is erected.

All other words and expressions have the meanings respectively assigned to them in the Municipal Government Act, (the Act), as amended.

PART II

Administrative Authorities

3. Development Authority

The Development Authority is established by Bylaw pursuant to the Municipal Government Act.

- (1) The Development Authority exercises development powers and duties on behalf of the Municipality.
- (2) The Development Authority is:
 - (a) the **Development Officer** while carrying out his or her functions or duties under this Bylaw and/or the Act, or
 - (b) the **Municipal Planning Commission** while exercising development powers or duties under this Bylaw and/or the Act.

4. Development Officer

The office of the Development Officer is established by Bylaw pursuant to the Act.

- (1) Pursuant to the provisions of the Municipal Government Act, Council hereby appoints the Development Officer as a Development Authority, with the power and authority to make decisions with respect to applications for development permits specified in this Bylaw. The person or persons that fill the office of Development Officer shall be appointed by the County Manager.

5. Municipal Planning Commission

The Municipal Planning Commission is established by Bylaw pursuant to the Act.

- (1) Pursuant to the provisions of the Act, Council hereby appoints the Municipal Planning Commission as a Development Authority, with the power and authority to make decisions with respect to applications for development permits specified in this Bylaw

6. Subdivision and Development Appeal Board

The Subdivision and Development Appeal Board, established by Bylaw in accordance with the Act, shall perform such duties as are specified in Part IV of this Bylaw.

7. Subdivision Authority

The Subdivision Authority, as established by Council, shall perform duties on behalf of the municipality in accordance with the Act, the Land Use Bylaw and all relevant Village of Carbon planning documents.

8. Development Authority – Powers and Duties

- (a) The Development Authority must administer this Bylaw and decide upon all development permit applications.
- (b) The types of development permit applications a development authority may consider in accordance with Part III, Section 10 are a development permit for:
 - (i) a permitted use that complies with all requirements of this Bylaw;
 - (ii) a permitted use that does not comply with all requirements of this Bylaw;
 - (iii) a discretionary use that complies with requirements of this Bylaw;
 - (iv) a discretionary use that does not comply with all requirements of this Bylaw.
- (c) Unless otherwise referenced in Section 11, the Development Authority must not approve a development permit for an addition or structural alteration to a non-conforming building.
- (d) The Development Authority must collect fees according to the scale approved by resolution of Council.
- (e) The Development Authority may refuse to accept a development permit application where:
 - (i) the information required by Part III Section 9 is not provided;
 - (ii) the quality of the information provided is inadequate to properly evaluate the application; or
 - (iii) the fee for a development permit application has not been paid.

PART III**Development Permit Application****9. Control of Development**

- (1) No development other than that designated in Section 8 shall be undertaken within the Municipality unless an application for it has been approved and a development permit has been issued.

10. Development Permit Not Required

It shall not be necessary to obtain a Development Permit prior to commencement of the following developments but the development shall otherwise comply with the provisions of this Bylaw.

- (1) The carrying out of works of maintenance or repair to a building provided that such work:
 - (a) does not include structural alterations;
 - (b) does not change the use or intensity of the use of the structure.
- (2) The completion of any development which was lawfully commenced before the passage of this Bylaw or any amendment thereto, provided the development is completed in accordance with the terms of any permit granted in respect of it and provided that it is completed within 12 months of the date of commencement.
- (3) The use of any such building as is referred to in subsection (2) for the purpose for which construction was commenced.
- (4) The erection or construction of gates, fences, walls or other means of enclosure in accordance with **Section 39** of this Bylaw.
- (5) A temporary construction site building, the sole purpose of which is incidental to the erection or alteration of a building, for which a permit was issued under this Bylaw and which is removed from the site upon completion of construction/alteration;
- (6) The maintenance or repair of public works, services or utilities carried out by or on behalf of federal, provincial and municipal public authorities on land which is publicly owned or controlled.
- (7) The use of a building or part thereof as a temporary polling station for a Federal, Provincial, or Municipal election, referendum or plebiscite.
- (8) The construction, maintenance and repair of private walkways, pathways, driveways, and similar works.
- (9) The placement of signs that:
 - (a) Are for the purpose of identification, direction and warning, not exceeding 0.9 m² (10 ft.²) and limited to one sign per parcel;

- (b) Are **temporary** and are for the advertising of sale or lease of property, not exceeding 0.55 m^2 (6 ft.²) in area and not more than 1.8 m (6 ft.) in height;
 - (c) Relate to a person, partnership or company carrying on a profession, business or trade, not exceeding $.28 \text{ m}^2$ (3 ft.²) and limited to one sign per parcel;
 - (d) Relate to an institution of a religious, educational, cultural, recreational, or similar character or to a residential motel, apartment block, club or similar institution, not exceeding 0.9 m^2 (10 ft.²) and limited to one sign per parcel;
 - (e) Related to the function of Local Authorities and Utilities Boards; and
 - (f) Relate to a **Home Occupation** and which do not exceed 0.28 m^2 (3 sq. ft.) and are fixed to the principal or accessory building.
- (10) An official notice, sign, placard or bulletin required to be displayed pursuant to provisions of Federal, Provincial or Municipal Legislation.
- (11) The erection or construction or replacement of one (1) garden/tool shed per site, which does not exceed 13.4 m^2 (144 sq. ft.) in floor area and 3.05 m (10 ft.) in height and is not placed on a permanent foundation or connected to any utilities.

11. Application for a Development Permit

- (1) Any owner of a parcel, an authorized agent, or other persons having legal or equitable interest in the parcel may make application for a development permit to the Development Officer using the approved form and shall be accompanied by information as may be required by the Development Authority to evaluate the application including, but not limited to:
- (a) a site plan in duplicate, drawn to scale, which shows the following:
 - (i) legal description of the site with north arrow;
 - (ii) area and dimensions of the land to be developed including the front, rear and side yards if any;
 - (iii) area and external dimensions including the heights of all buildings and structures to be erected on the land;
 - (iv) any provisions for off-street loading and vehicle parking, including all access and exit points to the site; and
 - (v) the position and distances of any existing building, roads, water bodies, trees or other physical features on the land to be developed.
 - (b) floor plans, elevations, sections in duplicate and an indication of the exterior finishing materials and color if required by the Development Authority;
 - (c) pictures of the interior and exterior of an existing building that is proposed to be moved on to a parcel within the Village of Carbon;
 - (c) a statement of the proposed use or uses;
 - (d) a statement of ownership of land and the interest of the applicant therein;
 - (e) the estimated commencement and completion dates;

- (f) the estimated cost of the project or contract price;
- (g) the development permit fee as prescribed by Council;
- (h) a surveyor's certificate or real property report if required by the Development Officer;
- (i) written agreement of the registered land owner(s) of the property with regard to the proposed development;
- (j) Damage Deposits:
 - (i) A damage deposit of \$500.00 per lot or higher at the discretion of the Development Officer shall be paid upon receipt of a development permit. This requirement may be waived if, in the opinion of the Development Officer, there are no improvements abutting the property that could sustain damage during construction.
 - (ii) The damage deposit shall be used by the Village of Carbon to repair or replace damaged curb stops, valve boxes, manhole cover, catch-basins, culverts, pipelines, sidewalks, curbs and gutters, lanes, roads and any surface or underground improvement on or abutting the land which is covered by the construction or demolition activity.
 - (iii) It is the owner's or agent's responsibility to ensure, prior to commencement of construction or demolition, there is no previous damage. If there is existing damage, it shall be reported to the Village of Carbon, before the work commences.
 - (iv) Rough landscaping (spreading of topsoil) must be completed before the damage deposit is refunded.
 - (v) The property owner or agent is responsible to have the necessary improvement cleared and visible for the initial and final inspection by the Village.
 - (vi) The property owner or agent shall apply to the Public Works Department for the refund of the damage deposit.
 - (vii) When an application is made, the Village Public Works Department shall inspect the site for damage.
 - (viii) If no damage has occurred, the deposit shall be refunded in full.
 - (ix) If damage has occurred, the deposit shall be used to cover the cost and any outstanding amount shall be directed to the property owner.
 - (x) Damage deposits cannot be transferred to another property.

- (2) The Development Authority may require additional copies of the application plans or specifications as well as such additional information as deemed necessary to sufficiently evaluate the application.
- (3) The Development Authority shall issue a notice of "Complete" or "Incomplete" application, within 20 days of the submission in accordance with the requirements of the Act.

12. Deciding on Development Permit Applications

- (1) The Development Officer shall:
 - (a) receive, consider and decide on an application for a development permit for those uses listed as a **permitted use** for the relevant land use district that comply with the minimum standards for that district;
 - (b) refer, at his/her discretion, a permit application for an **industrial development** for comments to those authorities (provincial and regional) where interest or jurisdiction may be affected;
 - (c) refer with recommendations, to the **Municipal Planning Commission** for its consideration and decision, applications for a development permit for those uses which constitute **discretionary uses** and which have been assigned to it for consideration and decision; and
 - (d) refer to the **Municipal Planning Commission** at his/her discretion any application which in his/her opinion should be decided by the Commission.
- (2) The Municipal Planning Commission shall:
 - (a) decide on applications for a development permit for those uses listed as **discretionary uses** for the relevant land use district (excepting applications for Home Occupations);
 - (b) approve the application unconditionally or impose conditions considered appropriate, either permanently or for a limited period of time, or refuse the application;
 - (c) When making a decision on a development permit application for a **discretionary use** the Municipal Planning Commission must take into account:
 - (i) any plans and policies affecting the parcel;
 - (ii) the purpose statements in the applicable land use district;
 - (iii) the appropriateness of the location and parcel for the proposed development;
 - (iv) the compatibility and impact of the proposed development with respect to adjacent development and the neighbourhood;
 - (v) the merits of the proposed development;
 - (vi) the servicing requirements;
 - (vii) access and transportation requirements;

- (viii) vehicle and pedestrian circulation within the parcel;
 - (viii) sound planning principles.
- (3) An application may be approved where the proposed development does not comply with the specific requirements of any district in this Bylaw if, at the discretion of the Municipal Planning Commission, the proposed development is in general accordance with all other bylaw requirements
- (4) The Development Authority may require, with respect to a development that, as a condition of issuing a development permit, the applicant enter into an agreement to do all or any of the following:
- (a) to construct or pay for the construction of public roadways required to give access to the development, or
 - (b) to construct or pay for the construction of pedestrian walkway systems, or
 - (c) to construct or pay for the construction of parking facilities and/or loading and unloading facilities, or
 - (d) to install or pay for the installation of utilities that are necessary to service the development, or
 - (e) to pay an off-site levy or redevelopment levy imposed by Bylaw.
- (5) If a development permit application is **refused**, the Development Officer need not accept another application for the same or similar use on the same parcel for six (6) months from the date of refusal or appeal decision, whichever is the latter;
- (6) An application for a Development Permit, shall be deemed to be **refused** when a decision thereon is not made within forty (40) days after the receipt of the application in its complete and final form by the Development Officer. The applicant may appeal in writing as provided for in **Part IV** as though he/she had received a decision or refusal. This clause shall not apply if an applicant for a development permit enters into an agreement with the Development Officer to extend the 40 day time period.
- (7) The Development Authority may issue a **temporary Development Permit**, for a period not exceeding one (1) year.
- (8) If the development authorized by a permit is not commenced within the 12 months from the date of its issue, the permit is deemed to be void, unless an extension to this period has previously been granted by the Development Authority.

13. Application for Relaxation of Bylaw Requirements

- (1) Where a development permit application is for a permitted or discretionary use in a building or on a parcel and the proposed development does not conform to all applicable requirements and rules of the Bylaw, the Development Authority may, in accordance with the following standards:
- (a) refuse to approve the development permit application; or
 - (b) approve the development permit application and grant a relaxation of the requirement or rule to which the proposed use does not conform.

- (2) The Development Officer, at his/her discretion, may relax the development standards within residential land use districts of up to 10% of the Land Use Bylaw requirement, or defer a decision on a relaxation request to the Municipal Planning Commission;
- (3) The Municipal Planning Commission or Subdivision Authority at its discretion may relax the development standards in any land use district up to 20%;
- (4) Notwithstanding Subsection (3) above, the Subdivision Authority or Development Authority at its discretion, may relax the development standards beyond 20% in the following cases in accordance with the ***test for a relaxation*** in the following subsection:
 - (a) a proposed subdivision, the setback requirements for existing buildings may be relaxed to allow the subdivision of the lot, if the subdivision would not increase any existing non-conformity and meets the minimum parcel requirements to allow for redevelopment in the future;
 - (b) an addition to an existing residential development in an established area; if the development would not increase any existing non-conformity.
- (5) The test for a relaxation shall include the following criteria:
 - (a) the proposed development would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring properties; and
 - (b) the proposed development conforms with a use prescribed by this Bylaw for that land or building;
 - (c) conformance to the purpose and intent of the Land Use District;
 - (d) whether granting the relaxation would make the proposed development incompatible with existing developments or uses; and
 - (d) take into consideration the future land uses of the parcel and surrounding area as depicted in the ***Municipal Development Plan***.
- (6) The Development Authority may, as a condition of approving a development permit that does not comply with all of the applicable requirements and rules of this Bylaw require the applicant to conform to a higher standard than required by the applicable rules if, in the opinion of the Development Authority, conformance to a higher standard will off-set any impact of granting the relaxation.

14. Applications the Development Authority Must Refuse

- (1) The Development Authority ***must refuse*** a development permit application when the proposed development:
 - (a) is for a use that is not listed as either a permitted or discretionary use in the governing land use district;

15. Development Permit Referrals & Notices

- (1) **Development Permit Application Referrals**

- (a) Upon receipt of a complete application for development of a use listed as a **Discretionary Use** or that requires a **relaxation**, the Development Authority may at their discretion provide written notice to all adjacent landowners or a greater circulation area if potential for conflict is deemed to be probable;
- (b) Refer at their discretion, a permit application for a development for comments to any officer, individual, group, department, agency, (provincial and regional) or adjacent municipality whose intent or jurisdiction may be affected;
- (c) The notice shall indicate the location and nature of the development proposal, the time and date a decision will be rendered on the application, copies of relevant drawings and a contact and a final date to submit comments;
- (d) After a minimum 14 days from the date of referral to any department/individual and/or to any other provincial, federal, or external agency, the Development Officer may present the application to the Municipal Planning Commission whether or not comments or recommendations have been received;
- (e) The Development Officer shall disclose to the Municipal Planning Commission whether a circulation was performed in regards to a development application for a **discretionary use** or an application that requires a **relaxation** and the extent of the circulation area;
- (f) In cases where the Development Officer has rendered a decision, this decision shall be circulated to the Municipal Planning Commission for their information.

(2) **Development Permit Notification of Decision**

- (a) A development permit granted pursuant to this Bylaw does not come into effect until it is determined that no notice of appeal has been served on the Subdivision and Development Appeal Board within the 14 day appeal period for a **discretionary use** or a permitted use where a **relaxation** of bylaw requirements has been applied. Any development proceeded with by the applicant prior to the expiry of this period is done solely at the risk of the applicant;
- (b) Notwithstanding subsection (a), a development permit granted pursuant to this Bylaw, for a **permitted use**, where the provisions of this Bylaw have not been relaxed or varied, comes into effect on the date that the decision is made.
- (c) Where an **appeal** is made pursuant to **Part IV** of this Bylaw, a development permit which has been granted shall not come into effect until the appeal has been determined. The Subdivision and Development Appeal Board may approve or refuse the permit application in accordance with the **Act** and **Part IV** of this Bylaw.
- (d) When a Development Permit has been granted, the following **notification procedures** shall be followed:

- (i) in the case of a permit issued for a **permitted use** where the provisions of this Bylaw have not been relaxed or varied, the Development Officer is not required to notify adjacent or affected land owners;
 - (ii) for all **Home Occupation** permit applications, a notice in writing shall be immediately mailed to all adjacent landowners who, in the opinion of the Development Officer, may be affected;
 - (iii) in all other circumstances, a notice shall immediately be posted conspicuously on the property for which the Development Permit application has been made; and/or
 - (iv) a notice, in writing, shall be immediately mailed to all adjacent landowners and to all registered owners of land whom, in the opinion of the Developer Officer, may be affected; and/or
 - (v) a notice shall be immediately published in a newspaper circulating in the municipality stating the location of the property for which the application has been made and the use approved.
- (e) A decision by the Development Authority on an application for a development permit shall be given in writing and a copy of it sent to the applicant.
- (f) When the Development Authority **refuses** an application for a development permit, the decision shall contain the reasons for the refusal.
- (g) If after the issuance of a development permit it becomes known to the Development Authority that:
- (i) the application for a development permit contains a misrepresentation;
 - (ii) facts have not been disclosed which should have been disclosed at the time of consideration of the application for the development permit; or
 - (iii) the development permit was issued in error; or
 - (iv) the requirements or conditions of the development permit have not been complied with; or
 - (v) the applicant requests, by way of written notice to the Development Authority, the cancellation of the development permit, provided that commencement of the use, development or construction has not occurred;

the development permit may be **suspended or cancelled** by notice in writing, issued by the Development Authority to the applicant at the address given in the development permit application. Upon receipt of the written notice of suspension or cancellation, the applicant must cease all development and activities to which the development permit relates.

PART IV

Appeals

16. Appeal Procedure

- (1) An appeal may be made to the ***Subdivision and Development Appeal Board*** where the Development or Subdivision Authority as the case may be:
 - (a) refuses or fails to issue a development permit to a person within 40 days of receipt of the application. If the applicant has entered into an agreement with the Development Officer or Municipal Planning Commission to extend the 40 day time period this clause comes into effect at the time the extension expires;
 - (b) issues a development permit or subdivision approval subject to conditions;
 - (c) issues an order under ***Section 19*** of this Bylaw;
 - (d) cancels or suspends a development permit under in accordance with this Bylaw;
 - (e) refuses or fails to approve a subdivision application within 21 or 60 days (whichever period is applicable) of receipt of a complete application, unless the applicant has entered into an agreement with the subdivision authority to extend the 21 or 60 day time period, as the case may be;
 - (f) where a Development Permit is issued within a ***Direct Control District*** by Council, there is no appeal available to the Subdivision and Appeal Board in accordance with the Act;
 - (g) where a Development Permit is issued within a ***Direct Control District*** by the Development Authority, the appeal that can be made to the Board is limited to the question of whether the Development Authority followed the direction of Council;
 - (h) If the Board finds that the Development Authority did not follow Council's directions, it may, in accordance with Council's directions, substitute its decision for that of the Development Authority.
- (2) The person applying for a subdivision, development permit or affected by an order, under this Bylaw, or any other person complying with the appeal requirements as set out in the ***Act*** and ***Subdivision and Development Regulation***, may appeal the decision of the Development or Subdivision Authority to the Subdivision and Development Appeal Board.
- (3) Notwithstanding subsections (1) and (2), no appeals are allowed in respect of the issuance of a development permit for a Permitted Use listed in a Land Use District, unless the provisions of this Bylaw were relaxed, varied or misinterpreted.
- (4) An appeal shall be made by serving a written notice of appeal, stating the reasons for the appeal, to the Secretary of the Subdivision and Development Appeal Board within ***21 days*** after the notice of the order, decision or permit issued by the Development or Subdivision Authority was either:
 - (a) first published in a newspaper circulating in the area; or

- (b) posted on the site of the property which is the subject of the application; or
 - (c) received by the applicant, whichever of these is the latter.
- (5) For the purpose of subsection 3(c), the date of receipt of the decision is deemed to be five (5) days from the date the decision was mailed.
- (6) Each appeal made to the Subdivision and Development Appeal Board shall be accompanied by a processing fee, the amount of which shall be set from time to time by resolution of Council.

17. Public Hearing

- (1) Within 30 days of receipt of a notice of appeal, the Board shall hold a public hearing respecting the appeal.
- (2) The Subdivision and Development Appeal Board shall give at least 5 days notice in writing of the public hearing to:
 - (a) the appellant or any person acting on the appellants behalf;
 - (b) the Development or Subdivision Authority as the case may be from whose order, decision or development permit the appeal is made;
 - (c) those land owners adjacent to the affected land and all other registered owners of land in the municipality who were notified in accordance with the Act and any other person who in the opinion of the Subdivision and Development Appeal Board, is affected by the order, decision or permit;
 - (d) Palliser Regional Municipal Services;
 - (e) such other persons as the Subdivision and Development Appeal Board specifies.
- (3) The **Subdivision and Development Appeal Board** shall make available for public inspection before the commencement of the public hearing all relevant documents and materials respecting the appeal, as they become available, subject to the Act, including:
 - (a) the application for the development permit, its refusal and the appeal there from; or
 - (b) the order of the Development Authority under this Bylaw, as the case may be.
- (4) At the public hearing referred to in subsection (1), the Board shall hear:
 - (a) the appellant or any person acting on the appellants behalf;
 - (b) the Development or Subdivision Authority from whose order, decision or development permit the appeal is made, or if a person is designated to act on behalf of the Development Officer, that person;
 - (c) any other person who was served with notice of the hearing and who wishes to be heard or a person acting on the persons; and
 - (d) any other person who claims to be affected by the order, decision or permit and that the Subdivision and Development Appeal Board agrees to hear or person acting on the persons behalf.

18. Decision

- (1) The Subdivision and Development Appeal Board shall give a written decision together with reasons for the decision within **15 days** of the conclusion of the hearing.
- (2) A decision made under this part of the Bylaw 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 appeal to the Court of Appeal shall be made:
 - (a) to a judge of the Court of Appeal; and
 - (b) within 30 days after the issue of the order, decision, permit, or approval sought to be appealed.

PART V**Enforcement & Administration****19. Orders of Compliance**

- (1) Where the Development Officer finds a development or use of land or buildings is not in accordance with:
 - (a) the Act or the regulations under that part of the Act; or
 - (b) a Development Permit or Subdivision Approval; or
 - (c) this Land Use Bylaw; or
 - (d) an order, decision, or permit of the ***Subdivision and Development Appeal Board*** or ***Municipal Government Board***;the Development Officer may, by notice in writing, order the registered owner, the person in possession of the land or buildings or the person responsible for the contravention or all or any of them to:
 - (a) stop the development or use of the land or buildings in whole or in part as directed by the notice; or
 - (b) demolish, remove or replace the development; or
 - (c) take such other measures specified in the notice so that the development or use of the land or building is in accordance with the Act, a development permit, subdivision approval or this Bylaw, as the case may be, within the time period set out in the notice.
- (2) A person who receives an order referred to in subsection (1) may appeal to the Subdivision and Development Appeal Board in accordance with this Bylaw and the Act.

20. Enforcement

- (1) Where a person fails or refuses to comply with an order directed to them under the requirements of the Act within the time specified, the Council or a person appointed by it may, in accordance with the Act, enter upon the land or building and take such action as is necessary to carry out the order.

- (2) Where the Council or a person appointed by it carries out an order, the Council shall cause the costs and expenses incurred in carrying out the order to be placed on the tax roll as an additional tax against the property concerned and that amount shall be collected in the same manner as taxes on land.
- (3) A person who contravenes or fails to comply with a development permit or a condition attached thereto is guilty of an offense and is liable on summary conviction to a fine.

21. Application to Amend the Land Use Bylaw

- (1) A person may apply to have this Bylaw amended, by applying in writing and furnishing reasons in support of the application.
- (2) Council may at any time initiate an amendment to this Bylaw by its own motion by directing the Development Officer to initiate an application.
- (3) All applications for amendments of this Bylaw shall be made using the approved form, accompanied by:
 - (a) the fee determined by the Council;
 - (b) a statement of the applicant's interest in the land;
 - (c) any drawings, plans or maps required by the Development Officer; and
 - (d) any documents as required by the Development Officer.
- (4) If an application for an amendment to this Bylaw has been refused by Council, then Council need not accept an application for an amendment for the same use on the same parcel for a period of six (6) months from the date of refusal.

22. Sections Found Invalid

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

23. Existing Land Use Bylaw

- (1) **Bylaw No. 2009-762** and all amendments thereto are hereby repealed as of the date of third reading of this Bylaw.

PART VI

Land Use Districts

24. Districts

- (1) For the purpose of this Bylaw, the Village of Carbon is divided into the following Districts:

R-1	- Single Detached Residential District
R-2	- General Residential District
R-3	- Multiple Unit Residential District
SHR	- Small Holdings Residential District
C-B	- Central Commercial District
M-1	- Light Industrial District
P	- Community Service District
UR	- Urban Reserve District
DC	- Direct Control District
FRO	- Flood Risk Area Overlay District

25. District Boundaries

- (1) The locations and boundaries of the land use districts are shown on the ***Land Use District Map***, which forms part of this Bylaw.

- (2) The locations of boundaries shown on the ***Land Use District Map*** shall be governed by the following rules:

Rule 1. Where a boundary is shown as following a street, lane, stream or canal, it shall be deemed to follow the centerline thereof.

Rule 2. Where a boundary is shown as approximately following a lot line, it shall be deemed to follow the lot line.

Rule 3. In circumstances not covered by Rules 1 and 2 the location of the district boundary shall be determined:

- (a) using any dimensions given on the map; or
- (b) where no dimensions are given, measurement using the scale shown on the map.

- (3) Where the exact location of the boundary of a land use district cannot be determined using the rules in subsection (2), the Council, on its own motion or on a written request, shall fix the location:

- (a) in a manner consistent with the provisions of this Bylaw; and
- (b) with the appropriate degree of detail required.

- (4) The location of a district boundary, once fixed, shall not be altered except by an amendment of this Bylaw.
- (5) The Council shall keep a list of its decisions fixing the locations of district boundaries.
- (6) In addition to the provisions for development as contained under each **Land Use District**, the **General Land Use Regulations** listed in **Part VII** of this Land Use Bylaw shall apply to every development as required by the Development Authority.

26. Direct Control Districts

- (1) Direct Control Districts provide for development that, due to its unique characteristics, unusual site conditions, or innovative design, requires specific regulations unavailable in other land use districts. Land uses within a Direct Control District shall be determined by Council.
- (2) Direct Control Districts may not be substituted for any other land use district if the same outcome can occur in that land use district.
- (3) Where Council deems that there are sufficient and appropriate regulations within a Direct Control Bylaw, authority to approve development within the Direct Control District may be delegated to the Development Authority by resolution of Council.
- (4) Appeals within a Direct Control District shall be in accordance with the Act.

27. R-1 – Single-Detached Residential District**(1) Purpose**

The purpose of this district is to provide for low-density residential development in the form of single-detached housing.

(2) Permitted Uses

- Accessory Building or Structure
- Alternative Energy - Solar Energy Conversion System
- Dwelling - Single-Detached
- Parks and Playgrounds

(3) Discretionary Uses

- Accessory Building – Fabric Covered
- Bed and Breakfast Establishment
- Day Home
- Dwelling – Modular Home
- Dwelling – Moved On
- Dwelling – Ready-to-Move
- Group Home
- Home Occupation
- Public Buildings and Installations
- Public Utility
- Secondary Suite
- Sign
- Storage Structure
- Worship Facility

(4) Minimum Requirements**(a) Site Area:**

- (i) 464.5 m² (5,000 sq. ft.) for dwellings,
- (ii) Other uses at the discretion of the Municipal Planning Commission.

(b) Lot Width:

- (i) 15.24 m (50 ft.) for dwellings,
- (ii) Other uses at the discretion of the Municipal Planning Commission.

(c) Front Yard:

- (i) 5.0 m (16.4 ft.) for dwellings;
- (ii) Other uses at the discretion of the Municipal Planning Commission.

(d) Side Yard:

- (i) 1.5 m (5 ft.) for all dwellings;
- (ii) 4.5 m (15 ft.) for a single-detached dwelling on a reversed corner lot;
- (iii) Accessory buildings shall be sited in accordance with the General Land Use Regulations of this Bylaw; and

- (iv) Other uses at the discretion of the Municipal Planning Commission.
- (e) Rear Yard:
 - (i) 7.6 m (25 ft.) for principal buildings;
 - (ii) Accessory buildings shall be sited in accordance with the General Land Use Regulations of this bylaw.
- (f) Gross Floor Area:
 - (i) 84 m² (904 sq. ft.) for all dwellings;
 - (ii) Other uses at the discretion of the Municipal Planning Commission.

(5) Maximum Limits

- (a) Height:
 - (i) 10.67 m (35 ft.) for principal buildings and shall not exceed 2.5 storeys above grade level;
 - (ii) 5 m (16.4 ft.) for accessory buildings.
- (b) Site Coverage:
 - (i) 40% for all dwellings;
 - (ii) 55% for dwellings with an attached garage;
 - (iii) 15% for accessory buildings;
 - (iv) Total site coverage including accessory buildings shall not exceed 55%;
 - (v) Other uses at the discretion of the Development Authority.

(6) Off-Street Parking

Off-Street Parking shall be provided in accordance with Section 66.

28. R-2 – General Residential District**(1) Purpose**

The purpose and intent of this district is to provide for a residential neighborhood in which a variety of housing types may be accommodated at lower densities than the R-3 District.

(2) Permitted Uses

- Accessory Building or Structure
- Alternative Energy - Solar Energy Conversion System
- Dwelling – Duplex
- Dwelling – Ready-to-Move
- Dwelling – Semi-Detached
- Dwelling - Single-Detached
- Group Home
- Parks and Playground

(3) Discretionary Uses

- Accessory Building – Fabric Covered
- Communication Tower
- Bed and Breakfast Establishment
- Day Care
- Day Home
- Dwelling – Manufactured Home
- Dwelling – Moved On
- Dwelling – Apartment
- Dwelling – Multiple Unit (Attached Housing)
- Home Occupation
- Manufactured Home Park
- Public Buildings and Installations
- Public Utility
- Secondary Suite
- Seniors Lodge
- Sign
- Storage Structure
- Worship Facility

(4) Minimum Requirements**(a) Site Area:**

- (i) 371.6 m² (4,000 sq. ft.) for all single-unit dwellings;
- (ii) 610 m² (6,566.2 sq. ft.) for a duplex;
- (iii) 228.0 m² (2,454 sq. ft.) for each unit in a semi-detached dwelling;
- (iv) 183.0 m² (1,970 sq. ft.) for interior units and 228.0 m² (2,454 sq. ft.) for end units for attached housing;
- (v) 650 m² (7,000 sq. ft.) for apartment buildings;
- (vi) Other uses at the discretion of the Development Authority.

(b) Lot Width:

- (i) 12.2 m (40 ft.) for a single-family dwelling;
- (ii) 15.2 m (50 ft.) for a duplex;

- (iii) 7.6 m (25 ft.) for each unit in a semi-detached dwelling;
- (iv) 6.1 m (20 ft.) for interior units and 7.6 m (25 ft.) for end units for attached housing;
- (v) 18.3 m (60 ft.) for apartment buildings;
- (vi) Other uses at the discretion of the Development Authority.
- (c) Front Yard:
 - (i) 5 m (16.4 ft.) for all dwellings;
 - (ii) Other uses at the discretion of the Development Authority.
- (d) Side Yard:
 - (i) 1.5 m (5 ft.) for dwellings;
 - (ii) 2.1 m (7 ft.) for dwellings having the principal entrance provided from a side yard;
 - (iii) 4.5 m (15 ft.) for dwellings on a reversed corner lot;
 - (iv) Accessory buildings shall be sited in accordance with Section 40 of the General Land Use Regulations of this bylaw;
 - (v) Other uses at the discretion of the Development Authority.
- (e) Rear Yard:
 - (i) 7.6 m (25 ft.) for principal buildings; and
 - (ii) Accessory buildings shall be sited in accordance with Section 40 of the General Land Use Regulations of this bylaw.
- (f) Gross Floor Area:
 - (i) 85 m² (914.6 sq.ft.) for single-unit dwellings;
 - (ii) 75 m² (807 sq.ft.) for semi-detached dwellings
 - (iii) 56 m² (600 sq.ft.) for each dwelling unit in a duplex and attached housing units;
 - (iv) 37 m² (398.3 sq.ft.) for apartments;
 - (v) 78.1 m² (840 sq. ft.) for manufactured homes;
 - (vi) Other uses at the discretion of the Development Authority.

(5) **Maximum Limits**

- (a) Height:
 - (i) 10.5 m (35 ft.) for principal buildings and shall not exceed 2.5 storeys above grade level;
 - (ii) 5 m (16.4 ft.) for accessory buildings;
 - (iii) Other uses at the discretion of the Development Authority.
- (b) Site Coverage:
 - (i) 40% for all dwellings;
 - (ii) 55% for dwellings with an attached garage;
 - (iii) 15% for accessory buildings;
 - (iv) Total site coverage including accessory buildings shall not exceed 55%;
 - (v) Other uses at the discretion of the Development Authority.

(6) **Off-Street Parking**

Off-Street Parking shall be provided in accordance with Section 67.

(7) **Landscaping & Screening**

- (a) A minimum of 10% of the site area for apartment buildings and attached housing shall be landscaped or developed in order that it can be utilized as an amenity area.
- (b) Garbage and waste material must be stored in weather and animal proof containers and screened from adjacent sites and public thoroughfares, including lanes to the satisfaction of the Development Authority.
- (c) Attached housing and apartment complexes shall store garbage and waste material in a single, weather and animal proof collective container, designed and located on the site to the satisfaction of the Development Authority.

29. R-3 – Multiple Unit Residential District**(1) Purpose**

The purpose and intent of this district is to provide for residential neighborhoods where a variety of medium density housing types may be permitted.

(2) Permitted Uses

- Accessory Building or Structure
- Alternative Energy - Solar Energy Conversion System
- Day Home
- Dwelling – Duplex
- Group Home
- Parking Lot
- Parks and Playgrounds

(3) Discretionary Uses

- Communication Tower
- Day Care
- Day Home
- Dwelling – Apartment
- Dwelling – Multiple Unit (Attached Housing)
- Home Occupation
- Public Buildings and Installations
- Public Utility
- Seniors Lodge
- Sign
- Storage Structure
- Worship Facility

(4) Minimum Requirements**(a) Site Area:**

- (i) 456 m² (4,909 sq. ft.) for a duplex;
- (ii) 228.0 m² (2,454 sq. ft) for each unit in a semi-detached dwelling;
- (iii) 183.0 m² (1,970 sq. ft) for interior units and 228.0 m²(2,454 sq. ft) for end units for attached housing;
- (iv) 650 m² (7,000 sq. ft) for apartment buildings;
- (v) Other uses at the discretion of the Development Authority.

(b) Lot Width:

- (i) 15.2 m (50 ft.) for a duplex;
- (ii) 7.6 m (25 ft.) for each unit in a semi-detached dwelling;
- (iii) 6.1 m (20 ft.) for interior units and 7.6 m (25 ft.) for end units for attached housing;
- (iv) 18.3 m (60 ft.) for apartment buildings;
- (v) Other uses at the discretion of the Development Authority.

- (c) Front Yard:
 - (i) 5.0 m (16.4 ft.) for all dwellings;
 - (ii) Other uses at the discretion of the Development Authority.
- (d) Side Yard:
 - (i) 1.5 m (5 ft) for duplexes and semi-detached dwellings;
 - (ii) 2.1 m (7 ft.) for duplexes and semi-detached dwellings having a principal entrance provided from a side yard;
 - (ii) 3 m (10 ft.) for attached housing and apartment buildings;
 - (iv) 4.5 m (15 ft.) for dwellings for a reversed corner lot;
 - (v) Accessory buildings shall be sited in accordance with Section 40 of the General Land Use Regulations of this bylaw;
 - (vi) Other uses at the discretion of the Development Authority
- (e) Rear Yard:
 - (i) 6.1 m (20 ft.) for principal buildings; and
 - (ii) Accessory buildings shall be sited in accordance with Section 40 of the General Land Use Regulations of this bylaw.
- (f) Gross Floor Area:
 - (i) 75 m² (807 sq. ft.) for semi-detached, attached housing and apartment dwelling units;
 - (ii) 56 m² (600 sq. ft.) for each dwelling unit in a duplex;
 - (iii) Other uses at the discretion of the Development Authority.

(5) Maximum Limits

- (a) Height:
 - (i) 10.6 m (35 ft.) for semi-detached, attached housing and duplex dwelling units
 - (ii) 13.7 m (45 ft.) for apartments;
 - (iii) 5 m (16.4 ft.) for accessory buildings. for accessory buildings;
 - (iv) Other uses at the discretion of the Municipal Planning Commission.
- (b) Site Coverage
 - (i) 40% for semi-detached dwellings, duplexes, apartments and attached housing;
 - (ii) 15% for accessory buildings;
 - (iii) Total site coverage including accessory buildings and structures shall not exceed 55%;
 - (iv) Other uses at the discretion of the Development Authority.

(6) Off-Street Parking

Off-Street Parking shall be provided in accordance with Section 67.

(7) Landscaping & Screening

- (a) A minimum of 10% of the site area for apartment buildings and attached housing shall be landscaped or developed so that it can be utilized as an amenity area.
- (b) Garbage and waste material must be stored in weather and animal proof containers and screened from adjacent sites and public thoroughfares, including lanes to the satisfaction of the Development Authority.
- (c) Attached housing and apartment complexes shall store garbage and waste material in a single, weather and animal proof collective container, designed and located on the site to the satisfaction of the Development Authority.

30. SHR – Small Holdings Residential District**(1) Purpose**

The purpose and intent of this district is to provide areas for larger lot residential development free from incompatible uses and where servicing for future development is not feasible in accordance with the Municipal Development Plan and infrastructure servicing studies.

(2) Permitted Uses

- Accessory Building or Structure
- Alternative Energy - Solar Energy Conversion System
- Day Home
- Dwelling – Ready-to-Move
- Dwelling - Single-Detached
- Parks and Playgrounds

(3) Discretionary Uses

- Bed & Breakfast Establishment
- Commercial Tourist Development
- Communication Tower
- Dwelling – Manufactured Home
- Dwelling – Modular Home
- Dwelling – Moved On
- Greenhouse
- Home Occupation
- Kennel
- Livestock
- Public Buildings and Installations
- Public Utility
- Self Storage Facility
- Sign
- Storage Structure

(4) Minimum Requirements**(a) Site Area:**

- (i) 0.3 ha (0.7 acres) for all uses;
- (ii) Lots serviced by a private water and / or sewer system at the discretion of the Development Authority to ensure compliance with the Alberta Safety Codes and the Private Sewage Disposal System Standard of Practice;
- (iii) With the approval of the Development Authority, the site area may be less in the case of lots legally created prior to adoption of this Bylaw and shall meet the requirements of applicable Provincial regulations;
- (iv) Other uses at the discretion of the Development Authority.

(b) Lot Width:

- (i) 30 m (98.4 ft.);
- (ii) Lots served by a private water and / or sewer system at the discretion of the Development Authority to ensure compliance with the Alberta Safety Codes and the Private Sewage Disposal System Standard of Practice;

- (iii) Other uses at the discretion of the Development Authority.
 - (c) Front Yard:
 - (i) 8 m (26.2 ft.) from an internal subdivision road;
 - (ii) 50 m (164 ft.) from a graveled road allowance;
 - (iii) Other uses at the discretion of the Development Authority.
 - (d) Side Yard:
 - (i) 3 m (9.8 ft.) except on a corner parcel where the minimum side yard abutting a public roadway shall not be less than 6 m (19.7 ft.);
 - (ii) Other uses at the discretion of the Development Authority.
 - (e) Rear Yard:
 - (i) 7.5 m (24.6 ft.) for dwellings;
 - (ii) Other uses at the discretion of the Development Authority.
 - (f) Gross Floor Area:
 - (i) 85 m² (914.6 sq. ft.) for single-detached dwellings;
 - (ii) 78 m² (840 sq. ft.) for manufactured homes;
 - (iii) Other uses at the discretion of the Development Authority.
- (5) **Maximum Limits**
 - (a) Height
 - (i) 10.67 m (35 ft.) for principal buildings and shall not exceed 2.5 storeys above grade level;
 - (ii) 5 m (16.4 ft.) for accessory buildings
 - (iii) All other uses at the discretion of the Development Authority.
 - (b) Site Coverage
 - (i) 10% of the site area for dwellings;
 - (ii) 5% of the site area for accessory buildings;
 - (iii) Other uses at the discretion of the Development Authority.
 - (c) Site Area:
 - (i) 1.21 ha (3.0 acres) unless a larger parcel is necessary to accommodate site development constraints such as private sewage disposal system requirements or topography at the discretion of the Development Authority.
- (6) **Off-Street Parking**

Off-Street Parking shall be provided in accordance with Section 67.
- (7) **Objects Prohibited or Restricted in Yards**
 - (a) No person shall allow a motor vehicle used for stock car races, a motor vehicle which has all or part of its superstructure removed, or a motor vehicle which is in a dilapidated or unsightly condition to remain or be parked on a parcel unless it is suitably housed or screened to the satisfaction of the Development Officer.
 - (b) A maximum of two holiday trailers may be stored or parked on a parcel.

- (c) Industrial and Commercial equipment including vehicles shall not be stored on a parcel within this land use district unless otherwise permitted in this Bylaw;
- (d) No animals other than household pets shall be kept unless otherwise permitted in this bylaw.

(8) Roadway Standards

- (a) All "SHR" Small Holding Residential lots shall be served by either a paved or graveled all-weather road, engineered and designed to a standard required by the Village of Carbon.

(9) Utilities

- (a) All "SHR" Small Holding Residential lots shall be connected to the municipal water and sewer services of the Village of Carbon unless otherwise approved by the Municipal Planning Commission.

31. C-B – Central Commercial District**(1) Purpose**

The purpose and intent of this district is to provide for centralized commercial and retail development serving the Village and the surrounding rural areas.

(2) Permitted Uses

- Accessory Building or
- Alternative Energy - Solar Energy Conversion System
- Artist's Studio
- Clinic
- Convenience Store
- Financial Institution
- Personal Service
- Office
- Post Office
- Sign
- Restaurant
- Retail Store

(3) Discretionary Uses

- Amusement Centre
- Cannabis Retail Sales
- Car Wash
- Coin Laundries and Cleaners
- Commercial Tourist Development
- Community Centre
- Communication Tower
- Contractor Operation
- Day Care
- Day Home
- Drinking Establishment
- Dwelling - Single Detached
- Funeral Home
- Gas Station
- Greenhouse
- Health Care Facility
- Hotel/Motel
- Liquor Store
- Parking Lot
- Parks and Playgrounds
- Private Club or Organization
- Public Buildings and Installations
- Shopping Centre
- Storage Structure
- Theatre
- Public Utility
- Veterinary Clinic
- Worship Facility

(4) Minimum Requirements**(a) Site Area:**

- (i) As required by the Development Authority.

- (b) Lot Width:
 - (i) As required by the Development Authority.
- (c) Front Yard:
 - (i) Based on the front yard provided by neighbouring buildings and is to be determined for each application by the Development Authority.
- (d) Side Yard:
 - (i) 3 m (9.8 ft.) adjacent to residential land use districts;
 - (ii) No side yard is required where a fire-wall is provided but if a side yard is provided, it must be 1.2 m (4.0 ft.).
- (e) Rear Yard:
 - (i) 6.1 m (20 ft.) or as required by the Development Authority.
- (5) **Maximum Limits**
 - (a) Site Coverage:
 - (i) 80%
 - (b) Height:
 - (i) 13.72 m (45 ft.) unless otherwise approved by the Development Authority.
- (6) **Off-Street Parking and Loading**

Off-Street Parking and Loading shall be provided in accordance with **Section 66 and 67** of this bylaw.

 - (a) Notwithstanding **Section 66** of this bylaw, the Municipal Planning Commission may reduce or waive the parking space requirements for proposed development or redevelopment of a commercial site within the Central Commercial District:
 - (i) where the configuration of the buildings to be developed and those adjacent buildings is such that the provision of required parking is not practical; or
 - (ii) where the dimensions or site area are inadequate to reasonably accommodate the proposed development and required parking.
 - (b) Off-site parking levies or alternative requirements may be applied at the discretion of the Development Authority.
- (7) **Landscaping and Screening**
 - (a) The boulevard where existing and a minimum of 10% of the site area must be landscaped in accordance with the plan approved by the Municipal Planning Commission.
 - (b) Any trees or shrubs which die, that were planted under the approved plan, must be replaced the next planting season.
 - (c) Sites abutting a residential district shall be screened from view to the satisfaction of the Development Authority.

- (d) Outside storage areas of material and equipment shall be screened from adjacent sites and public thoroughfares.
- (e) Garbage and waste material must be stored in weather and animal proof containers and screened from adjacent sites and public thoroughfares including lanes.
- (f) Exterior mechanical equipment (including heating and air conditioning units) shall be screened from view to the satisfaction of the Development Authority.

32. M-1 – Light Industrial District**(1) Purpose**

The purpose and intent of this district is to provide for a range of manufacturing, warehousing and other industrial land uses, which may also include secondary office and administrative areas to support the principle use. Larger sites may be required to accommodate transportation and machinery.

(2) Permitted Uses

- Accessory Building or Structure
- Alternative Energy - Solar Energy Conversion System
- Contractor Operation
- Signs

(3) Discretionary Uses

- Accessory building – Fabric covered
- Alternative Energy – Wind Energy Conversion System
- Auto Body and Paint Shop
- Automotive, Truck and Recreational Vehicle Repair and Service
- Automotive, Truck and Recreational Vehicle Sales
- Building Materials Sales and Storage
- Bulk Fertilizer Distribution and Storage
- Bulk Fuel Sales Depot
- Bus Terminal
- Cannabis Retail Sales
- Car Wash
- Communication Tower
- Convenience Store
- Drinking Establishment
- Equipment and Machinery Sales and Rentals
- Fabric Covered Building
- Gas Station
- Greenhouse
- Liquor Store
- Manufacturing.
- Private Club or Organization
- Public Buildings and Installations
- Public Utility
- Recycling Facility
- Restaurant
- Self Storage Facility
- Storage Structure
- Storage Yard
- Truck and Freight Terminals
- Veterinary Clinic
- Warehousing,
- Waste Transfer Site

(4) Minimum Requirements**(a) Area of Site:**

- i) 464 m² (4,994.6 sq. ft.) or as required by the Development Authority.

- (b) Width of Site:
 - (i) All sites 15 m (49.2 ft.).
- (c) Front Yard:
 - (i) 6.1 m (20 ft.)
 - (ii) As required by Alberta Transportation adjacent to a highway without a service road.
- (d) Side Yard:
 - (i) 1.5 m (5 ft.) in all cases except where a firewall is provided; in which case, no side yard is required;
 - (ii) In a laneless subdivision, one unobstructed side yard shall be a minimum of 6 m (19.7 ft.) in width excluding corner sites with alternate rear access. This does not include accessory buildings when they are located to the rear of the principal building and separated from such buildings by a distance of at least 6 m (19.7 ft.);
 - (iii) 6 m (19.7 ft.) adjacent to a residential land use district.
- (e) Rear Yard:
 - (i) 6 m (19.7 ft.) or as required by the Development Authority.

(5) Maximum Limits

- (a) Height:
 - 13.72 m (45 ft.) unless otherwise approved by the Development Authority.

(6) Landscaping and Screening

- (a) The boulevard, where existing, and a minimum of 5% of the site area should be landscaped in accordance with the plan approved by the Municipal Planning Commission;
- (b) Any trees or shrubs which die, that were planted under the approved plan, must be replaced the next planting season;
- (c) Light Industrial land uses abutting a residential district shall be screened from view from the residential land uses. Uses that have potential for land use conflicts in terms of noise, dust, odor or traffic should not be approved in or adjacent to an established residential area with consideration of the future land uses for the area;
- (d) Outside storage areas of material and equipment should be screened from adjacent sites and public thoroughfares; and
- (e) Garbage and waste material must be stored in weather and animal proof containers and screened from adjacent sites and public thoroughfares excluding lanes.

(7) Off-Street Parking and Loading

Off-Street Parking shall be provided in accordance with **Section 66 and 67** of this bylaw.

(8) Special Requirements

- (a) The operation of all uses shall carry out their operations such that no nuisance factors are created or transmitted beyond the walls of the building housing the industrial land use. In general, nuisance factors shall include objectionable or dangerous conditions caused by noise, smoke, vibration, dust, odor, toxic or noxious matter, radiation, flammable or explosive materials, heat, humidity or glare.
- (b) All uses must comply with the environmental and public health performance standards of the Provincial Government. The Development Authority may circulate any application to the appropriate Provincial or federal department for clarification of a perceived conflict with these standards prior to a Development Permit decision;
- (c) The Municipal Planning Commission may prescribe screening and landscaping for uses which involve storage of goods, machinery, vehicles, building materials, waste materials, and other items;
- (d) Self-storage facilities and warehousing that does not require sanitary and water services should be located appropriately in areas where servicing is unavailable or difficult to provide;
- (e) All industrial development shall be evaluated in accordance with Section 57.

33. P - Community Service District**(1) Purpose**

The purpose and intent of this district is to provide recreational, educational and community uses that serve the community. Residential uses will be limited to facilities that provide housing options for senior citizens.

(2) Permitted Uses

- Alternative Energy - Solar Energy Conversion System
- Parks and Playgrounds
- School

(3) Discretionary Uses

- Accessory Building – Fabric Covered
- Accessory Building or Structure
- Alternative Energy - Wind Energy Conversion System
- Campground
- Cemetery
- Commercial Tourist Development
- Communication Tower
- Community Centre
- Community Recreation Facility
- Day Care
- Dwelling - Single-Detached
- Golf Course
- Greenhouse
- Health Care Facility
- Signs
- Public Buildings and Installations
- Public Utility
- Recycling Facility
- Recreation Facility
- School
- Seniors Lodge
- Storage Structure

(4) Development Requirements

The Development Authority shall evaluate each development permit for this district on its merit and establish suitable development requirements for each individual application.

(5) Off-Street Parking and Loading

Off-Street Parking shall be provided in accordance with Section 66 and 67.

34. UR - Urban Reserve District**(1) Purpose**

The purpose and intent of this district is to reserve lands outside of the developed area of the Village which are intended for future development with full urban standards.

(2) Permitted Uses

- Extensive agriculture
- Parks and Playgrounds
- Signs

(3) Discretionary Uses

- Accessory Building or Structure
- Alternative Energy - Solar Energy Conversion System
- Alternative Energy - Wind Energy Conversion System
- Dwelling - Single-detached – existing at the time of adoption of this Bylaw
- Campground
- Commercial Tourist Development
- Communication Tower
- Community Recreation Facility
- Fabric Covered Building
- Golf Course
- Greenhouse
- Kennel
- Livestock
- Public Buildings and Installations
- Public Utility
- Recycling Facility
- Storage Structure
- Storage Yard
- Waste Transfer Site

(4) Regulations

- (a) The design, siting, site coverage, yards, height of buildings, external finish and landscaping generally of all buildings and structures shall be to the satisfaction of the Development Officer / Municipal Planning Commission who in determining a development permit application shall take into account:
 - (i) the general purpose of the district; and
 - (ii) the existing uses and prospective uses of land in the vicinity.
- (b) The Development Authority may require an area structure plan before recommending approval of a subdivision to ensure the proposed subdivision does not negatively affect the future subdivision and development framework for the surrounding area.
- (c) The Development Authority shall be satisfied prior to the granting of a development permit that the proposed use will not prejudice the orderly development of the area including the future establishment of residential, commercial, industrial, recreational, and service facilities on a neighborhood and community basis.

- (d) Where a proposed use or development is listed as a permitted or discretionary use in the Land Use Districts in this Bylaw, the standard governing yards, setbacks, height, etc., applied to that use in that district shall be applied to the proposed use in this district.

(5) Animal Unit Limits

Section 61 shall be adhered to with regards to the type and number of animal units permitted within the 'UR' – Urban Reserve Land Use District:

35. FRO – Flood Risk Area Overlay**(1) Purpose**

The purpose and intent of this overlay is to provide for the safe and efficient use of lands within the defined flood risk area including the floodway and flood fringe of Kneehill Creek.

(2) Application

The Flood Risk Area Overlay regulations apply to development or redevelopment of all lands within the floodway or flood fringe of Kneehill Creek as depicted by Alberta Environment and approved by Council and shown in Part VIII for illustrative purposes. Generally, all other standards shall follow the underlying land use districting.

(3) Permitted and Discretionary Uses**(a) Floodway Uses**

Development activities in the flood way area shall be carefully controlled. Permitted uses in the floodway shall include low intensive uses such as open space, municipal and environmental reserve, parks and recreation, bridge support structures, temporary uses and related roadways and agricultural activities.

(b) Flood Fringe Uses

- (i) The permitted and discretionary uses of the underlying land use district shall apply. The regulations of the Flood Risk Area Overlay shall apply in addition to any existing regulations in the land use district. If the overlay regulations appear to be in conflict with the regulations of such district, the provisions of the overlay shall take precedence and be applied in addition to the regulations of the underlying district.
- (ii) Permanent development shall not be permitted in the flood fringe unless the area is flood proofed by adding clean fill to a level equivalent or higher than the 1:100 year flood elevation level plus 0.3 m.
- (iii) Notwithstanding (ii) above, low risk activities such as temporary storage or open space uses, may be permitted in the flood fringe at the discretion of the Development Authority.

(4) Development Requirements

The Development Authority shall evaluate each development permit which will fall under the boundaries of the Flood Risk Area Overlay area on its merit and establish suitable development requirements for each individual application.

(5) Regulations

- (a) Subdivision and development of permanent structures shall not be permitted within the flood way;
- (b) The Development Authority shall permit minor renovations and repairs to an existing building, whether structural or not, in the flood fringe without requiring flood proofing of a building;

- (c) The Development Authority may allow additions to an existing building in the flood fringe without requiring the flood proofing of the existing building;
- (d) Except as provided in (b) and (c) above, the Development Authority shall not issue a development permit within the flood fringe area unless it is satisfied that adequate flood proofing techniques are employed;
- (e) Any development permit issued for development within the flood risk area shall have as a condition of approval a save harmless agreement registered as a caveat or restrictive covenant against the title with the purpose to hold the municipality harmless from any damage to or loss of the development caused by flooding;
- (f) Before a development permit is issued for construction of any permanent development within the flood fringe, the Development Authority may require that the applicant submit a report from a professional Engineer indicating that the following factors have been incorporated in the development:
 - (i) Canadian Mortgage and Housing Corporation guidelines for building in flood susceptible areas;
 - (ii) The floodproofing of habitable rooms, electrical panels and heating units, and openable windows;
 - (iii) Basement drainage and site drainage;
 - (iv) Information on grade elevation in relation to the 1:100 year flood elevation; and
 - (v) All information submitted shall be verified to be acceptable to Alberta Environment in accordance with current Provincial regulations and standards.

PART VII

General Land Use Regulations

36. Subdivision of Land

- (1) A development requiring subdivision of land shall not be issued a development permit until such time as subdivision approval has been received from the Subdivision Authority or upon appeal, the Municipal Government Board or the Subdivision and Development Appeal Board.

37. Dwelling Units on a Parcel

- (1) No person shall construct or locate or cause to construct more than one (1) dwelling unit on a parcel or lot, unless:
 - (i) the second or additional dwelling(s) is contained in a building designed for or divided into two or more dwelling units;
 - (ii) the Development Authority may issue a permit for a second dwelling on a parcel if the proposal would not:
 - unduly interfere with the amenities of the neighbourhood;
 - materially interfere with or affect the use, enjoyment or value of neighbouring properties; and
 - the proposed development complies with the standards and provisions of the Alberta Uniform Building Code.

38. Non-Conforming Buildings and Uses

- (1) A non-conforming use of land or a non-conforming use of a building may be continued but if that use is discontinued for a period of six consecutive months or more, any future use of the land or building shall conform with the provisions of the Land Use Bylaw then in effect.
- (2) A non-conforming use of part of a building may be extended throughout the building but the building, whether or not it is a non-conforming building, shall not be enlarged or added to and no structural alterations shall be made thereto or therein.
- (3) A non-conforming use of part of a lot shall not be extended or transferred in whole or in part of any other part of the lot and no additional buildings shall be erected upon the lot while the non-conforming use continues.
- (4) A non-conforming building may continue to be used but the building shall not be enlarged, added to, rebuilt or structurally altered except:
 - (a) as may be necessary to make it a conforming building, or
 - (b) as the Development Officer considers necessary for the routine maintenance of the building;
 - (c) if, at the discretion of the Development Authority, the alterations do not increase the extent of non-compliance and are within all other requirements of this Bylaw, the development may be permitted.
- (5) If a non-conforming building is damaged or destroyed to the extent of more than 75 percent of the value of the building above its foundation, the building shall not be repaired or rebuilt except in accordance with this Land Use Bylaw.

- (6) The use of land or the use of a building is not affected by reason only of a change of ownership, tenancy or occupancy of the land or building.

39. Fencing and Hedges

- (1) In a **residential district**, a fence or hedge located within a **rear** or **side yard** of a lot, shall not exceed 1.83 m (6 feet) in height.
- (2) In a **residential district**, a fence or hedge located within the required **front yard** of a **corner site**, shall not exceed 1.0 m (3.28 feet) in height above the established grade of the curb unless fencing is opaque (i.e. Chain-link fencing) where the maximum height shall be 1.2 m (4 ft.);
- (3) In a **residential district**, a fence or hedge located within the required **front yard** of a lot, not on a **corner site**, shall not exceed 1.2 m (4 feet) in height above the established grade of the curb;
- (4) In all districts, hedges and trees shall be planted and trimmed to ensure public safety and/or good visibility for traffic and pedestrian purposes;
- (4) **Swimming pools** shall be fenced with a minimum height of 1.8 m (6 feet), and a maximum height of 2.5 m (8 ft.) or as required by Provincial or Federal regulations to the satisfaction of the Development Authority; and
- (5) Materials used to construct fences may be wood, brick, stone, concrete, or metal and shall be aesthetically acceptable and in general conformity with adjacent properties.

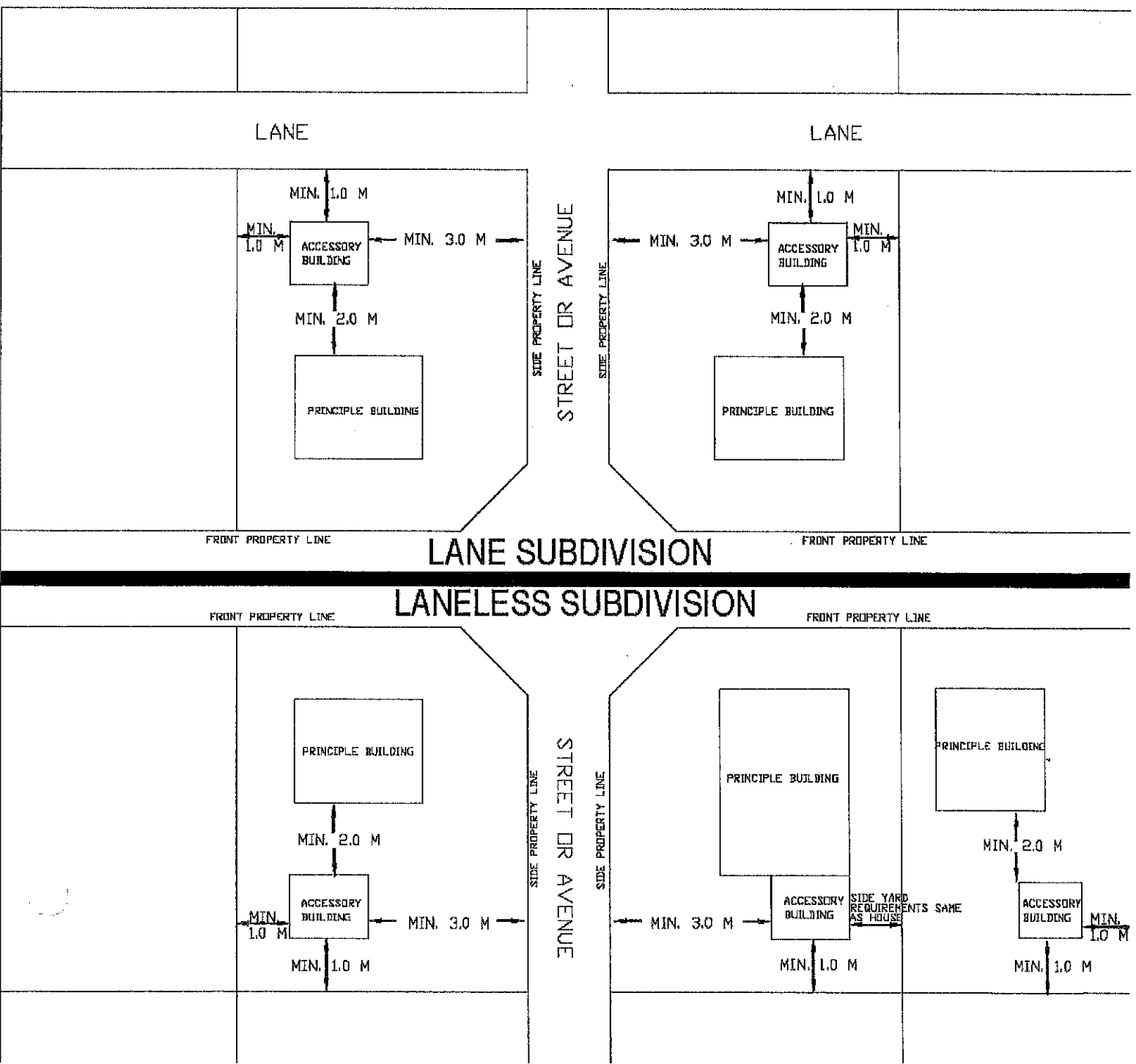
40. Accessory Buildings & Uses

- (1) A structure which is physically attached to the principal building by a roof, a floor or a foundation is not an accessory building or structure, it is to be considered part of the **principal building** and shall meet the applicable setback requirements and standards for the principal building as outlined in the relevant land use district.
- (2) An accessory building shall not be used as a **dwelling** unless approved as a **secondary suite** in accordance with the provisions of this Bylaw;
- (3) An accessory building shall be located at least 2 m (6.5ft.) from any **principal building**.
- (4) The total combined floor area of all accessory buildings shall not exceed 15% of the site area excepting the 'SHR' – Small Holdings Residential Land Use District.
- (5) On **corner lots**, the distance between an accessory building and the street flanking the lot shall not be less than the **side yard** requirement for the **principal building** if there is no vehicular access to the accessory building from the said flanking street.
- (6) On **corner lots**, the distance between an accessory building and the street flanking the lot shall not be less than 3 m (9.85 ft.) when vehicular access to the accessory building is from the flanking street.
- (7) No accessory building or use shall be located in the front yard of a residential district.
- (8) Accessory buildings exceeding a floor area of 13.4 m² (144 sq. ft.) shall be constructed upon a permanent concrete foundation.
- (9) **Accessory Building – Fabric Covered** shall conform to the setback requirements for accessory buildings in the appropriate land use district. For all fabric covered buildings, the Development Authority shall also take into account the building

appearance, orientation, and design, and may add any conditions necessary to ensure such building is suitable to the character of the existing development in the district, as well as its effect on adjacent districts. A higher level of landscaping and buffering may also be required to ensure that the building is appropriately screened to the satisfaction of the Development Authority.

- (10) Siting of **Accessory Buildings** shall be in accordance with Exhibit 1.

Exhibit #1
SITING OF ACCESSORY BUILDINGS



41. Objects Prohibited or Restricted in Yards

No person shall keep or permit in any part of a yard in any residential district:

- (1) Any dilapidated vehicle for more than 14 days;
- (2) No more than one unregistered/ uninsured vehicle or a vehicle used for car racing shall be kept on a residential parcel and it shall not be located within the front yard;
- (3) A vehicle of more than 4536 kg (10,000 lbs.) GVW and/ or a length of 6.5 m (21 ft.) to be parked or stored in a residential district, excepting recreational vehicles;
- (4) Any object or chattel including waste and refuse which, in the opinion of the Development Officer, is unsightly or tends to adversely affect the amenities of the district;
- (5) Any excavation, storage of material required during the construction stage unless all necessary safety measures are undertaken; the owner of such materials or excavations assumes full responsibility to ensure the situation does not prevail any longer than reasonably necessary to complete a particular stage of construction work.

42. Building Design, Character and Appearance

The design, siting, external finish, architectural appearance and landscaping generally of all buildings, including any accessory buildings or structures and signs and any reconstruction shall be to the satisfaction of the Development Authority.

43. Architectural Controls and Guidelines

In addition to the land use rules for permitted and discretionary uses in the appropriate land use district, the Village or a developer may impose conditions on a development permit as provided for in Architectural Guidelines attached to the title by caveat.

44. Home Occupation

- (1) All development permits issued for home occupations shall be revocable at any time by the Development Authority, if in its opinion, the use is or has become detrimental to the amenities of the neighborhood.
- (2) The Development Authority may issue a **temporary** permit for a home occupation.
- (3) Where the applicant for the home occupation is not the registered owner of the dwelling unit proposed to be used for a home occupation, the applicant shall provide to the Development Authority written authorization from the registered owner(s).
- (4) A development permit issued for a home occupation shall remain valid unless:
 - (a) the applicant fails to purchase a valid business license as set out in the Village business bylaw;
 - (b) the Development Authority revokes the development permit as set out in subsection (1).
- (5) A home occupation shall not include any use or operation which will cause or create a nuisance by way of dust, noise, smell, smoke or traffic generation. At all times, the privacy and enjoyment of adjacent residents shall be preserved and the residential amenities of the neighborhood maintained.
- (6) One name plate not exceeding 0.28 m² (3 sq. ft.) may be posted on a building to advertise a Home Occupation.

- (7) There shall be no outside storage of materials, commodities or finished products. The Municipal Planning Commission, if it deems appropriate, may allow goods to be stored on the site provided that such storage is contained entirely within the dwelling or accessory building and is not a fire or health hazard.
- (8) No more than 25% of the gross floor area of the principal building shall be used for the Home Occupation. An accessory building may be used if permitted by the Development Authority if in its opinion this would not be detrimental to the neighborhood.
- (9) After a home occupation permit has been granted, if the holder of the permit wishes to make any change in the conduct of the business that departs from the description in the application or from any other conditions or restrictions imposed, the holder of the permit must obtain prior permission of the Development Authority.
- (10) Home occupations that require an off-site employee and/ or site visits from clients shall require appropriate parking spaces as determined by the Development Authority.
- (11) Employees shall be limited to the residents of the dwelling and a maximum of one (1) additional employee.

45. Bed and Breakfast Establishments

- (1) Bed and Breakfast Establishments shall conform to the following and to any standards as the Alberta Safety Codes and Alberta Health Services may have:
 - (a) No cooking facilities allowed in guest rooms;
 - (b) Minimum room size of 7 m² (75 sq. ft.) per single occupant and 4.6 m² (50 sq. ft.) per person for multiple occupancy;
- (2) Off street parking shall be provided with a minimum of one stall per owner plus one stall per guest room;
- (3) Access to a public lane or street shall be to the satisfaction of the Development Authority;
- (4) Signage is restricted to one sign per site, attached to the building with a maximum size of 0.9 m² (10 sq. ft.). Appearance of the sign shall be of a professional quality to the satisfaction of the Development Authority;
- (5) All development permits issued for Bed and Breakfast Establishments shall be revocable at any time, if in the opinion of the Development Authority, the use is or has become detrimental to the amenities of the neighbourhood;

46. Utilities

- (1) A development shall not be permitted if the development is not served by the public sewer and water system or a provincially approved private system at the discretion of the Development Authority and in accordance with the standards of the Village of Carbon.
- (2) A development shall not be permitted until satisfactory arrangements have been made by the developer for the supply of water, electricity, sewerage and street access to the development including payments of costs of installing or constructing any such utility or facility by the developer.

47. Drainage

- (1) At the discretion of the Development Officer / Municipal Planning Commission, the applicant shall be required to grade a parcel in such a manner that all surface water will drain from the building site to the back lane and/or front street.
- (2) The Development Authority at its discretion may establish parcel and building elevation as a development condition if it is felt that drainage will affect neighbouring parcels.
- (3) The Development Authority at its discretion may require the applicant to submit a storm water management plan, indicating how drainage will be managed on the site.
- (4) The Development Authority at its discretion may require the applicant to install a catch basin or similar drainage system on site if it is felt that drainage will otherwise affect neighbouring parcels.

48. Elevation and Grading Plans

- (1) The Development Authority may, at their discretion, control the elevation (height of foundation and finished grades) for all new development and subdivisions.
- (2) At the discretion of the Development Authority, overall grading plans shall be prepared as part of a development in the form of an agreement and completed at the cost of the developer.

49. Relocation of Buildings

- (1) Where a development permit has been granted for the relocation of a building on the same site or from another site, the Municipal Planning Commission may require the applicant to provide a Performance Bond or letter of credit in the amount of \$10,000.00 (\$1,000.00 where the building to be relocated is accessory to a dwelling) to ensure completion of any renovations set out as a condition of approval of a permit. In addition, the Municipal Planning Commission shall require the applicant to provide proof of insurance during and after the relocation of the building.
- (2) All renovations to a relocated building are to be completed within one (1) year of the issuance of the Development Permit.
- (3) Application for a relocated building shall be accompanied by recent photographs to the satisfaction of the Development Officer. Also, the views (in writing) of the adjacent registered property owners within a minimum of 60 m (196.85 feet) of the proposed parcel must be obtained.
- (4) The design, external finish and architectural appearance of any relocated structure shall be similar to, and complement the existing structures located on the parcels adjacent to the parcel on which it is to be located.

50. Manufactured Homes

- (1) Foundation:

Manufactured Homes shall have a permanent foundation capable of supporting the maximum anticipated load of the manufactured home during all seasons without settlement or other movement in accordance with the Alberta Building Code.

(2) Skirting:

The undercarriage of each manufactured home shall be completely screened from view by the foundation or by skirting within 30 days of placement of the manufactured home.

(3) Additions, Porches etc.:

All accessory structures such as steps, patios, porches, additions, skirting and storage facilities shall be factory pre-fabricated units or of a quality equivalent thereto, so that design and construction will complement the manufactured home. Additions to a manufactured home shall have a foundation and skirting equivalent to that of the manufactured home. All manufactured homes shall be provided with steps and landings to all entrances within 30 days of their placement.

(4) Utilities:

Each manufactured home shall be connected to, and be serviced by, electrical power, natural gas, telephone, and the Village's sanitary sewer and water supply.

(5) Age:

All manufactured home units shall have Canadian Standards Association (CSA) Certification. Manufactured Homes constructed more than eight (8) years before the date of application for a development permit shall not be allowed. The Development Authority in the performance of its duties in discretionary approval of Development Permits, may relax this condition where it is satisfied that the Manufactured Home meets the standards and appearance of Manufactured Homes constructed within the last (8) eight years.

51. Modular Homes

Modular homes are not to be considered as manufactured homes under this Bylaw and will be congruent in appearance to surrounding buildings. Modular homes will feature the following design features:

- (1) be placed on a permanent perimeter foundation or basement; and
- (2) in the Development Authority's opinion, the proposed development complies with the amenities of the neighbourhood.

52. Secondary Suites

- (1) A secondary suite may be developed only in a property containing a single detached dwelling and only in those Land Use Districts where it is listed as a discretionary use;
- (2) Only one secondary suite shall be allowed per principal dwelling and/or site;
- (3) A secondary suite shall not exceed 40% of the total floor area of the principal building, including upper floors and basement combined and shall not be smaller than 38.0 sq. m. (400 sq. ft.)
- (4) A separate entrance door to a secondary suite shall not be located on any front building elevation facing a public street. Notwithstanding this, a single entry door providing access to an enclosed, shared landing area from which both the main dwelling unit and the secondary suite gain access, may be located on any front building elevation facing a public street;
- (5) Parking requirements shall be 1 parking space per secondary suite;

- (6) If parking space is provided in the required front yard, a minimum 30% of the front yard must remain as landscaped area; and
- (7) A principal building containing a secondary suite may not be converted into condominiums; ownership of a property containing a secondary suite must be an undivided fee simple.

53. Projection Over Yards

- (1) Front Yards:
 - (i) Eaves, balconies, bay windows, shade projections, chimneys, un-enclosed decks, may project a maximum of 0.6 m (2 ft.) over or onto a required front yard;
 - (ii) Un-enclosed steps may project a maximum of 1.8 m (6 ft.) over or onto a required front yard.
- (2) Side Yards:
 - (i) Eaves, shade projections, chimneys, may project a distance not exceeding one half of the minimum side yard requirement for the lot;
 - (ii) Un-enclosed steps and landings shall be at grade to a side entrance and may project onto the entire required side yard. Un-enclosed steps and landings above grade shall be at the discretion of the Development Authority.
 - (iii) Residential buildings with a side entrance requiring a side yard relaxation and/or having projections as described above shall maintain one side yard with no relaxation or projection except for eaves.
- (3) Rear Yards:
 - (i) Eaves, balconies, bay windows, shade projections, chimneys, un-enclosed decks and steps may project a maximum of 1.5 m (4.9 ft.) over or onto a required rear yard.

54. Day Care

- (1) The Development Authority shall, in deciding whether to approve or refuse a Day Care, consider among other matters, potential traffic generation, proximity to park or other open or recreation areas, isolation of the proposed site 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.
- (2) The maximum number of children for which care may be provided in a Day Care may be established by Provincial Authorities Authority in consideration of the criteria in (1) above.
- (3) All Daytime Child Care Services shall be licensed and approved by the relevant provincial agency, where applicable.

55. Physical Environment

The Development Authority may consider the environmental impact of any proposed development. The Development Authority may refer the proposal to a relevant provincial department for comments on the nature of the environmental concern. Where a development is considered to have a significant environmental impact, the Development Authority may request the developer to have an environmental evaluation prepared and submitted by an appropriate professional, or undertake its own environmental evaluation regarding the proposed development. All costs associated with an environmental evaluation are the responsibility of the developer.

56. Resource Conservation

The Development Authority shall encourage the incorporation of cost-effective measures which reduce the consumption of water and energy resources in new developments and renovations.

57. Industrial Development

(1) Each application for industrial development shall be required to provide the following information:

- Location map
- Type of industry
- Size of buildings
- Estimated number of employees
- Estimated water demand and anticipated source

(2) As required by the Development Authority, each application for industrial development may be required to provide one or more of the following, in order to assess the proposal:

- Geotechnical Evaluation
- Traffic Impact Assessment
- Environmental Site Assessment
- Any accessory works required (municipal utilities, etc.)
- Storm water Management Plan

and/or any other such information as may be reasonably required to make an informed decision.

58. Screening

- (a) Commercial and Industrial Developments abutting a residential district shall be screened from view to the satisfaction of the Development Authority.
- (b) If permitted, outside storage areas of commercial and industrial materials and equipment shall be screened from adjacent sites and public streets.
- (c) Garbage and waste material must be stored in weather proof and animal proof containers. Garbage and waste material storage must be screened from public thoroughfares, excluding lanes.

59. Auto Body Shops

- (1) The Municipal Planning Commission may impose any or all of the following conditions to a development permit issued for an Auto Body Shop:
 - (a) all vehicle access doors to the building shall be located at the rear of the building;
 - (b) any areas of the site used for vehicle, materials or waste storage shall be fenced to a height of eight (8) feet and the fence shall be a solid fence of either metal or wood with the appearance satisfactory to the Development Authority, so that the vehicles or materials are not visible through the fence;
 - (c) customer vehicle parking and the vehicles awaiting repair may be permitted, provided the vehicles are not parked for a period of greater than eight (8) hours;
 - (d) any vehicles left for repair shall be stored within the fenced area and not be visible from streets or lanes;
 - (e) sandblasting of vehicles shall not be permitted outside of a building.

60. Storage Structures

- (a) A storage structure shall meet all limits and requirements for an accessory building in the appropriate district;
- (b) A storage structure shall be for cold storage only and shall not be connected to utilities.
- (c) A storage structure shall be screened from view as required by the Municipal Planning Commission. The Development Authority shall also take into account the building appearance, orientation, and design, and may add any condition necessary to ensure such building is suitable to the character of the existing development in the district, as well as its effect on adjacent districts. A higher level of landscaping and buffering may also be required to ensure the building is appropriately screen to the satisfaction of the Development Authority.
- (d) A storage structure shall not be used as a sign.

61. Animal Units

- (a) The application of animal units may be applied as a condition of a development permit;
- (b) All development permits issued for Animal Units shall be revocable at any time by the Development Authority if, in its evaluation, the use is or has become detrimental to the amenities of the neighborhood.
- (c) **One animal unit is permitted for every 0.81 ha. (2.0 acres)** of land contained within a parcel boundary. The maximum number of animal units permitted shall be calculated in accordance with the total amount of acres in the parcel and the total number shall not exceed 10 animal units on any given parcel.
- (d) Animal units shall be considered in accordance with the following schedule:

<u>Type of Animal</u>	<u>No. of Animals equivalent to one animal unit</u>
Cattle:	1.0
Horse:	1.0
Donkey:	1.0
Sheep:	Rams or ewes plus lambs 2.0
Goats:	2.0
Llamas:	2.0
Alpacas:	2.0

62. Communication Towers

- (a) Industry Canada is responsible for regulating radio communication in Canada and for authorizing the location of radio communication facilities, including communication towers. In making its decision regarding the communication tower and related facilities, Industry Canada considers the following:
 - (i) the input provided by the Approving Authority;
 - (ii) compliance with Transport Canada's painting and lighting requirements for aeronautical safety;
 - (iii) *Health Canada's Radiofrequency Exposure Guidelines, 2009* respecting limits of exposure to radio frequency fields; and
 - (iv) an environmental impact assessment may be required in order to comply with the *Canadian Environmental Assessment Act, 2012*.
- (b) The participation of the Village of Carbon in the consultation process does not transfer any Federal decision making authority, nor does it confer a right of veto in the location of the communication tower.
- (c) Unless demonstrated to be impractical, transmission antennae are encouraged to be mounted on existing structures (including buildings or towers) or within transportation and utility corridors.
- (d) Communication towers are encouraged to be located in a manner that minimizes the impact on the natural environmental and residential communities while recognizing the unique location requirement for siting communication towers.
- (e) All equipment shelters should meet the Village of Carbon's setback distances to roads and property lines.
- (f) Appropriate access/ egress shall be provided to the satisfaction of the Development Authority.

63. Development Standards for Topographic Features (Exhibit 1)

(1) Sloped Areas

For hummocks, buttes and other isolated land projections, slopes of greater than 20% are considered unsuitable for development unless otherwise determined by the Development Officer and all slopes greater than 15% may require special engineering and other treatment. If these topographic features are leveled, resulting slopes shall not exceed 20% and the leveling, compaction or other engineering as well as environmental

considerations must be to the satisfaction of relevant authorities. Related to the foregoing, satisfactory proposed contour and other plans may be required.

(2) Earth Grading

- (a) Protrusions of escarpments with a minimum width of 90 m (295.3 ft.) at its widest point shall not be removed.
- (b) All protrusions of escarpments that are removed or leveled must result in grades where the protrusion formerly existed of not greater than 15% not including the adjoining escarpment wall.
- (c) A maximum slope of 33% shall result for escarpment lands when protrusions are removed or leveled (i.e. for the escarpment wall formed by the cut of the former protrusion).

(3) Set-backs from Toes of Slopes

Unless otherwise determined by the Development Officer, set-backs from toes of slopes shall be as follows:

- (a) A minimum of 9.0 (29.5 ft.) from the toe of a slope when the height of the slope is greater than 3.0 m (9.8 ft.). When a slope is greater than 25.0 m (82 ft.) the minimum setback shall be one-third (1/3) the height of the slope.
- (b) The Municipal Planning Commission may relax the above noted setback distances by a maximum of 30% if it is satisfied that the reduced setbacks will not impact on slope stability. Applicants will be required to provide a geotechnical report prepared by a professional engineer.
- (c) For Valley or Coulee Breaks (escarpment rim), the following set-backs from the front edge apply unless otherwise determined by the Development Authority.

Land Left Undisturbed for Valley Break (Escarpment Rim) or Coulee

Average Depth Of Valley	Distance of Land Left Undisturbed
0 – 15 m (0 – 49.2 ft.)	25 m (82 ft.)
15 – 30 m (49.2 – 98.4 ft.)	45 m (147.6)
> 30 m (98.4 ft.)	60 m (196.9)

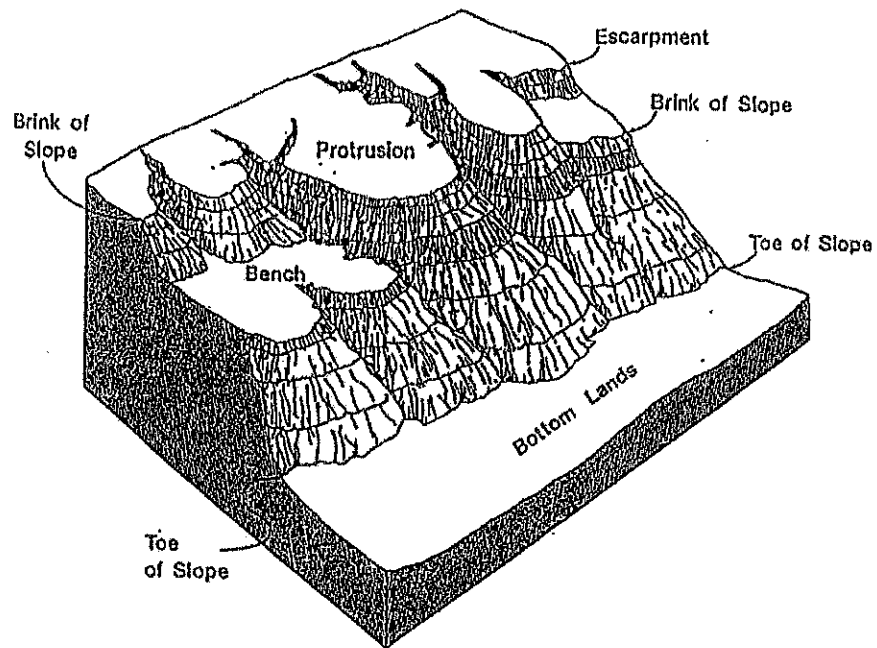
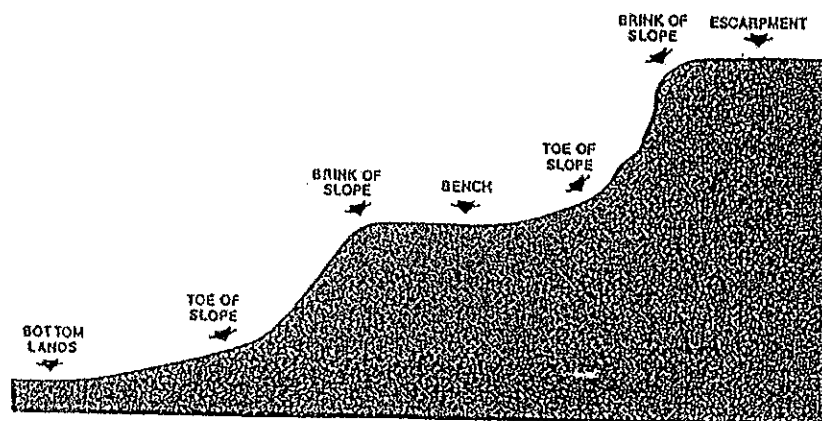
These setbacks may be increased at the discretion of the Development Authority with consideration for the direction that the valley faces and other relevant factors such as soil type. Lanes and utilities may not be developed within these areas except when agreed upon by relevant authorities to serve public reserve parcels.

(5) For Benches

- (a) Parcel boundaries shall be set-back a minimum of 9 m (29.5 ft.) from the brink of a slope (front edge of a bench) when the height of the slope is greater than 3 m (9.8 ft.)
- (b) When the front edge of a bench is steeper than 33% and higher than 25 m (82 ft.) the minimum set-back from the point where the slope begins to fall off at a rate greater than 33% shall be one-third (1/3) the height of the slope.

Exhibit #1

TOPOGRAPHIC FEATURES



64. Undermining Or Subsidence Conditions

Where development is proposed for land which has potential undermining or subsidence conditions, no development permit shall be granted unless the Development Authority is satisfied that the development will not adversely affect the environment. Engineering tests may be required at the cost of the landowner.

65. Land Adjacent to a Water Course

In an undeveloped area, where a building or a structure is approved adjacent to a water course or water body, no part of such building or structure shall be sited less than 11 m (35 ft) from the flood way boundary of said water course, or water body. See Flood Risk Overlay information.

66. Off-Street Loading & Unloading for Non-Residential Development

Any new non-residential development or a substantial expansion of an existing development shall provide and maintain off-street loading and unloading spaces according to the following requirements:

- (1) The space shall not be less than 2.5 m (8 feet) wide and shall provide no less than 3.6 m (12 feet) overhead clearance;
- (2) The space shall be hard surfaced if the access is from a street or lane which is hard surfaced;
- (3) Access to the space shall be such that no backing and turning movements of vehicles causes interference with traffic on the adjoining or abutting streets or lanes;
- (4) Off-street loading and unloading spaces should be provided in accordance with the following:

Use of Building or Site	Total Gross Floor Area	Loading Spaces Required
i) Retail, industrial, warehousing or similar use	Less than 464.5 m ² (5,000 sq. ft.)	1
	464.5 m ² (5,000 sq. ft.) to 2322.5m ² (25,000 sq. ft.)	2
	Each additional 2322.5 m ² (25,000 sq. ft.) or fraction thereof	1 additional
ii) Office building, health care facility, Public utility building, school or similar use	Up to 2782 m ² (30,000 sq. ft.)	1
	Each additional 2787 m ² (30,000 sq. ft.) or fraction thereof	1

67. Off-Street Parking

- (1) The number of off-street parking spaces for any development shall be according with requirements set out for the land use district in which the space is located.
- (2) For a multiple use site, parking requirements shall be based on the calculation of parking required for each individual use.
- (3) A parking space shall be located on the same site as the building or the use in respect of which it is required and shall be designated, located, and constructed to the Village's standards so that:
 - (a) it is reasonably accessible to the vehicle intended to be accommodated there;
 - (b) it can be properly maintained; and
 - (c) it is satisfactory to the Development Authority in size, shape, location and construction, being no less than 14.8 m² (160 sq. ft.) in area and not less than 2.4 m (8 ft.) wide.
- (4) The Municipal Planning Commission may:
 - (a) Accept a payment in lieu of the number of on-site parking spaces not provided. The payment shall be based on the amount of money Council considers reasonable in return for the equivalent parking space to be provided by the municipality elsewhere in the District in which the development is proposed;
 - (b) Reduce the parking requirements if, in the opinion of the Municipal Planning Commission, it is proven that the minimum required parking spaces are not necessary to adequately service the proposed development and it will not be a detriment to the surrounding neighborhood area. The Municipal Planning Commission may determine that it make take cash in lieu to off-set the cost of providing the required parking elsewhere in the vicinity.
 - (c) The developer may be able to provide off-street parking on lands other than those that are proposed to be developed provided that:
 - (i) the alternative parking site is within 152 m (500 feet) of the site where the principal building is located or where the approved use is carried on;
 - (ii) the person wishing to use an alternate parking site must have absolute control of it for a length of time equal to the life of the approved use of the building or site, and will use that site for no other purpose than to provide alternate parking and shall require a registration on title detailing the parking requirements;
 - (iii) the person wishing to use an alternate site shall agree with the Municipality in writing under seal and protected by registration of a caveat under the Land Titles Act, that the site on which the alternate parking site is located shall be used for such purposes as long as it is required by this part.
- (5) Any parking space or loading space provided shall be developed and surfaced to the satisfaction of the Development Authority.
- (6) Adequate curbs, fences and landscaping shall be provided to the satisfaction of the Development Authority. In so doing, one should consider adjacent fences, walls, boulevards, landscaped areas or buildings to protect from contact with vehicles using such parking space or area.

- (7) The following parking standards shall apply to the permitted and discretionary uses in this Bylaw:

Residential Use	Parking Spaces Required
Dwellings: Single-Detached, Attached & Duplexes	2 per dwelling unit
Apartments	1 per dwelling unit plus 1 space per 6 units for guest parking
Manufactured Homes (Park or Subdivision)	2 per dwelling unit
Seniors Lodge	1 per 10 units plus 1 for every staff member. Guest parking requires 1 space per 5 units
Secondary Suites	1 per suite
Bed and Breakfast	2 per main home plus 1 per guest room
Service	Parking Spaces Required
Day Care	1 per owner/staff person with a minimum of 1 drop off area for every 2 children attending
Worship Facility	1 per 10 seats
Health Care Facility	1 stall per bed and 1 stall for each staff member.
Funeral Home	1 space per 500 sq. ft. + 1 space per staff member
Commercial	Parking Spaces Required
Office	2 spaces per 100 sq. ft.+ staff parking
Restaurants	1 space per 4 seats
Hotels and Motels	1 per guest suite
Personal Service	1 space per 1000 sq. ft. + staff parking
Financial Institution	
Retail Store	1 space per 750 sq. ft. + staff parking
Drinking Establishment	1 per 2 seats
Industrial	Parking Spaces Required
Storage Yard	1 per 1000 sq. ft.
Building Materials Sales and Storage	1 per 750 sq. ft.

Manufacturing	5 spaces for the first 1000 sq. ft. + 1 space for each 500 sq. ft. after that
Other	
Parking Spaces Required	
Community Centre or Recreation Facility	10 spaces per 1000 sq. ft.
School:	
Elementary and Junior High	1 space per class room
Senior High	4 spaces per class room

Parking requirements for all other uses not of a similar nature to those listed shall be at the discretion of the Development Authority.

68. Signs

- (1) No signs or advertising structures of a commercial, direction or information nature shall be erected on land or affixed to any exterior surface of any building or structure unless an application for this purpose has been approved and a development permit has been issued, excepting those outlined in elsewhere in this Bylaw.
- (2) No signs or advertising structures shall be erected on or affixed to private property without the prior consent of the property owner or tenant.
- (3) No signs shall be erected on or affixed to public property without the prior consent of the municipality.
- (4) No signs or advertisement shall resemble or conflict with a traffic sign.
- (5) All signs, with the exception of temporary signs, allowed under a Temporary Development Permit, shall be attached to a permanent foundation capable of supporting the sign.
- (6) All signs shall be designed and manufactured to a professional standard of quality equivalent thereto.
- (7) All signs shall be kept in a safe, clean, tidy and legible condition and may, at the discretion of the Development Authority, be required to be renovated or removed. Signs advertising businesses no longer in operation shall be removed.
- (8) No signs or advertising structures other than those specified under this Bylaw shall be permitted in a residential district.
- (9) No signs or advertising of any kind shall be permitted adjacent to a highway unless the prior approval of Alberta Transportation has been obtained.
- (10) The following separation distances between signs shall be applied:
 - (a) 9.14 m (30 ft.) from the curb adjacent to a municipal road;
 - (b) As required by Alberta Transportation adjacent to a Provincial highway.
- (11) Projecting signs may be permitted provided that:

- (a) a minimum height clearance of 2.74 m (9 ft.) be provided from any sidewalk below;
 - (b) the signs shall not project above the roof by more than 0.91 m (3 ft.);
 - (c) the sign does not project within 0.61 m (2 ft.) of the curb;
 - (d) the sign does not project more than 2 m (6.5 ft.) from the face of the building;
 - (e) the sign does not exceed 9.29 m² (100 ft.²) in area.
- (12) Free standing signs (directional, advertising or identification) may be permitted provided that:
- (a) the sign does not exceed 9.14 m (30 ft.) in overall height;
 - (b) the maximum total sign area allowable is 13.94 m² (150 ft.²);
 - (c) the sign shall be a minimum of 6.1 m (20 ft.) from a curb or 1.52 m (5 ft.) from the property line.
- (13) Roof signs shall not exceed 9.29 m² (100 ft.²) and no portion of the sign shall extend beyond the periphery of the roof on which it is located.
- (14) Fascia signs may be permitted provided that:
- (a) the total sign area does not exceed a ratio of 20% of the face building to which the sign is attached;
 - (b) it shall not project above the roof or marquee by more than 0.91 m (3.0 ft.).
- (15) Solid awnings containing advertising shall be treated as projecting signs. However, at the discretion of the Development Authority the minimum height clearance from the sidewalk may be relaxed.
- (16) One (1) portable sign may be permitted per non-residential site provided that:
- (a) the sign is a minimum linear distance of 9 m (30 ft.) from an intersection of public road right-of-ways;
 - (b) the furthest limit of the sign is a minimum of 6.1 m (20 ft.) from the curb or 1.5 m (5 ft.) from the property line, whichever is the greater distance unless otherwise approved by the Development Authority
 - (c) the sign area does not exceed 10.03 m² (108 sq.ft.);
 - (d) Maximum height shall not exceed 2.44 m (8. ft.);
 - (e) the sign does not have any flashing lights or arrows;
 - (f) the sign is not located on Village property;
 - (g) The site does not contain residential land uses;
 - (h) A valid development permit has been obtained for signs to be in place for more than **7 consecutive days**. Portable signs may be approved for a **maximum of 90 days**. Portable signs are intended to advertise or promote events of a temporary nature and are not intended to be permanently located on any site. Permanent signage shall be developed with appropriate standards and professional quality design and appearance.

- (i) There is a minimum 30 metre (100 ft.) separation from any other Portable sign and all portable signs are located with consistent spacing requirements along the same street.
- (j) Notwithstanding (g) above, Portable signs used for community information purposes may be considered for extended timeframes as deemed necessary to provide the relevant community information.
- (17) Freestanding “sandwich” style boards shall be placed only within the frontage area of the business advertised. Only one Freestanding “sandwich” style board shall be permitted per business and shall not exceed 2.4 m² (8 sq. ft.) in size with the height twice the width with a variance of 20%.) and shall be removed on a nightly basis.
- (18) One (1) Bench sign may be permitted per site at the discretion of the Municipal Planning Commission provided that;
 - (a) Orientation of bench signs along a public street shall be parallel to the street for the safety and security of pedestrians and community appearance;
 - (b) The setbacks are consistent for all bench signs along the same street with a minimum setback of 3.0 m (10 ft.) from a curb or 1.5 m (5 ft.) from a property line, whichever is the greater distance or as otherwise approved by the Municipal Planning Commission;
 - (c) Bench sign locations shall be easily accessible by pedestrians with ground cover, landscaping, elevation and location to be detailed in the application;
 - (d) Bench signs shall be located adjacent to a building, a public sidewalk or pedestrian trail and in an area where pedestrian foot traffic is expected;
 - (e) There is a minimum 100 metre (328 ft.) separation from any other Bench sign and all bench signs are located with consistent spacing requirements along the same street.

69. Alternative Energy Systems

- (1) Alternative or renewable energy systems can include, but are not limited to, passive solar, wind power, heat exchange systems and generators. Systems of this nature are encouraged as a method to reduce greenhouse gas emissions and to promote sustainability objectives within the Village of Carbon. Alternative Energy Systems shall ensure there are no nuisance effects that extend beyond the site and shall have consideration for the following requirements:
 - (a) Alternative Energy Systems that are part of or attached to the principal building shall follow the requirements for that use such as requirements for height (ie. Passive solar panels on a roof); and
 - (b) Alternative Energy Systems shall follow the minimum requirements for accessory buildings and uses in the appropriate Land Use District where separate and subordinate to the principal building or use of the property.
- (2)
 - (a) An Alternative Energy - Solar Energy Conversion System development submission must indicate:

- (i) The specific location of the proposed structures relative to the setback requirements of the underlying zone for both principle and accessory structures located within the subject property boundaries.
- (b) An Alternative Energy - Wind Energy Conversion System development submission shall include:
 - (i) An accurate site plan showing and labelling the information for the development including the specific locations of any proposed structures with setbacks from property lines and adjacent buildings;
 - (ii) The setback shall conform to the requirements of the underlying zone for both principle and accessory buildings located with the subject property;
 - (iii) The wind energy conversion system shall be no closer to the property line than the total height of the unit, including any guy wire anchors;
 - (iv) At no time shall any portion of the structure be permitted to extend closer than 3 m (10 ft.) to any property line;
 - (v) Diagrams indicating the potential visual impact of the structure as these facilities require the installation of the turbine on a tall tower, generally above other structures or trees, to reach wind conditions and avoid turbulence. Visual Impact concerns shall be considered where there is significant scenic or historical value and where there is a clear public benefit; and
 - (vi) No advertising shall appear on the tower, blades or turbine.

70. Cannabis Retail Sales

- 1) A Cannabis Retail Sales establishment shall comply with all provincial requirements.
- 2) A Cannabis Retail Sales establishment shall meet the provincial requirements for minimum separation distances from Schools, a Municipal School Reserve parcel, a School Reserve parcel and Provincial Health Care Facilities.
- 3) Despite Section 70. (1) to (2), no separation distance is required between a Cannabis Retail Sales establishment and a home education program.



Legend



Village Boundary

Land Use Districts

C-B Central Commercial

M-1 Light Industrial

P Community Service

R-1 Single-Detached Residential

R-2 General Residential

R-3 Multiple Unit Residential

SHR Small Holding Residential

UR Urban Reserve

Village of Carbon

Land Use District Map

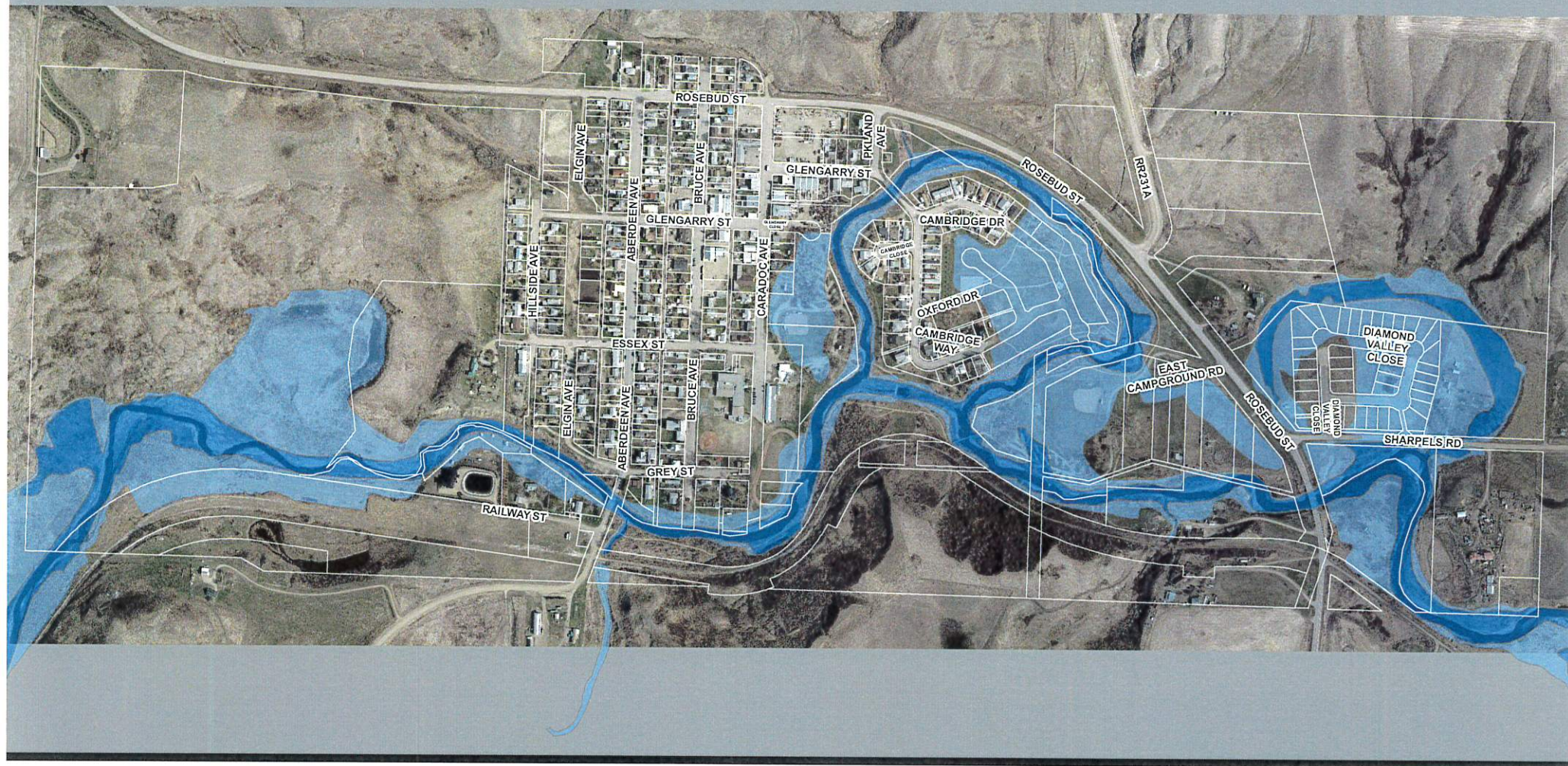


Map produced Aug 2018

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Legend

-  Village Boundary
-  Flood Way
-  Flood Fringe

Village of Carbon

Flood Risk Area Overlay Map



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APPENDIX A

Forms

The forms included in Appendix A do not form part of this Land Use Bylaw but are presented for reference purposes only.

FORM A - DEVELOPMENT PERMIT APPLICATION

FORM B - DEVELOPMENT PERMIT APPLICATION (HOME OCCUPATION)

FORM C - STOP ORDER / ORDER OF COMPLIANCE

FORM D - APPLICATION FOR LAND USE BYLAW AMENDMENT

FORM E - APPLICATION FOR SUBDIVISION OR DEVELOPMENT APPEAL

FORM F - NOTICE OF SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING

FORM G - NOTICE OF DECISION OF THE DEVELOPMENT OFFICER/ MUNICIPAL
PLANNING COMMISSION

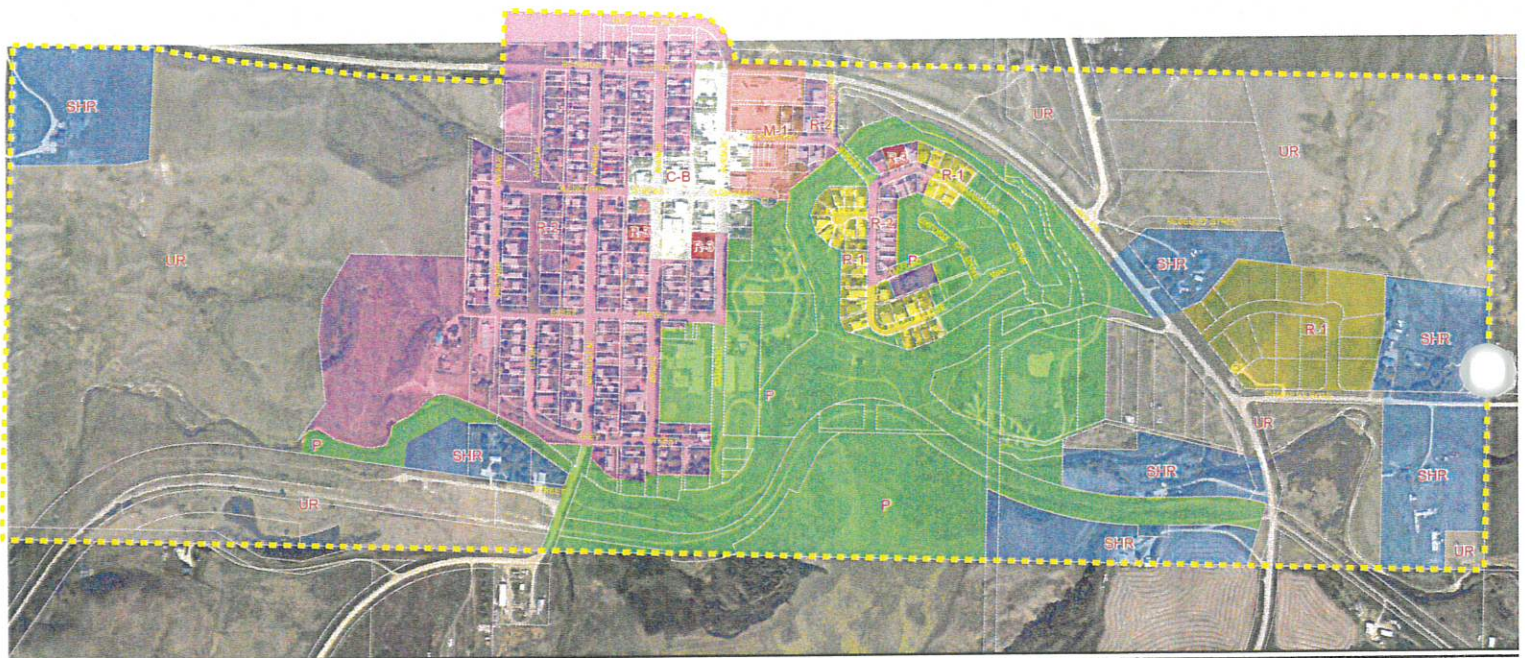
FORM H - NOTICE OF DECISION OF THE SUBDIVISION AND DEVELOPMENT APPEAL
BOARD

FORM I - TIME EXTENSION AGREEMENT FOR DEVELOPMENT PERMIT

PART VIII

Land Use District Map

Flood Risk Overlay Map



Legend

Municipal Boundary

Land Use Districts

R-1 - Residential

C-B - Central Business

R-2 - Residential

M-1 - Industrial

R-3 - Residential

UR - Urban Reserve

SHR - Small Holdings Residential

P - Community Service

Village of Carbon Land Use District Map



Not Responsible for Errors or Omissions

Palliser
Regional Municipal Service