
TOWN OF BEAVERLODGE

LAND USE BYLAW NO. 1004

AUGUST 2021

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SCHEDULE A – LAND USE BYLAW FORMS

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SECTION 1 GENERAL

1.1 TITLE

This Bylaw may be cited as the “Town of Beaverlodge” Land Use Bylaw”.

1.2 PURPOSE

The purpose of this Bylaw is to regulate the use and development of land and buildings within the Town of Beaverlodge.

1.3 APPLICATION OF BYLAW

The provisions of this Bylaw apply to all land and buildings within the corporate boundaries of the Town of Beaverlodge.

1.4 CONFORMITY WITH BYLAW

- 1.4.1 No person shall commence any development unless it is in accordance with the terms and conditions of a Development Permit issued pursuant to this Bylaw, where such a permit is required.
- 1.4.2 Nothing in this Bylaw prevents the use of any lot, building or structure for any purpose not permitted by this Bylaw if such lot, building or structure was lawfully used for such purpose on the date of passing this Bylaw provided it is used for that purpose on a continuous, uninterrupted basis (see Section 4.3).

1.5 ADDITIONAL REQUIREMENTS

- 1.5.1 In addition to meeting the requirements of this Bylaw, it is the responsibility of the applicant to obtain other such approvals that may be required by the Town or other Provincial Government departments or agencies.
- 1.5.2 The issuance of a development permit under this Bylaw does not entitle the applicant to carry on a business or construct a building. Businesses are also governed by the Business License Bylaw and may require a license under that Bylaw. Similarly, a building permit may be required under the Alberta Building Code and Alberta Safety Codes Act.

SECTION 2 DEFINITIONS

2.1 IN THIS BYLAW:

“ACCESSORY BUILDING OR USE” when used to describe a use or building means a use or building which, in the opinion of the Development Authority, is incidental, subordinate and exclusively devoted to the principal use or building and located on the same site.

“ACCESSORY DWELLING” means a dwelling unit, which in the opinion of the Development Authority is subordinate to the principal use of the site, and is located on the same site as the principal use. For the purposes of this definition, this may include basement suites, loft conversions or similar structures but does not include semi-detached dwellings or duplexes.

“ACT” means the Municipal Government Act, SA 2000 as amended.

“AGRICULTURE (EXTENSIVE)” means the raising or production of any cultivated crops which utilizes relatively large areas of land but does not include the commercial rearing of domestic livestock.

“AMUSEMENT FACILITY” means an area, structure or part of a structure open to the public that contains mechanical or electronic games and/or pool tables for the purpose of providing entertainment for a fee.

“APARTMENT BUILDING” means a building designed and built to contain more than four separate dwelling units, each of which has an independent entrance either directly from outside the building or through a common vestibule.

“APPEAL BOARD” means the Subdivision and Development Appeal Board established by bylaw.

“AUTO BODY AND PAINT SHOP” means an establishment primarily intended for the repair and/or painting of motor vehicles.

“AUTOMOBILE DEALERSHIP” means a building or site used for the display and sale of new and/or used automobiles and light trucks but does not include farm equipment, construction equipment or recreation vehicles.

“BASEMENT SUITE” means that a portion of basement (60% of the basement to a maximum size of 600 square feet) of a dwelling unit that is developed as a self-contained accessory residential use and is intended for permanent occupancy and the entrance to the suite is through the primary entrance to the dwelling.

“BERM” means a landscaped earth mound that is utilized as a visual separation or as a noise attenuation measure between incompatible land uses.

“BED AND BREAKFAST” means an establishment that provides breakfast together with the rental of up to three (3) bedrooms and bath facilities of a private single detached dwelling that is permanently occupied by the owner of the establishment.

“BUFFER” means a berm, row of trees or shrubs, hedge, fence, or distance separation that provides a barrier between incompatible sites, uses or districts.

“BUILDING” means anything constructed or placed on, in, over or under land but does not include a highway or road or a bridge forming part of a highway or road.

“BUILDING HEIGHT” means the vertical distance between the average grade and the highest point of a building that is not a roof stairway entrance, ventilating fan, skylight, steeple, chimney, smoke stack, firewall, parapet wall, flag pole, or similar device not structurally essential to the building.

“CAMPGROUND” means land on which a person is commonly permitted to erect tents, or park recreational vehicles for the purpose of overnight camping, and includes any building, structure, tent, vehicle or enclosure that is located on the land and is used as part of the facility.

“CAR AND TRUCK WASH” means a facility for the washing, cleaning or polishing of motor vehicles.

“CARPORT” means a building, designed and used for the storage of private motor vehicles, and consists of a roof supported on posts or columns and not enclosed on more than two sides whether separate from or attached to the principal building on a site.

“CHILD CARE FACILITY” means a development licensed by the province to provide personal care, maintenance, supervision or education, without overnight accommodation, for seven or more children at one time for more than three but less than 24 consecutive hours in a day. This includes daycare center, nurseries, kindergartens, nursery schools and play schools and other similar uses.

“COMMUNICATION TOWER” means a freestanding structure designed and constructed specifically to support an antenna array. The structure may include a monopole tower, self-supporting (lattice) tower, guyed tower and other similar structures. Communication Towers are considered a public utility for this Bylaw.

“CONSTRUCT” means to build, reconstruct, or relocate, and without limiting the generality of the word, also includes:

- (a) any preliminary operation such as excavation, filling or draining; and
- (b) altering an existing building or structure by an addition, enlargement, extension or other structural change,

- (c) any work which requires a building permit under the Building Bylaw for the Town of Beaverlodge.

“COUNCIL” means the Municipal Council of Town of Beaverlodge.

“DEVELOPMENT” means

- (a) an excavation or stockpile and the creation of either of them; or
- (b) the construction, relocation, alteration or structural repair of any building; or
- (c) an act done in relation to land or a building that changes or is likely to change the use or intensity of use of the land or building.

“DEVELOPMENT AUTHORITY” means the Development Officer, or Subdivision and Development Board of the Town of Beaverlodge, as the case may be.

“DEVELOPMENT OFFICER” means the person appointed by a resolution of Council to the office established by Section 3.1 of this Bylaw.

“DISCRETIONARY USE” means the use of land or a building which is listed in the column captioned “Discretionary Uses” in a table of uses for certain districts in this Bylaw, and for which, subject to the provisions of this Bylaw a development permit may be issued.

“DORMITORY RESIDENCE” means a building, located on the site of an educational institution, that contains one or more dwelling units for the accommodation of students attending an educational institution on a temporary basis and includes a single-family dwelling, a semi-detached dwelling, a duplex, or a multiple unit dwelling with associated cafeteria facilities.

“DRINKING ESTABLISHMENT” means a facility licensed by the Alberta Gaming and Liquor Commission where alcoholic beverages are served for consumption on the premises and any preparation or serving of food is accessory thereto.

“DRIVE-IN RESTAURANT” means a business offering food for sale to the public and designed on the basis that consumption will take place either within a motor vehicle parked in a permitted parking stall on the site or within a building located on the site.

“DUPLEX” means a building containing two dwelling units, one above the other, each of which has an independent entrance either directly from outside the building or through a common entrance.

“DWELLING UNIT” means one or more rooms used as or designed to be used as a residence and containing cooking, eating, living, sleeping and sanitary facilities and with an independent entrance either directly from outside a building or through a common hallway inside a building but does not include a recreation vehicle.

“FIRST STOREY” means the uppermost storey having its floor level not more than 2 meters above grade.

“FLOOR AREA” means the total of the floor areas of every room and passageway contained in a building but not including the floor areas of basements, attached garages, sheds, open porches or breezeways.

“GARAGE” means an accessory building or part of the principal building designed and used primarily for the storage of non-commercial motor vehicles.

“GARDEN SUITE” means an accessory dwelling that is located in the rear yard of a single-family dwelling and is used to accommodate persons who are family members of the residents of the principal dwelling on a lot, and who require personal care from the residents of the principal dwelling due to elderly age, or physical or mental disability provided that the need for such personal care is verified and such family relationship is proven.

“GAS BAR” means premises used for the retail sale of gasoline, lubricating oils and associated petroleum products and may include the sale of automotive parts, a car wash, towing service or a retail food store.

“GRADE” means the average level of finished ground adjoining a building at all exterior walls. However, if the grade is above the natural ground level slope level, the Development Authority may measure the grade not from the finished ground adjoining the building but from the approximate average level of the naturally occurring ground that existed prior to construction of the building.

“GROUP HOME” means a development using a dwelling unit as a facility which is authorized, licensed or certified by a provincial authority to provide room and board for foster children or for physically, mentally, socially, developmentally or behaviorally challenged persons and which may be for the personal rehabilitation of its residents either through self-help or professional care, guidance and supervision. The residential character of the development shall be maintained with the occupants living together as a single housekeeping group using shared kitchen facilities and sleeping accommodations for not more than 6 persons. A group home may incorporate accommodations for resident staff as an accessory use. Group homes may be allowed in single-family residential districts or general residential districts as a discretionary use.

“HOME OCCUPATION-MINOR” means the use of a portion of a residential building or lot to conduct a business or commercial enterprise that is generally incidental and subordinate to the principle use of the building and meets the special requirements of this Bylaw.

“HORIZONTAL EXIT” means an exit from one building to another by means of a doorway, vestibule, walkway, bridge or balcony.

“HOTEL” means a building providing accommodation for the travelling public containing guest rooms that are served by either a common entrance or individual entrances directly from outside the building, and may include a restaurant, tavern, and meeting rooms. For the purpose of this definition, this includes hotels, motels, motor hotels, motor inns, and similar uses.

“LANDSCAPING” means the modification and enhancement of a site through the use of any or all of the following elements:

- (a) **“Soft landscaping”** consisting of vegetation such as trees, shrubs, hedges, grass and ground cover;
- (b) **“Hard landscaping”** consisting of non-vegetative materials such as brick, stone, concrete, tile, and wood, excluding monolithic concrete and asphalt.

“LIQUOR STORE” means a building or part of a building used for the display and retail sales of alcoholic beverages and accessories.

“LOADING SPACE” means a space for parking a commercial vehicle while being loaded or unloaded.

“LOT” means a “lot” as defined in the Act.

“LOT, CORNER” means a lot at the intersection of two abutting roads.

“LOT COVERAGE” means the percentage of the area of any lot which is covered by all buildings on the lot excluding driveways, parking areas and sidewalks.

“LOT DEPTH” means the length of a straight line joining the middle of the front lot line with the middle of the rear lot line.

“LOT LINE, FRONT” means the property line dividing the lot from an abutting road. In the case of a corner lot the shorter lot line shall be the front lot line.

“LOT LINE, REAR” means the property line which is directly opposite to the front lot line.

“LOT LINE, SIDE” means any property line other than the front or rear lot line

“LOT THROUGH” means any lot other than a corner lot having access on two abutting roads.

“LOT WIDTH” means the distance between the side lot lines at a point midway between the front and rear of the lot and approximately parallel to the street line.

“MANSARD” means a form of roof with a double pitch, in which the lower slope is steeper than the upper slope.

“MANUFACTURED HOME” means a prefabricated detached dwelling unit that meets Canadian Standards Association (CSA) Z240 and A277 standards, and meets the requirements of the Alberta Building Code and is not older than 10 years. This definition applies to both single section and multiple section models, but does not apply to recreational vehicles, industrial camp trailers, or modular homes.

“MANUFACTURED HOME DWELLING SITE” means that portion of manufactured home park which has been reserved for the placement of a manufactured home and related accessory buildings.

“MANUFACTURED HOME PARK” means a development on a lot under single ownership and managed by a park operator that is designed to accommodate numerous manufactured homes and accessory buildings on leased sites in a community setting.

“MANUFACTURED HOME SUBDIVISION” means a development consisting of a number of manufactured homes, each of which is located on a privately owned lot.

“MEDICAL FACILITY” means a development of offices (spaces) operated by licensed professionals of the province for the health care of patients.

“MINI STORAGE COMPLEX” means a development that provides indoor or covered storage space on a commercial basis.

“MODULAR HOME” means a dwelling unit that is constructed from prefabricated components that are assembled on site, is similar in appearance and profile to a conventional stick-built dwelling, and conforms to the Alberta Building Code, but does not include a manufactured home.

“MOTEL” means a building or group of buildings designed for the accommodation of the public containing guest rooms each of which has a separate entrance directly from outside the building.

“PARCEL” means a parcel of land as defined under the Act.

“PARKING LOT OR STRUCTURE” means an area of land or a structure providing for the parking of motor vehicles for public or private use.

“PERMITTED USE” means the use of land or of a building which is listed in the column captioned “Permitted Uses” in a table of uses for the land use districts appearing in this Bylaw and for which, subject to the provisions of this Bylaw, a development permit shall be issued.

“PERSONAL SERVICE ESTABLISHMENT” means a development used for the provision of services to an individual which are related to the care and

appearance of the person, or the cleaning and repair of personal effects. This includes, but is not limited to, barber shops, hairdressers, beauty salons, tailors, clothing rentals, diaper services, dress makers, shoe repair shops, dry cleaning establishments, carpet and upholstery cleaning, and funeral services.

“PRIMARY DWELLING UNIT” means the main residential single detached building on a lot containing cooking, eating, living, sleeping and sanitary facilities and measuring more than 1000 square feet in size, unless specifically approved by the Development Authority.

“PRINCIPAL BUILDING OR USE” means the main purpose for which, in the opinion of the Development Authority, a building or site is ordinarily used.

“PRIVATE CLUB OR ORGANIZATION” means a social or service organization which may include athletic or recreational facilities.

“PRIVATE SWIMMING POOL” means a swimming pool that is constructed for the use of a single-family dwelling unit by the owners and their guests.

“PUBLIC USE” means the authorized use of any facility for public services by a department, agency, commission or corporation of a Municipal, Provincial or Federal Government, or by any public utility or by a railway company authorized under the Railway Act or by a school board or by a non-profit organization registered under the Societies Act.

“PUBLIC UTILITY” means a public utility as defined in the Act.

“RESIDENTIAL OCCUPANCY” means the occupancy or use of a building or part thereof by persons for whom sleeping accommodation is provided but who are not harbored or detained to receive medical care or treatment or are not involuntarily detained. Convalescent homes are permitted to be classified as residential occupancies provided that occupants are ambulatory and live as a single housekeeping unit in a dwelling unit with sleeping accommodation for not more than 10 persons.

“RETAIL SALES, GENERAL” means a development used for the retail sales of consumer goods entirely within an enclosed building. Typical uses include small food stores, liquor stores, drug stores, video sales and rentals and variety stores selling confectionery, tobacco, groceries, beverages, pharmaceutical and personal care items, hardware or printed matter but does not include an adult entertainment facility.

“ROAD” means a road as defined in the Act.

“SALVAGE YARD” means a facility for the storage, processing or trans-shipment of derelict vehicles, machinery, scrap metal and similar materials for the purposes of wholesale or retail trade.

“SATELLITE DISH ANTENNA” means a combination of antenna or dish antenna whose purpose is to receive signals from orbiting satellites.

“SECONDARY SUITE” means a self-contained accessory dwelling unit located within a single detached dwelling. A secondary suite has cooking facilities, food preparation, sleeping and sanitary facilities which are physically separate from those of principal dwelling within the structure. A secondary suite also has a separate and distinct entrance from the entrance of the principal dwelling located either to the side or rear of the principal dwelling. This does not include: duplex or semi-detached dwelling units or apartments, boarding or lodging house or row housing.

“SCREENING” means a fence, berm or hedge used to visually separate areas or functions.

“SECRETARY” means the Secretary of the Subdivision and Development Appeal Board.

“SEMI-DETACHED DWELLING” means two attached dwelling units that share a common wall.

“SERVICE STATION” means a facility for the servicing, repair, towing and washing of motor vehicles (including trucks), the sale of gasoline, lubricating oils, and vehicle parts and accessories, and which may contain a restaurant and (in the case of a truck stop) an inn; and further may include a building or site or part of a site where petroleum products are delivered into containers, tanks, vessels or cylinders.

“SHOPPING CENTRE” means a unified group of retail and personal service establishments on a site planned, developed and managed as a single unit or group of owners or tenants and characterized by the sharing of common parking areas and/or driveways.

“SIGHT TRIANGLE” means that triangle formed by a straight line drawn between two points on the exterior lot lines of a corner lot 7.5 m (25 ft.) from the point where they intersect.

“SIGN” means an object or device used for the purpose of calling attention to any person, matter, thing or event and is intended to be seen from on or off the site where the sign is located.

“SIGN, ADVERTISING” means a sign which refers only to goods or services produced, offered for sale or obtainable at the premises on which the sign is displayed.

“SIGN, AWNING” means a non-illuminated sign painted or stenciled on the fabric surface of a temporary shelter supported entirely from the exterior wall of a

building and designed to be collapsible, retractable or capable of being folded against the wall of the supporting structure.

“SIGN, CANOPY” means all temporary or roof-like projections which extend horizontally at right angles to the building walls and include marquees, awnings and the like.

“SIGN, DIRECTIONAL” means a sign which contains no advertising but is limited to the distance and direction to a place of business or other premises indicated on the sign.

“SIGN, ELECTRONIC MESSAGING” means a sign that consists of electronic screens such as LED or LCD displays and based on digital technology.

“SIGN, FASCIA” means a flat sign, plain or illuminated, running parallel for its whole length to the face of the building to which it is attached.

“SIGN, FREE STANDING” means a sign that is supported by one or more columns, uprights, or braces that are anchored in or sit on the ground, and stands independent of any building or other structure.

“SIGN, MANSARD ROOF” means a sign extending from a mansard roof. It is vertical and is supported by braces extending from the mansard roof.

“SIGN, PORTABLE” means any sign or advertising device that can be carried or transported from one site to another, is intended to be used or erected on such sites for the purposes of advertising or promotion and includes electric and changeable signs.

“SIGN, WALL” means a flat sign, plain or illuminated running parallel to the whole length of the face of the building to which it is attached and includes fascia signs and the like.

“SINGLE FAMILY DWELLING” means a stick-built residential building or modular home containing only one dwelling unit but does not include a manufactured home.

“SITE” means a lot or group of lots used for or proposed to be used for the undertaking of a single development.

“SWIMMING POOL” means a structure, basin or tank containing an artificially created pool of water that is greater than 600 mm in depth at any point and is used for swimming, recreation, bathing, diving, wading, healing or therapy, religious rituals or other purposes and includes all building, equipment and facilities used in connection with it. Note: includes hot tubs.

“TEMPORARY” means a development or the use of land or a building which

occurs for a maximum of six (6) months, but may be extended upon approval of the Development Authority.

“TOWNHOUSE” means one of three or more dwelling units which are constructed in a row and divided vertically and each of which has private open space at grade and a separate rear and front entrance accessible directly from outside at ground level.

“TRIPLEX” means a detached 3 family dwelling or intended for occupancy by 3 families; having three apartments, divisions or floors.

“YARD” means a part of a lot that lies between the principal or accessory building or buildings and the nearest property line.

“YARD, EXTERIOR SIDE” means a side yard immediately adjoining a road.

“YARD, FRONT” means a yard extending across the full width of a lot and situated between the front lot line and nearest exterior wall of the principal building.

“YARD, INTERIOR SIDE” means a side yard other than an exterior side yard.

“YARD, REAR” means a yard extending across the full width of a lot and situated between the rear lot line and the nearest exterior wall of the principal building.

“YARD, SIDE” means a yard extending from the front yard to the rear yard and situated between the side lot line and the nearest exterior wall of the principal building.

SECTION 3 DUTIES OF DEVELOPMENT AUTHORITIES

3.1 ESTABLISHMENT OF APPROVING AUTHORITIES

- 3.1.1 The office of the Development Officer is hereby established and such office shall be filled by a person or persons to be appointed by resolution of Council, and is authorized to act as a "Development Authority".
- 3.1.2 The Subdivision and Development Board, as established by separate Bylaw, is authorized to act as a "Development Authority".
- 3.1.3 Council is hereby authorized to act as a Development Authority for uses with any Direct Control district.
- 3.1.4 The Development Officer shall:
- (a) receive and process all applications for development permits;
 - (b) keep and maintain for inspection by the public during office hours, a copy of this Bylaw and all amendments and resolutions thereto and ensure that copies are available to the public at a reasonable charge; and
 - (c) keep a register of all applications for development, including the decisions thereon and the reasons therefore, for a minimum period of seven (7) years.
- 3.1.5 The Development Officer:
- (a) shall issue decisions for development permit applications for those uses listed as "Permitted Uses" in the subject land use district;
 - (b) may refer an application for those uses listed as "Discretionary Uses" to the Subdivision and Development Board; and issue decisions on behalf of the Subdivision and Development Board.
 - (c) Shall refer all development permit applications proposed within a Direct Control District to Council for a decision.
- 3.1.6 The Development Authority shall consider and decide on applications for development permits within forty (40) days of the receipt of the application in its complete form. If a decision is not made within forty (40) days, the application shall at the option of the applicant be deemed refused.
- 3.1.7 If a decision is not made within the forty (40) days as specified in subsection (a), the applicant may enter into an agreement with the Development Authority to extend the forty (40) day period using the prescribed form.

3.2 DEVELOPMENT AUTHORITY'S DISCRETION

- 3.2.1 A development permit application for a use that is not listed as a "Permitted Use" or a "Discretionary Use" in the subject district shall be refused unless otherwise enabled by this bylaw, Section 3.3.4.

3.2.2 In making a decision on an application for a use listed under the "Permitted Uses" column in a respective district, the Development Authority:

- (a) shall approve with or without conditions an application for a development permit where the proposed development conforms with this Bylaw; or
- (b) may approve an application if the proposed development does not conform with this Bylaw subject to conditions necessary to ensure conformity; or
- (c) may refuse an application for a development permit if the proposed development does not conform with this Bylaw.

3.2.3 In making a decision on an application for a use listed under the "Discretionary Uses" column in a particular district, the Development Authority:

- (a) may approve, either permanently or for a limited period of time, an application for a development permit which meets the requirements of this Bylaw, with or without conditions based on the merits of the application including any approved statutory plan or approved policy affecting the site; or
- (b) may refuse an application for a development permit on its merits even though it meets the requirements of this Bylaw; or
- (c) shall refuse an application for a development permit if it does not meet the requirements of this Bylaw unless an appropriate variance has been granted.

3.2.4 Notwithstanding any provisions or requirements of this Bylaw, the Development Authority may establish a more stringent standard for "Discretionary Uses" when deemed necessary to do so.

3.3 VARIANCES

3.3.1 When approving development permit applications, the Development Authority may allow a variance not exceeding twenty percent (20%) of the lot width, lot area, building height, lot coverage or development setback where in the Development Authority's opinion such a variance does not unduly affect the amenities, use, or enjoyment of the site or the neighbouring properties.

3.3.2 When approving subdivision applications, the Development Authority may allow a variance to district requirements as noted in Section 3.3.1 if it is satisfied that the variance will not unduly affect the amenities, use, or enjoyment of the lot or neighbouring properties.

3.3.3 In established residential districts, the Development Authority may allow front yard setbacks for infill housing development to be varied to coincide with the average setback on the block face being developed.

3.3.4 Notwithstanding Section 3.2.1, if a proposed use of land or a building is not listed as a "Permitted Use" or "Discretionary Use" in the Bylaw, the Development Authority may determine that such a use is similar in character and purpose to a use listed under that land use district and may issue a development permit.

- 3.3.5 In the event that a variance is granted pursuant to Section 3.3.1, the Development Authority shall specify the nature of the approved variance in a development permit.
- 3.3.6 A variance for developments in any un-serviced areas of the Town may exceed the 20% variance requirement of Section 3.3.1

SECTION 4 NEED FOR A DEVELOPMENT PERMIT

4.1 DEVELOPMENT PERMITS REQUIRED

Except as provided in Section 4.2, no person shall undertake any development unless:

- (a) a development permit has first been issued pursuant to this Bylaw;
and
- (b) it is in accordance with the terms and conditions of a development permit issued pursuant to this Bylaw.

4.2 DEVELOPMENT PERMITS NOT REQUIRED

A development permit is not required for the following developments but they shall otherwise comply with the provisions of the Bylaw, the Alberta Safety Codes act and the Alberta Building Code:

- (a) Works of maintenance or repair to any building provided that such works do not include structural alterations or major works of renovation. Structural alterations are those which, in the opinion of the Development Authority, would result in substantial changes to the roof, foundation, or exterior walls of a structure, or alterations that result in an expansion of the usable floor area of a structure or serve to reduce existing setback distances;
- (b) A change in the business or the occupancy of an existing building which in the opinion of the Development Authority, is consistent with the list of permitted and discretionary uses for that district;
- (c) The completion of a building which is lawfully under construction at the date this Bylaw comes into full force and effect, provided that:
 - (i) The building is completed in accordance with the terms of any permit granted in respect of it, subject to the conditions of that permit, and
 - (ii) The building is completed within a period of twenty-four (24) months from the date this Bylaw comes into full force and effect;
- (d) The use of any building referred to in Section 4.2 (c) for the purposes for which construction was commenced;
- (e) The construction and maintenance of gates, fences, walls or other means of enclosure less than 1 m (3.3 feet) in height in front yards and less than 2 m (6.5 ft) in height in side and rear yards; a temporary building or the installation of machinery, the sole purpose of which is incidental to the erection or alteration of a permanent building, for which a development permit has been issued;
- (f) Public works, services and utilities carried out by or on behalf of Federal, Provincial or Municipal authorities on land which is publicly owned or controlled;
- (g) The use of a building or part thereof as a temporary polling station for a Federal, Provincial or Municipal election or referendum;
- (h) An official notice, sign, placard, or bulletin required to be displayed pursuant to the provisions of Federal, Provincial, or Municipal legislation;
- (i) One (1) temporary, on-site sign which does not exceed 1.1 m² (12 ft²) in area nor 1.2 m (4 ft) in height and is intended for:

- (i) Advertising the sale or lease of a dwelling unit, or property, or
- (ii) Identifying a construction or demolition project for which a development permit has been issued for such a project, or
- (iii) Identifying a political campaign. Such a sign may be displayed for 30 days prior to an election or referendum and must be removed within 7 days following the election or referendum, or
- (iv) Advertising a campaign or drive which has been approved by Council. Such a sign may be posted for a maximum period of 14 days;
- (j) The construction, maintenance and repair of private walkways, private pathways, private driveways, and similar works unless the work involves the creation or expansion of a curb cut;
- (k) Accessory buildings that do not exceed 14 m² (150 ft²) in size;
- (l) Fascia signs that are to be affixed to a building or structure for which a development permit has been issued;
- (m) Satellite dish antennas that are less than 0.9 m (3 ft) in diameter;
- (n) Buildings or structures used for agricultural purposes where the land is currently used for extensive agricultural purposes such as the raising of crops but shall not include the raising of livestock.

4.3 NON-CONFORMING BUILDINGS AND USES

Developments that are considered as a non-conforming building or use and do not meet the requirements of Section 1.4.2 shall be dealt with as provided for under the Act. For convenience, the following extracts are provided:

- (a) A non-conforming use of land or building may be continued but if that use is discontinued for a period of six (6) consecutive months or more, any future use of the land or building shall conform with the provisions of this Bylaw;
- (b) A non-conforming use of part of a building may be extended throughout the building but the building, whether or not it is a non-conforming building, may not be enlarged or added to and no structural alterations shall be made to it or in it;
- (c) A non-conforming use of part of a lot may to be extended or transferred in whole or in part to any other part of the lot and no additional buildings may be constructed on the lot while the non-conforming use continues;
- (d) A non-conforming building may continue to be used but the building may not be enlarged, added to, rebuilt or structurally altered except:
- (e) To make it a conforming building, or
- (f) For routine maintenance of the building, if the Development Authority considers it necessary;
- (g) If a non-conforming building is damaged or destroyed to the extent of more than 75% of the value of the building above its foundation, the building may not be repaired or rebuilt except in accordance with this Bylaw;
- (h) The land use or the use of a building is not affected by a change of ownership or tenancy of the land or building.

SECTION 5 DEVELOPMENT PERMIT APPLICATIONS

5.1 FORMS AND NOTICES

- 5.1.1 An application for a development permit shall be made to the Development Officer in writing in the prescribed form, and shall be signed by the landowner or his authorized agent.
- 5.1.2 For the purpose of administering the provisions of this Bylaw, Council, by resolution, may authorize the preparation and use of such forms and notices as in its discretion it may deem necessary. Such forms or notices, contained in Schedule "A" herein, are deemed to have the full force and effect of this Bylaw in execution of the purpose for which they were designed, authorized and issued.

5.2 CONTENTS OF A DEVELOPMENT PERMIT APPLICATION

- 5.2.1 An application for a development permit shall be made to the Development Officer in writing on the prescribed form, and shall be signed by the applicant or his agent. The Development Officer may require any of the following information with the application:
- (a) A site plan showing the legal description and front, rear and side yards, if any, and any provisions for off-street loading, on-site parking, and site access;
 - (b) A floor plan and elevations
 - (c) A statement of use
 - (d) A statement of ownership of land and interest of the applicant therein;
 - (e) The estimated commencement and completion dates;
 - (f) The extent of existing treed areas shall be indicated together with an indication of the trees which are proposed for removal;
 - (g) Utilities, site drainage, grade elevations for the lot and parking areas, existing and finished lot grades, the grades of the streets and the location of proposed sewer and water lines;
 - (h) Provisions for all signage to be constructed for commercial and industrial uses;
 - (i) A lot grading plan with elevations indicating the drainage patterns from the lot and impact on adjacent properties; and
 - (j) Any other additional information as the Development Officer may require.

It will be accompanied by a non-refundable processing fee, the amount of which shall be determined from time to time by resolution of Council. When, in the opinion of the Development Authority, sufficient details have not been included with the application, it may be returned to the applicant for further details. The application so returned shall be deemed not to have been in its complete and final form until all required details have been submitted.

SECTION 6 PROCESSING A DEVELOPMENT PERMIT

6.1 PROCESSING A DEVELOPMENT PERMIT APPLICATION

- 6.1.1 The Development Officer may refer any application to any agency, Government Department or other municipality in order to receive comment and advice.
- 6.1.2 An application for a permitted use does not need to be circulated unless said application requires a variance to the district standards.
- 6.1.3 The Development Officer may refer any application for a discretionary use or any use listed in 6.1.2 to all landowners within 46 m (150 ft.) of the subject property.

6.2 CONDITIONS OF A DEVELOPMENT PERMIT

- 6.2.1 The Development Authority may require with respect to a development that as a condition of issuing a development permit, may require that the applicant enter into an agreement with the Town to do any or all of the following:
- (a) To construct or pay for the construction of a road, waterworks system, sanitary sewer system or storm sewer system required to service the development;
 - (b) To construct or pay for the construction of a pedestrian walkway system to serve the development, or pedestrian walkways to connect the pedestrian walkway system serving the development with a pedestrian walkway system that serves or is proposed to serve an adjacent development;
 - (c) To install or pay for the installation of public utilities, other than telecommunications systems or works, that are necessary to serve the development;
 - (d) To construct or pay for the construction of off-street or other parking facilities and loading and unloading facilities; and
 - (e) To pay an off-site levy or redevelopment levy imposed by Bylaw

The Town may register a caveat pursuant to the provisions of the Act and the Land Titles Act in respect of an agreement under this Section against the Certificate of Title for the land that is the subject of the development. Said caveat shall be discharged when the agreement has been complied with.

- 6.2.2 A development permit lapses and is automatically void if construction is not commenced to the satisfaction of the Development Officer within twenty-four (24) months from the date of issuing the permit, or within such longer periods not exceeding six (6) months as may be approved by the Development Officer.
- 6.2.3 Development must be completed within 24 months of the issuance of the development permit. If development is not completed within the specified time

period, the permit is considered null and void and the applicant must reapply for a new development permit. An applicant may enter into an agreement with the Town to extend the 24-month time limit.

- 6.2.4 A development permit comes into effect fourteen (14) days after Notice of Decision has been issued unless an appeal has been lodged with the Subdivision and Development Appeal Board. No development shall be commenced pursuant to the development permit until all appeals are finally determined and the issuance of the development permit has been upheld.
- 6.2.5 For the purposes of this Bylaw, issuance of the Notice of Decision is deemed to have been given on the day when the Notice of Decision has been published in the newspaper or three (3) days after the notice has been stamped and mailed to the applicant.
- 6.2.6 When an application for a development permit has been refused pursuant to this Bylaw or ultimately after appeal, the submission of another application for a development permit on the same parcel of land for the same or similar use shall not be accepted by the Development Officer for at least six (6) months after the date of the refusal.
- 6.2.7 When, in the opinion of the Development Authority, satisfactory arrangements have not been made by an applicant for the supply of water, electrical power, sewage, or access, including payment of the costs of installation or construction, the Development Authority shall not issue a development permit. Satisfactory arrangements may include the provision of on- site sewage and water systems where allowed in the Town.

6.3 NOTIFICATION OF PERMIT APPROVAL OR REFUSAL

- 6.3.1 When an application for a development permit is approved for a permitted use, the Development Officer or designate shall:
 - (a) Mail a notice of decision to the applicant or their agent; and
- 6.3.2 Upon the approval of an application for a development permit for a Permitted Use involving a variance, or a Discretionary Use, the Development Officer shall:
 - (a) Mail a notice of decision to the applicant or their agent; and
 - (b) Publish a notice in a newspaper circulating in the area; and
 - (c) Post a copy of the decision in the Town Office and publish a notice on the Town website.
- 6.3.3 When an application for a development permit is refused, the Development Officer shall mail a notice of decision to the applicant or his agent stating the reasons for the refusal.

6.4 CONTRAVENTION

- 6.4.1 Where the Development Officer finds that a development or use of land is not in accordance with the Act, this Bylaw, or a development permit, the Development Officer may, by written notice, 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 building in whole or in part as directed by the notice; or
 - (b) Demolish, remove or replace the development; or
 - (c) Carry out any other actions required by the notice so that the development or use of the land or building complies with the Act, a development permit or a subdivision approval, or this Bylaw as the case may be, within the time set out in the notice.
- 6.4.2 If a person fails or refuses to comply with an order directed to him under Section 6.4.1 or an order of the Board under the Act, Council or a person appointed by Council may, in accordance with the Act, enter upon the land or building and take such action as is necessary to carry out the order.
- 6.4.3 When Council or a person appointed by it carries out an order, Council shall cause the costs and expenses incurred in carrying out the order to be placed on the tax roll as an additional tax against the property concerned and that amount shall be collected in the same manner as taxes on land.
- 6.4.4 For the purpose of entering and inspecting land or buildings as described in the Act, the Development Officer is hereby declared to be a "designated officer".

SECTION 7 APPEALING A DECISION

7.1 METHOD OF APPEAL

- 7.1.1 The Board shall perform such duties and follow such procedures as specified in the Act and the Subdivision and Development Appeal Board Bylaw or Joint SDAB as the case may be.
- 7.1.2 A decision on a development permit application may be appealed by serving a written notice of appeal on the Secretary within fourteen (14) days of the Notice of Decision.

7.2 THE APPEAL PROCESS

- 7.2.1 The Secretary shall ensure that a notice of appeal is given to all persons required to be notified under the provisions of the Subdivision and Development Appeal Board Bylaw.
- 7.2.2 When a notice has been served with respect to a decision to approve a development permit application, the development permit shall not be effective before:
- (a) The decision on the permit has been upheld by the Board; or
 - (b) The Secretary has received written notification from the appellant that the appeal has been abandoned.
- 7.2.3 If the decision to approve a development permit application is reversed by the Board, the development permit shall be null and void.
- 7.2.4 If the decision to refuse a development permit is reversed by the Board, the Board shall direct the Development Officer to issue a development permit forthwith in accordance with the decision of the Board.
- 7.2.5 If the decision to approve a development permit application is varied by the Board, the Board shall direct the Development Officer to issue a development permit forthwith in accordance with the terms of the decision of the Board.

SECTION 8 AMENDING THE BYLAW

8.1 CONTENTS OF AN AMENDMENT APPLICATION

8.1.1 A Land Use Bylaw amendment application shall be made to the Development Officer in writing on the prescribed form, and shall be signed by the applicant or his agent. The Development Officer may require any of the following information to accompany an application to amend this Bylaw:

- (a) If the amendment involves the re-designation of land to a different land use district,
 - (i) a copy of the Certificate of Title for the lands affected, or any other documentation satisfactory to the Development Officer verifying that the applicant has a legal interest in the land,
 - (ii) where the applicant is an agent acting for the owner, a letter from the owner verifying the agent's authority to make the application, and
 - (iii) a properly dimensioned map of appropriate scale indicating the site to be amended, and its relationship to existing land uses within a 90 m (295 ft) radius of the boundaries of the site;
- (b) A statement of the reasons for the request to amend the Bylaw; and
- (c) Such additional information as the Development Officer may require.

8.1.2 Each application for an amendment to this Bylaw shall be accompanied by a non-refundable processing fee, the amount of which shall be determined from time to time by resolution of Council.

8.1.3 The Development Officer may refuse to process an application to amend this Bylaw if the information has not been supplied or if, in his opinion, it is of inadequate quality to properly evaluate the application.

8.1.4 Council, on its own initiative, may proceed to undertake an amendment to this Bylaw by directing the Development Officer to initiate an application.

8.2 THE AMENDMENT PROCESS

8.2.1 Upon receipt of a complete application in accordance with Section 8.1, the Development Officer shall refer the application to Council for first reading and to establish a date for a public hearing to be held prior to second reading.

8.2.2 The application may be referred to any agency or Government Department as deemed necessary for comment and advice.

8.2.3 A notice of the application shall be published in two (2) consecutive issues of the local newspaper. This notice shall contain:

- (a) The purpose of the proposed amendment;
- (b) The one or more places where a copy of the proposed amending Bylaw may be inspected by the public during reasonable hours;
- (c) The date, place, and time Council will hold a public hearing on the proposed

- amendment;
- (d) An outline of the procedures to be followed by anyone wishing to be heard at the public hearing;
- (e) An outline of the procedures by which the public hearing will be conducted; and
- (f) If the amendment involves the re-designation of land to a different land use district, the municipal address, if any, and the legal description of the land.

8.2.4 If the proposed amendment involves the re-designation of land to a different land use district, the Development Officer shall, in addition to Section 8.2.3:

- (a) Mail a notice containing the information outlined in Section 8.2.3 to all landowners within a 46 m (150 ft) radius of the subject land.

8.2.5 Council, after considering:

- (a) Any representations made at the public hearing; and
- (b) Any municipal development plan, area structure plan, and area redevelopment plan affecting the application and the provisions of this Bylaw may:
 - (i) Make such changes as it considers necessary to the proposed amendment, if any, and proceed to pass the proposed amendment, or
 - (ii) Defeat the proposed amendment.

8.2.6 Where an application for an amendment has been refused by Council or withdrawn by the applicant after advertisement of the proposed amendment, the Development Officer shall refuse to accept another application on the same land for the same or similar purpose until six (6) months have passed from the date of such refusal, or six (6) months after the date that the applicant's letter of withdrawal is received by the Development Officer.

SECTION 9 GENERAL REGULATIONS

9.1 ACCESSORY BUILDINGS AND USES

- 9.1.1 For the purpose of calculating yard setbacks and site coverage requirements as provided for in this Bylaw, when an accessory building is attached to the principal building on a site by a roof, an open or enclosed structure, a floor, or a foundation, it is to be considered a part of the principal building.
- 9.1.2 An accessory building shall be located at least 1.8 m (6 ft) from any principal building.
- 9.1.3 The minimum side yard setback shall be 1.5 m (5 ft). However, no side yard is required for any accessory building in a residential or industrial district where a mutual wall is erected on a common property line and is constructed of brick, stone, or equivalent fire-resistant material. There will be no overhang of eaves and all drainage shall be confined to the site.
- 9.1.4 The minimum rear yard setback shall be 0.9 m (3 ft). However, where primary access to a private garage is obtained via a rear lane, and the vehicle entrance doors face the lane, the minimum rear yard setback shall be 4.6 m (15 ft).
- 9.1.5 The total combined area of all accessory buildings shall not exceed ten percent (10%) of the site area.
- 9.1.6 In the Central Commercial (C-1) District, accessory buildings or uses shall only be located in the rear yard.
- 9.1.7 No accessory building or use shall be located in the front yard of a site.
- 9.1.8 No accessory building erected on a site in a residential district shall be used as a dwelling unit nor shall an accessory building be constructed unless the principal building has been constructed first.
- 9.1.9 The quality and construction of accessory buildings shall exceed or be comparable to the principal building to the satisfaction of the Development Authority.
- 9.1.10 The maximum height of an accessory building shall not exceed the height of the principal building excepting Small Wind Energy Systems.
- 9.1.11 For the purposes of this bylaw Small Wind Energy Systems and Solar Collectors are considered to be accessory uses and structures in all districts.
- 9.1.12 An accessory building may be constructed on a residential lot in advance of the principal structure provided that the accessory building is not used for residential purposes and that a residential dwelling is started within one (1) year of the completion of the accessory building otherwise the accessory building must be removed.

9.2 CORNER SITE RESTRICTIONS

- 9.2.1 Notwithstanding any other provision contained in this Bylaw, no person shall place or maintain any object, structure, fence, hedge, shrub, or tree in or on that part of a sight triangle if, in the opinion of the Development Authority, such objects or structures interfere with traffic safety. A sight triangle is formed by a straight line drawn between two points on the exterior lot lines of a corner lot 7.5 m (25 ft) from the point where they intersect.
- 9.2.2 On any corner site, no finished grade shall exceed the general elevation of the road by more than 0.6 m (2 ft) within a sight triangle.

9.3 HOME OCCUPATIONS-MINOR

- 9.3.1 Home occupations shall be limited to those uses which are approved by the Development Authority. Those uses shall not interfere with the rights of other residents to the quiet enjoyment of a residential neighbourhood.
- 9.3.2 Home occupations shall be a subordinate use to the principal residential use, shall be restricted to the dwelling unit, and shall not:
- (a) Employ any person other than a resident of the dwelling unit unless specifically approved by the approving authority;
 - (b) Require alterations to the principal building unless the alterations are approved as part of a development permit application;
 - (c) Create a nuisance by way of dust, noise, smell, smoke or traffic generation;
 - (d) Have outside storage of materials, goods and equipment; and
 - (e) Display any form of commercial advertising, wares or products discernible from the outside of the building but may display an unlighted sign placed in a window or attached to the exterior of the dwelling which is a maximum size of 900 cm² (140 in²) in area.
- 9.3.3 Development permits for home occupations shall be valid for a period of one (1) year. If no conflicts have arisen in that time, no additional development permits shall be required.

9.4 OBJECTS PROHIBITED IN RESIDENTIAL DISTRICTS

- 9.4.1 No occupant or a principal residence in a Residential District shall permit a recreation vehicle to be utilized for living or sleeping accommodation for more than fourteen (14) days a year.
- 9.4.2 No person shall be allowed to keep or maintain:
- (a) A commercial vehicle with a gross vehicle weight (G.V.W.) rating in excess of 4,536 kilograms (10,000 lbs.) to remain on the street in a residential district for longer than is reasonably necessary to load or unload the vehicle;
 - (b) A dismantled or derelict vehicle on a site in a residential district for more than 48 hours;

- (c) Any excavation, building, or storage of material upon a site during the construction stage of any development unless all safety requirements are complied with and the owner and developer of any such site shall assume full responsibility for on-site safety measures;
- (d) Any excavation, equipment, or construction materials to remain on a site over a period longer than is reasonably necessary to complete construction; and
- (e) Any object or chattel which is unsightly or tends to adversely affect the amenities of the district.

9.5 RELOCATION OF BUILDINGS

9.5.1 Where a development permit has been granted for the relocation of a building, the Development Authority shall require the applicant to provide:

- (a) A performance bond of such an amount to ensure completion of any renovations set out as a condition of approval; and
- (b) An engineer's certificate to confirm that the building is structurally sound.

9.5.2 Renovations shall be completed within one (1) year of the issuance of a development permit.

9.6 LANDSCAPING AND SCREENING

9.6.1 In commercial and industrial districts, all areas not used for vehicular circulation, storage or a structure shall be loamed or grassed.

9.6.2 Any area requiring landscaping shall be landscaped so that the finished surface contours do not direct surface drainage onto an adjoining site.

9.6.3 Any area required to be landscaped may, at the discretion of the Development Authority, be left in its natural state or be loamed and planted with grass, trees, shrubs and/or flowers, or similar materials or a combination thereof, which enhance the appearance of the site and which complement the development thereon.

9.6.4 The Development Authority shall require screening to be provided in order to visually separate areas which are determined to detract from the surrounding neighbourhood.

9.6.5 Any lighting proposed to illuminate areas in any district shall be located and arranged so that all direct rays of light are directed upon the area to be illuminated and not on any adjoining properties.

9.7 PARKING AND LOADING FACILITIES

9.7.1 Off-street parking shall be provided in accordance with the following table:

| <u>Residential Uses</u> | <u>Minimum Parking Requirements</u> |
|--|--|
| Apartment Buildings, Townhouses | 1.5 stalls/dwelling unit |
| All Other Residential Uses | 2 stalls/dwelling unit |
| <u>Commercial Uses</u> | |
| Business, Administrative and Professional Offices, Banks | 1 stall/46 m ² (500 ft ²) of gross floor area. |
| Retail Shops, Personal Service Establishments | 1 stall/28 m ² (300 ft ²) of gross floor area. |
| Restaurants | 1 stall/4 seats |
| Drive-in Restaurants | 1 stall/ 18.5 m ² (200 ft ²) of gross floor area. |
| Inns | 1 stall/guest unit plus 1 stall/2 employees. |
| Drinking Establishments | 1 stall/4 seats |
| Where an inn and/or restaurant and/or drinking establishment are grouped in any combination within one building. | Required number of stalls may be reduced at the discretion of the Development Authority to 75% of combined total of all uses |
| <u>Other Non-Residential Uses</u> | |
| Public Assembly Auditorium, Theatres, Convention Halls, Gymnasium, Private Clubs | 1 stall/3.5 seats or 1 stall/3.3 m ² (35 ft ²) of floor area used by patrons, whichever is greater. |
| Churches | 1 stall/5 seating spaces |
| Hospitals or Clinics | 1 stall/93 m ² (1,000 ft ²) of gross floor area. |
| Elementary Schools | 1 stall/classroom |
| Junior High Schools | 2 stalls/classroom |
| Senior High Schools | 4 stalls/classroom |

Manufacturing and Industrial
Plants, Warehousing, Wholesale
And Storage Buildings and
Yards, Servicing and Repair
Establishments, Public Utility
Buildings

1 stall/3 employees on a
maximum working
shift

All Other Uses

1 stall/37 m² (400 ft²) of
gross Floor area.

9.7.2 When more than one use is proposed for development on a site, the parking requirement shall be the sum of the parking requirements for each use as listed in Section 9.7.1.

9.7.3 When a building is altered or changed in use, in such a manner as to cause an intensification of the use of that building, provision shall be made for the additional parking stalls required. The required parking shall be based only on the number of additional parking stalls required because of the enlargement, change in use, or intensification of the use of the building.

9.7.4 A parking stall shall be located on the same site as the building or the use in respect of which it is required and shall be designed, located and constructed so that it is accessible and properly maintained. In residential districts, parking spaces shall not be located in that portion of the front yard such that the parking space is in front of the dwelling unit.

9.7.5 Notwithstanding Section 9.7.4, the Development Authority may allow for the required number of parking stalls to be fulfilled in commercial and industrial districts by accepting a payment in lieu of the number of deficient stalls. The payment shall be based on the amount of money Council by resolution considers reasonable for the provision for new parking stalls or the upgrading of the equivalent number of existing stalls in the district.

9.7.6 A parking stall shall not be less than 18 m² (194 ft²) in area or 2.9 m (9.5 ft) in width.

9.7.7 A loading space shall have at least 28 m² (300 ft²) of area, be at least 3.5 m (11.5 ft) in width, and have at least 4 m (13 ft) of overhead clearance.

9.7.8 All parking and loading spaces shall be developed and surfaced to the satisfaction of the Development Authority.

9.7.9 -

- (a) On commercial and industrial sites, all parking lot access points shall be surfaced to the same standard as the road abutting the site from which access to the site is obtained. In cases where the abutting road is paved, on-site paving shall extend from the access points for a minimum distance of 18.3 m (60 ft).
- (b) If at the time of development, the abutting road is not paved, the applicant shall enter into an agreement with the Town to pave his required areas as identified in subsection (a) at such time that the abutting road is paved. This agreement shall be registered by caveat against the property as provided in Section 6.2.1.

- 9.7.10 Adequate curbs, concrete bumpers, or fences shall be provided to the satisfaction of the Development Authority if it is or becomes necessary to protect adjacent fences, walls, boulevards, landscaped areas, or buildings on the site, or an abutting site from contact with vehicles using such parking space or area.
- 9.7.11 Off-street parking shall be identified on the development permit application and shall be provided in accordance with the approved development permit. The entire parking area must be graded so as to ensure that drainage is disposed of in a manner satisfactory to the Development Authority and attached as a condition of the development permit approval.
- 9.7.12 Travel trailers, recreation vehicles and utility trailers must be parked back from the curb a minimum of 1.52 meters year-round, residents are limited to one such unit being parked in the front yard setback on a property at one time, there will be no parking on grassed areas in front of the residence and the unit may not impede entry to the side yards for emergency services.
- 9.7.13 Parking in residential districts shall be limited to designated parking areas only. Parking on the landscaped areas of the front yard is prohibited.

9.8 BUILDING ORIENTATION AND DESIGN

- 9.8.1 All buildings, accessory buildings, enclosed verandas, porches and balconies erected or placed on a parcel shall be designed and sited such that, in the opinion of the Development Authority the development will not cause any material loss of privacy, sunlight, or daylight enjoyed by the users of adjacent buildings or parcels.
- 9.8.2 The design, character and appearance of a building shall be compatible with and complementary to the surrounding area.

9.9 SIGN CONTROL

- 9.9.1 No sign of an advertising, directional or information nature shall be erected on land or affixed to any exterior surface of any building or structure unless a development permit application has been approved. It is expected that signage requirements be included with the application for a development permit for a building or use and can be approved as part of that approval. Any additional signage requirements over and above the original application will require a separate and new development permit.
- 9.9.2 Signs shall comply with the setback requirements for principal buildings in the district in which the sign is located unless otherwise allowed by the Development Authority.
- 9.9.3 In considering a development application for a sign, the Development Authority shall have due regard to the amenities of the district in which the sign is located and to the design of the proposed signs.
- 9.9.4 A sign along a Provincial Highway may require approval from Alberta Transportation.
- 9.9.5 An application for a sign shall not be approved if, in the opinion of the

Development Authority the sign would;

- (a) Unduly interfere with the amenities of the area; or
- (b) Materially interfere with or affect the use, enjoyment, or value of neighbouring properties.

9.9.6. On industrial sites, signs may be allowed subject to the following limitations:

- (a) no sign shall project more than 1.5 m (5 ft) above the top of any main wall or parapet to which it is affixed, unless it has been designed as an integral part of the building; and
- (b) no sign shall be illuminated unless the source of light is steady and suitably shielded.

9.9.7 No sign, other than one providing a public service and deemed appropriate by the Development Authority shall be permitted to locate on a public right-of-way or reserve.

9.9.8 On commercial sites, signs may be allowed subject to the following limitations:

- (a) signs and billboards shall be prohibited excepting signs advertising the principal use of the premises or the principal products offered for sale on the premises;
- (b) no more than two fascia signs shall be permitted for each business conducted on the premises;
- (c) no sign shall be illuminated unless the source of light is suitably shielded; and
- (d) signs shall not protrude more than 0.9 m (3 ft) from the face of a building

9.9.9 Canopy and Awning Signs

- (a) Canopy or awning signs may be allowed in non-residential areas to advertise businesses operating from the premises.
- (b) Such signs shall have a minimum clearance of 2.5 m (8 ft) above finished grade, and shall project out a maximum distance of 0.9 m (3 ft).
- (c) Signs may be suspended from the underside of a canopy provided that they are located entirely under the canopy and have a minimum clearance of 2.5 m (8 ft) above finished grade.

9.9.10 Free Standing Signs

- (a) A maximum of two (2) free standing signs may be allowed on a site.
- (b) No free-standing sign shall be located on or project over a public right-of-way.
- (c) Free standing signs shall conform to the setback requirements for principal buildings in the district in which the sign is located unless, in the opinion of the Development Authority, the sign would be compatible with surrounding land uses and would not compromise traffic safety. For the purpose of this section, setback distances shall be measured from the outermost edge of the sign and/or support structure, whichever is closest to the lot line.
- (d) In the Central Commercial (C1) District, temporary "A" Board signs may be allowed provided they

- (i) do not exceed 1.5 m² (16 ft²) in area;
- (ii) do not exceed 1.2 m (4 ft) in height; and
- (iii) are not fastened to the ground or employ any flashing lights or mechanical device to provide motion to the sign.

9.10 SETBACK ENCROACHMENTS

The following fixtures may project into a front, side or rear yard of a development:

- (a) verandas, porches, eaves, shade projections, windows, unenclosed steps, chimneys, sills, or any other similar feature provided that the total projection does not exceed 0.9 m (3 ft);
- (b) balconies, provided they do not project more than 1.5 m (5 ft);
- (c) an open, hard surfaced and uncovered terrace, patio, or deck in a residential district if same is enclosed except for a guard rail or parapet.

9.11 CAR AND TRUCK WASHES

The minimum site area shall be 743 m² (8,000 ft²) and shall contain storage space for three vehicles per wash bay prior to their entry into any part of the cleaning process. In the case of service stations that have car washes installed, the minimum site area shall be 1,115 m² (12,000 ft²).

9.12 CHURCHES

- 9.12.1 Maximum height requirements may be exceeded only if an extra 0.3 m (1 ft) of side yard is provided for every 0.3 m (1 ft) of additional height.
- 9.12.2 The site upon which a church is situated shall have a frontage of not less than 30m (98.5 ft) and an area of not less than 930 m² (10,010 ft²).
 - (a) In the case where a manse, rectory, parsonage or other building for a minister's residence is to be erected on the same site as the church, the combined area of the site shall not be less than 1,390 m² (14,962 ft²).

9.13 MANUFACTURED HOMES

- 9.13.1 Manufactured homes shall be of sound construction and appearance to the satisfaction of the Development Authority, and meet Canadian Standards Association (CSA) Z240 MH Series standards.
- 9.13.2 Notwithstanding Section 9.13.1, manufactured homes will not be permitted if greater than ten (10) years old at the time of application.
- 9.13.3 The undercarriage of a manufactured home shall be completely screened from view by the foundation, by fireproof skirting that is the same as the siding used on the manufactured home, or by such other means satisfactory to the Development Authority.

- 9.13.4 Axles, wheels, running gear, and towing tongue shall be removed prior to final installation of the manufactured home. The owner shall place the manufactured home on and attach it to a cement foundation or other permanent foundation conforming to the requirements of the Alberta Building Code.
- 9.13.5 All manufactured homes shall be connected to municipal services prior to their occupation.
- 9.13.6 All accessory structures, additions, porches, and skirting shall be of a quality and appearance equivalent to the manufactured home.

9.14 SERVICE STATIONS AND GAS BARS

- 9.14.1 The minimum site area shall be 557 m² (5,995 ft²) and the maximum building coverage shall be fifteen percent (15%) of the site area.
- 9.14.2 No activity shall be carried out which constitutes a nuisance or annoyance to persons occupying land in the immediate vicinity of the site by reason of dust, noises, gases, odors, smoke, or vibration.
- 9.14.3 The site of the building shall be maintained in a clean and tidy condition and free from all rubbish and debris.
- 9.14.4 Landscaping shall be provided and maintained to the satisfaction of the Development Authority.
- 9.14.5 Screening of not less than 1.5 m (5 ft) in height shall be provided along the boundary of a site where it abuts a residential district or abuts a lane that separates the site from a residential district.

9.15 SATELLITE DISH ANTENNAS

- 9.15.1 A satellite dish antenna shall only be allowed to be located on a roof top if it is installed on:
 - (a) apartment buildings three (3) stories or greater in height; or
 - (b) buildings in non-residential districts; or
 - (c) below the highest point of the roof line of a dwelling unit.
- 9.15.2 A satellite dish antenna shall conform to the site requirements for accessory buildings (Section 9.1).
- 9.15.3 The satellite dish antenna shall be located on the same site as the intended signal user.
- 9.15.4 Sections 9.15.2 and 9.15.3 may be waived where the applicant can demonstrate, to the satisfaction of the Development Authority, that compliance would prevent signal reception.

9.15.5 If a signal cannot be received in a location other than a front yard, the minimum front yard setback shall be 3.3 m (10 ft).

9.15.6 A maximum of two (2) satellite dish antennas may be allowed per dwelling unit.

9.16 DEVELOPMENT ALONG WATERCOURSE

9.16.1 Notwithstanding other provisions in this Bylaw, new development occurring adjacent to a watercourse shall be set back a minimum of 9.1 m (30 ft) from the top of bank.

9.16.2 Development requiring disturbance or modification of the bank of the watercourse shall not be permitted.

9.16.3 The natural flow of the watercourse shall not be altered and the removal of bank vegetation shall not be permitted.

9.17 DWELLING UNITS PER LOT

9.17.1 No person in the Town shall construct or cause to be constructed more than one dwelling unit per lot.

9.17.2 Section 9.17.1 does not apply to:

- (a) semi-detached dwellings;
- (b) duplexes;
- (c) dwellings containing basement suites;
- (d) triplexes and fourplexes;
- (e) townhouses;
- (f) apartment buildings;
- (g) dwellings that are located within an approved manufactured home park; and
- (h) dormitory residences;

9.18 REQUIREMENTS FOR PRIVATE SWIMMING POOLS

9.18.1 The definition of a Private Swimming Pool is "A swimming pool that is constructed for the use of a single-family dwelling by the Owners and their guests."

9.18.2 The definition of a Swimming Pool is "A structure, basin or tank containing and artificially created pool of water that is greater than 600 mm in depth at any point and is used for swimming, recreation, bathing, diving, wading, healing or therapy, religious rituals or other purposes, and includes all buildings, equipment and facilities used in connection with it. Note: includes Hot Tubs.

9.18.3 The Safety Codes Act requires Building Permits be issued for all Pools with a depth greater than 600mm.

9.18.4 Except for a pre-manufactured private pool that is entirely above ground, plans shall be submitted and shall include the following information:

- (a) Site plan
 - (b) Details of pool construction
 - (c) Schematics for the pool mechanics, including line sizes and inlets and outlets
 - (d) Water supply source and waste water disposal
 - (e) Pool data including surface area, circulation rate, turnover rate filter size/type and model, # of inlets, number of skimmers and drains
- 9.18.5 Article 7.3.2.3 of the Alberta Building Code requires the entire area of an outdoor Pool be protected by a fence, building wall or enclosure that can prevent access by unauthorized persons and its height above the outside ground level shall be not less than 1.8 m for private pools. Gates that have been installed are required to have a self-closing device and be lockable from the inside.
- 9.18.6 An exception to this is if the widest portion of the pool or the hot tub does not exceed 2.4 m or 8 ft. and a cover is provided that has the structural capacity to support the weight of an adult across the top of it when it is in the closed position. Also, the cover is provided with lockable devices to prevent access to the water by unauthorized persons. The cover is in place and locked at all times when the pool or hot tub is not in use.
- 9.18.7 Local Health Authority shall be contacted for all pools except for the pre-manufactured pools that are entirely above ground.
- 9.18.8 Building Safety Officer shall be contacted prior to the installation of a pool or hot tub.

9.19 CANNABIS RETAIL SALES

- 9.19.1 The owner or applicant must obtain any other approval, permit, authorization, consent or license that may be required to ensure compliance with applicable federal, provincial, or municipal legislation.
- 9.19.2 Cannabis Retail Sales shall not be located within 100 metres from any of the following uses:
- (a) The lot boundary of a provincial health care facility, health service or health clinic,
 - (b) The lot boundary of a building containing a child care facility,
 - (c) The lot boundary of a commercial recreation, indoor recreation facility, outdoor recreation facility, park or recreational use,
 - (d) Any other cannabis retail sales,
 - (e) The development officer may reduce the separation distance where it is demonstrated that there would be no adverse impacts and the intent of the regulation is not compromised.
- 9.19.3 The separation distance shall be measured from lot line to lot line.
- 9.19.4 Cannabis Retail Sales shall not be located within 100 metres from any of the following uses:
- (a) The lot boundary of a building containing an elementary school or a secondary school,

- (b) The lot boundary of a parcel of land that is designated as a school reserve or a municipal and school reserve under the Municipal Government Act,
- (c) The separation distance between all uses shall be measured from lot line to lot line.

9.19.5 Customer access to a Cannabis Retail Store is limited to a store front that is visible from the street.

9.19.6 No customer parking will be allowed at the rear of the Cannabis Retail Store building.

9.19.7 All parking areas will be well lit during operating hours to the satisfaction of the Development Officer.

9.19.8 Parking shall be provided in accordance with the minimum requirements under the applicable land use district requirements.

9.20 CANNABIS PRODUCTION FACILITY

9.20.1 The owner or applicant must provide as a condition of development permit application a copy of the current license for all activities associated with cannabis production as issued by the Federal Government.

9.20.2 The owner or applicant must obtain any other approval, permit, authorization, consent or license that may be required to ensure compliance with the applicable federal, provincial or municipal legislation.

9.20.3 Cannabis Production Facilities shall not be located within 100 metres from any of the following uses:

- (a) The lot boundary of a provincial health care facility, health service or health clinic,
- (b) The lot boundary of a building containing a child care facility,
- (c) The lot boundary of a commercial recreation, indoor recreation facility, outdoor recreation facility, park or recreational use,
- (d) The development officer may reduce the separation distance where it is demonstrated that there would be no adverse impacts and the intent of the regulation is not compromised.

9.20.4 The separation distance shall be measured from lot line to lot line.

9.20.5 Cannabis Production Facilities shall not be located within 200 metres from any of the following uses:

- (a) The lot boundary of a building containing an elementary school or a secondary school,
- (b) The lot boundary of a parcel of land that is designated as a school reserve or a municipal and school reserve under the Municipal Government Act.

9.20.6 The separation distance between all uses shall be measured from lot line to lot line.

- 9.20.7 The development must be done in a manner where all the processes and functions are fully enclosed within a stand-alone building including all loading stalls and docks, and garbage containers and waste materials.
- 9.20.8 The outdoor storage of goods, materials or supplies is not allowed.
- 9.20.9 The development shall not operate in conjunction with another approved use.
- 9.20.10 The development must include equipment designed and intended to remove odors from the air where it is discharged from the building as part of the ventilation system.
- 9.20.11 The Development Officer may require as a condition of a development permit, a waste management plan, completed by a qualified professional, which includes but is not limited to the following:
 - (a) The incineration of waste products and airborne emissions,
 - (b) The quantity and characteristics of liquid and waste material discharged by the facility,
 - (c) The method and location of collection and disposal of liquid and waste material discharged by the facility.

9.21 SMALL WIND ENERGY SYSTEMS

- 9.21.1 Small Wind Energy systems may be allowed in the Town subject to the following conditions:
 - (a) There shall be a limit of one (1) small energy system per lot,
 - (b) The energy produced is designed primarily for the use of the lot owner,
 - (c) The system shall be designed to minimize the impact on adjacent properties including but not limited to visual impacts, noise impacts, other appearances, the height of the structure and safety issues.
 - (d) Small Wind Energy Systems will be deemed a discretionary use.

9.22 SOLAR COLLECTORS

- 9.22.1 Solar Collectors may be allowed in the Town subject to the following conditions:
 - (a) There shall be a limit of one small energy system per lot,
 - (b) The energy produced is designed primarily for the use of the lot owner,
 - (c) The system shall be designed to minimize the impact on adjacent properties including but not limited to visual impacts, other appearance issues, the height of the structure and safety issues.
 - (d) Solar Collectors will be deemed a discretionary use.

SECTION 10 ESTABLISHMENT OF DISTRICTS

10.1 DISTRICT CLASSIFICATION

For the purpose of this Bylaw, all lands within the Town are divided into the following districts:

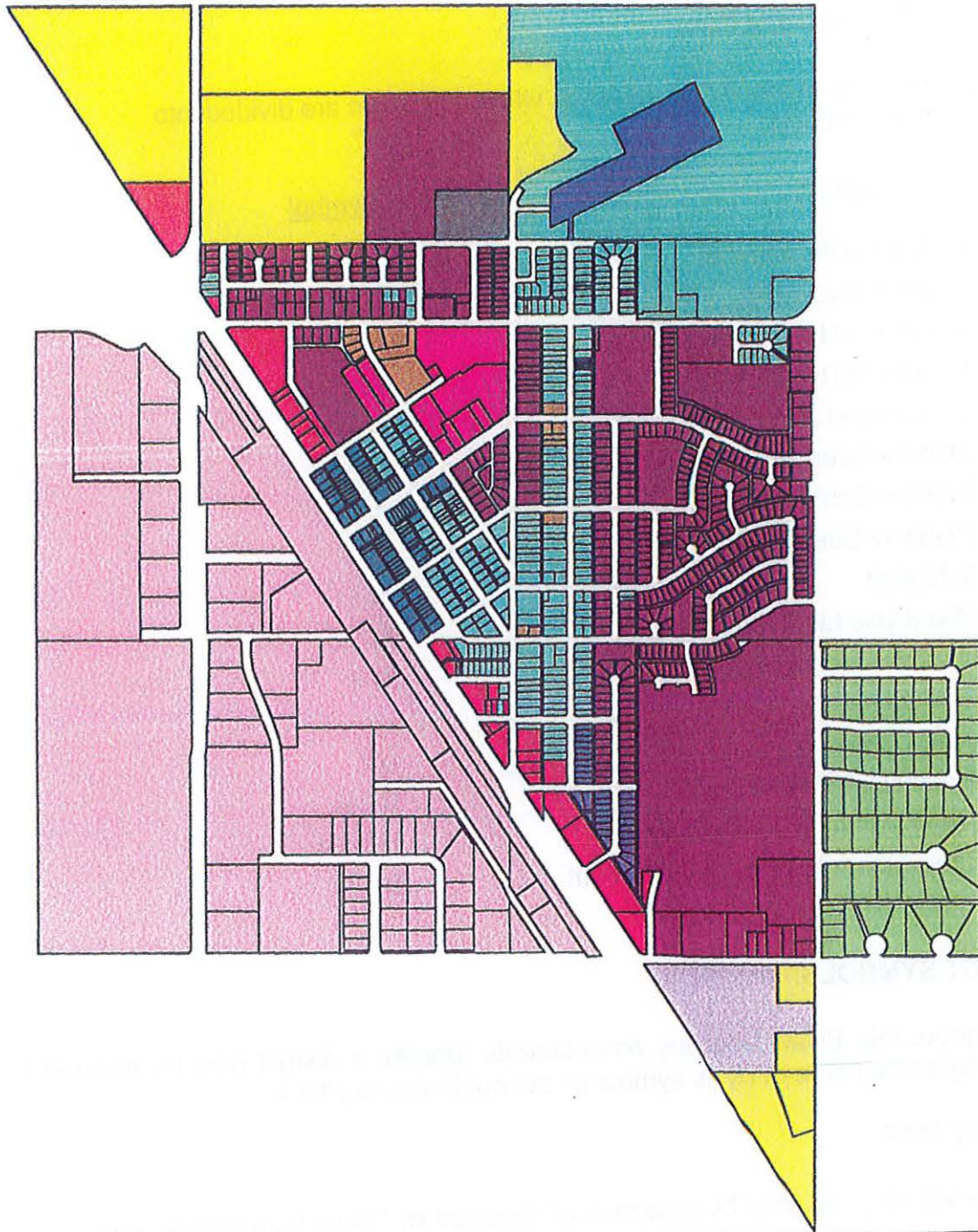
| <u>District</u> | <u>Symbol</u> |
|----------------------------------|---------------|
| Restricted Residential | R-1 |
| Estate Residential | R-E |
| Residential Low Density | R-2 |
| Residential High Density | R-3 |
| Un-serviced Residential | R-4 |
| Manufactured Home Park | MHP |
| Primary Commercial | C-1 |
| Highway Commercial | C-2 |
| Industrial | M-1 |
| Mixed Use Light Industrial | M-2 |
| Un-serviced Industrial | M-3 |
| Institutional | I |
| Urban Reserve | UR |
| Direct Control Residential | DC-R |
| Direct Control Non-Residential | DC-NR |
| Direct Control Mixed Development | DC-M |

10.2 DISTRICT SYMBOLS

Throughout this Bylaw and any amendments thereto, a district may be referred to either by its full name or by its symbol as set out in Section 10.1.

10.3 DISTRICT MAP

- 10.3.1 The District Map, as may be amended or replaced by Bylaw from time to time, is that map attached to and forming part of this Bylaw, and bears the identification "District Map" and "Section 10.3 of Bylaw 1004".
- 10.3.2 In the event that a dispute arises over the precise location of a boundary of any district as shown on the District Map, Council may request planning advice and shall decide thereon.



1:15,000

Town of Beaverlodge
Land Use Bylaw District Map

- | | | |
|-----------------------------|-------------------------------|-------------------------------------|
| DC-M Direct Control Mixed | R4 Un-serviced Residential | M3 Un-serviced Industrial |
| PS Public Service | MHP Manufactured Home Park | I Institutional |
| R1 Restricted Residential | C1 Primary Commercial | UR Urban Reserve |
| RE Estate Residential | C2 Highway Commercial | DCR Direct Control Residential |
| R2 Residential Low Density | M1 Industrial | DCNR Direct Control Non Residential |
| R3 Residential High Density | M2 Mixed Use Light Industrial | |

SECTION 11 DISTRICT RULES

11.1 RESTRICTED RESIDENTIAL (R-1) DISTRICT

11.1.1 Purpose

The purpose of this District is to provide for low density residential development in the form of single-family dwellings with provisions for complementary uses.

11.1.2 Uses

(a) Permitted Uses

- accessory buildings and uses
- parks and playgrounds
- satellite dish antennas
- single family dwelling
- home occupations minor

(b) Discretionary Uses

- bed and breakfast
- churches
- child care facility
- public uses and utilities
- sign
- small wind energy systems
- solar collectors

11.1.3 Site Provisions

In addition to the Regulations contained in Section 9, the following standards shall apply to every development in this district.

| | | |
|-----|----------------------------|---|
| (a) | Lot Area (minimum): | 465 m ² (5,500 ft ²) |
| (b) | Lot Width (minimum): | 18.2 m (60 ft) |
| (c) | Front Yard (minimum): | 7.6 m (25 ft) |
| (d) | Rear Yard (minimum): | 6.1 m (20 ft) |
| (e) | Side Yard (minimum): | 3.3 m (10 ft) for corner site, street side 1.5 m (5 ft) for all other sites |
| (f) | Floor Area (minimum): | 102.2 m ² (1,100 ft ²) for single family dwelling |
| (g) | Building Height (maximum): | 8.5 m (28 ft) for principal building 4.3 m (14 ft) for accessory building |
| (h) | Lot Coverage (maximum): | 40 percent |

11.1.4 Additional Requirements

- (a) The relocation of existing residences shall not be allowed in this district.
- (b) Accessory buildings shall be of comparable quality and construction as the principal building.
- (c) In the case of a lane less subdivision the Development Authority shall ensure that lot widths and side yard setbacks are sufficient to accommodate front drive garages.
- (d) The Development Authority may decide on such other requirements as are necessary having regard to the nature of a proposed development and the intent of this district.
- (e) No permanent trees, shrubs or structures may be placed within 10 feet of the curb of the street to allow for snow plowing and snow storage.
- (f) All residential parking lots must be constructed of concrete, asphalt or paving stones within one year of occupancy.
- (g) A minimum of 50% of the front yard shall be landscaped.

11.2 ESTATE RESIDENTIAL (RE) DISTRICT

11.2.1 Purpose

The purpose of this District is to provide for the development of single-family residential development on larger lots.

11.2.2 Uses

- (a) Permitted Uses
- accessory buildings and uses
 - parks and playgrounds
 - satellite dish antennas
 - single family dwellings
 - home occupations-minor
- (b) Discretionary Uses
- small wind energy systems
 - solar collectors

11.2.3 Site Provisions

In addition to the Regulations contained in Section 9, the following standards shall apply to every development in this district.

| | | |
|-----|----------------------------|--|
| (a) | Lot Area (minimum): | 0.2 ha (0.5 ac) |
| (b) | Front Yard minimum | 7.6 m |
| (c) | Side Yard | 5. m (16.4 ft) |
| (d) | Rear Yard (minimum): | 7 m (23 ft) |
| (e) | Floor Area (minimum) | 92.2 m ² (1000 ft ²) |
| (f) | Building Height (maximum): | 9.0 m (30 ft) for principal building 7.6 m (25 ft) for accessory building |
| (g) | Lot Coverage (maximum): | 50 percent |

11.2.4

Additional Requirements

- (a) The minimum front yard for lots 16 -19 Plan 992-4594 shall be 11.7 m (38.5 ft).
- (b) For lots 5A, 6-11, 16-28, Plan 992-4593 the following minimum standards shall apply:

| | <u>Ground Floor Area</u> | <u>Total Floor Area</u> |
|-------------------------------|---|--|
| Bungalow/Bi-level/Split Entry | 92.9 m ² (1000 ft ²) | n/a |
| One and One-half storey | 78m ² (840 ft ²) | 2115 m ² (1250 sq ft) |
| Two Storey | 83.6 m ² (900 ft ²) | 139.4 m ² (1500 ft ²) |

- (c) The maximum size of any accessory building shall be 139.4 m² (1500 ft²)
- (d) The Development Authority may decide on such other requirement as are necessary having regard to the nature of a proposed development and the intent of this district
- (e) No permanent trees, shrubs or structures may be placed within 10 feet of the curb of the street to allow for snow plowing and snow storage.
- (f) All residential parking lots must be constructed of concrete, asphalt or paving stones within one year of occupancy.
- (g) A minimum of 50% of the front yard shall be landscaped.
- (h) Notwithstanding Sections 8.5.6 and 9.13.2 (b), fences shall not exceed 1.8 m (6 ft) in height in a rear yard and 1.2 m (4ft) in a front or side yard.

11.3 RESIDENTIAL LOW DENSITY (R-2) DISTRICT

11.3.1 Purpose

The purpose of this District is to provide for a low-density residential development in the form of single detached dwellings with provisions for duplex and semi-detached dwellings, townhouses and multiple section manufactured homes and other complementary uses.

11.3.2 Uses

(a) Permitted Uses

- accessory buildings and uses
- parks and playgrounds
- satellite dish antennas
- single family dwellings
- home occupations-minor

(b) Discretionary Uses

- apartments less than 5 units
- basement suites
- bed and breakfast
- child care facilities
- churches
- community halls
- duplexes
- manufactured homes (both single and double wide)
- public uses and utilities
- semi-detached dwellings
- secondary suites
- signs
- small wind energy systems
- solar collectors

11.3.3 Site Provisions

In addition to the Regulations contained in Section 9, the following standards shall apply to every development in this district.

| | | |
|-----|----------------------------|---|
| (a) | Lot Area (minimum): | 279 m ² (3,000 ft ²) for semi-detached (interior) 325 m ² (3,500 ft ²) for semi-detached (exterior) 464 m ² (5000 ft ²) for duplex 297 m ² (3200 ft ²) per unit for apartments 418 m ² (4,500 ft ²) for all other uses |
| (b) | Lot Width (minimum): | 9.1 m (30 ft) for semi-detached (interior) 10.7 m (35 ft) for semi-detached (exterior) 15 m (50 ft) for duplex 13.7 m (45 ft) for all other uses |
| (c) | Front Yard (minimum): | 6.1 m (20 ft) |
| (d) | Rear Yard (minimum): | 4.6 m (15 ft) |
| (e) | Side Yard (minimum): | 3.3 m (10 ft) for corner site, street side 1.2 m (4 ft) for all other sites |
| (f) | Building Height (maximum): | 8.2 m (27 ft) for principal building 4.3 m (14 ft) for accessory building |
| (g) | Lot Coverage (maximum): | 50 percent |

11.3.4 Additional Requirements

- (a) The relocation of any residence into this district shall be to the satisfaction of the Development Authority as to the appearance and structural character. (A performance bond may be posted to ensure compliance with development conditions of approval.)
- (b) The Development Authority may decide on such other requirement as are necessary having regard to the nature of a proposed development and the intent of this district
- (c) No permanent trees, shrubs or structures may be placed within 10 feet of the curb of the street to allow for snow plowing and snow storage.
- (d) All residential parking lots must be constructed of concrete, asphalt or paving stones within one year of occupancy.
- (e) A minimum of 50% of the front yard shall be landscaped.
- (f) Within the R-2 district, development permit applications for new manufactured homes will be limited to the replacement of an existing manufactured home and provided that the new manufactured home is less than 5 years old. Replacement of single-family dwelling with a manufactured home is prohibited.

11.4 RESIDENTIAL HIGH DENSITY (R-3) DISTRICT

11.4.1 Purpose

The purpose of this District is to provide for the development of residential dwellings that consist of 3 or more dwellings and other complementary uses.

11.4.2 Uses

- (a) Permitted Uses
 - accessory buildings and uses
 - apartments in excess of 4 units
 - parks and playgrounds
 - satellite dish antennas
 - senior's homes
 - townhouses
 - home occupations-minor
 -
- (b) Discretionary Uses
 - child care facilities
 - fourplexes
 - public uses and utilities
 - triplexes
 - signs
 - small wind energy systems
 - solar collectors

11.4.3 Site Provisions

In addition to the Regulations contained in Section 9, the following standards shall apply to every development in this district.

| | | |
|-----|----------------------------|--|
| (a) | Lot Area (minimum): | 743 m ² (8,000 ft ²) for triplex and fourplex 297 m ² (3200 ft ²) per unit for apartments 418 m ² (4,500 ft ²) for all other uses |
| (b) | Lot Width (minimum): | 24 m (80 ft) for triplex and fourplex 13.7 m (45 ft) for all other uses |
| (c) | Front Yard (minimum): | 6.1 m (20 ft) |
| (d) | Rear Yard (minimum): | 4.6 m (15 ft) |
| (e) | Side Yard (minimum): | 3.3 m (10 ft) for corner site, street side 1.2 m (4 ft) for all other sites |
| (f) | Building Height (maximum): | 8.2 m (27 ft) for principal building 4.3 m (14 ft) for accessory building |
| (g) | Lot Coverage (maximum): | 50 percent |

11.4.4 Additional Requirements

- (a) The relocation of any residence into this district shall be to the satisfaction of the Development Authority as to the appearance and structural character. (A performance bond may be posted to ensure compliance with development conditions of approval.)
- (b) The Development Authority may decide on such other requirement as are necessary having regard to the nature of a proposed development and the intent of this district
- (c) No permanent trees, shrubs or structures may be placed within 10 feet of the curb of the street to allow for snow plowing and snow storage.
- (d) All residential parking lots must be constructed of concrete, asphalt or paving stones within one year of occupancy.

11.5 UNSERVICED RESIDENTIAL DISTRICT (R-4) DISTRICT

11.5.1 Purpose

The purpose of this District is to provide for very low-density residential development in an acreage setting where individual lots are serviced by private water supplies and sewage disposal systems.

11.5.2 Uses

- (a) Permitted Uses
 - accessory buildings and uses
 - manufactured homes (single and double wide)
 - parks and playgrounds
 - satellite dish antennas
 - single family dwellings
 - home occupations-minor
- (b) Discretionary Uses
 - accessory dwelling
 - Bed and breakfast
 - public uses and utilities
 - riding stable
 - sign
 - small wind energy systems
 - solar collectors

11.5.3 Site Provisions

In addition to the Regulations contained in Section 9, the following standards shall apply to every development in this district.

| | | |
|-----|----------------------------|---|
| (a) | Lot Area (minimum): | 0.2 ha (0.5 acre) |
| (b) | Lot Width (minimum): | 30.5 m (100 ft) All lots shall retain a length to width ratio of 6:1 |
| (c) | Front Yard (minimum): | 30 m (100 ft) |
| (d) | Rear Yard (minimum): | 15 m (50 ft) for principal building |
| (e) | Side Yard (minimum): | 3.3 m (10 ft) for interior side yard 6.1 m (20 ft) for exterior side yards |
| (f) | Building Height (maximum): | 10.4 m (34 ft) for principal building |
| (g) | Lot Density | 35 lots per quarter |

11.5.4 Additional Requirements

- (a) The provision of private water and sewer systems shall be in accordance with the Alberta Plumbing and Drainage Act and any associated regulations.
- (b) Riding stables may only be permitted on lots in excess of 2 hectares (5 acres) in size.
- (c) The maximum allowable horses shall not exceed 2 animals per hectare.
- (d) All development permits will be circulated to Alberta Agriculture and adjacent landowners for comment.
- (e) A minimum of thirty percent (30%) of a site to be used for an apartment building shall be required for recreational and landscaping purposes to the satisfaction of the Development Authority. The areas of balconies and recreational facilities within the building including patios, swimming pools and communal lounges for the free use of tenants may, at the discretion of the Development Authority, be used in the calculation of the total requirement for recreational and landscaping areas.
- (f) The Development Authority may decide on such other requirements as are necessary having regard to the nature of the development and the intent of the district

11.6 MANUFACTURED HOME PARK (MHP) DISTRICT

11.6.1 Purpose

The purpose of this District is to provide for a residential neighborhood composed of manufactured homes which are accommodated on individual lots with permanent foundations and individual service connections.

11.6.2 Uses

(a) Permitted Uses

- accessory buildings and uses
- multiple section manufactured homes
- parks and playgrounds
- satellite dish antennas
- single section manufactured homes
- home occupations-minor

(b) Discretionary Uses

- child care facilities
- churches
- public uses and utilities
- child Care Facility
- small wind energy systems
- solar collectors

11.6.3 Site Provisions

In addition to the Regulations contained in Section 9, the following standards shall apply to every development in this district.

| | | |
|-----|----------------------------------|---|
| (a) | Lot Area (minimum) per unit: | 418 m ² (4,500 ft ²) |
| (b) | Lot Width (minimum) per unit: | 12.2 m (40 ft) |
| (c) | Front Yard (minimum) per unit: | 6.1 m (20 ft) |
| (d) | Rear Yard (minimum) per unit: | 7.6 m (25 ft) |
| (e) | Side Yard (minimum) per unit: | 3.3 m (10 ft) for corner site, street side 1.5 m (5 ft) for all other sites |
| (f) | Lot Coverage (maximum) per unit: | 40 percent |

11.6.4 Additional Requirements

- (a) Minimum site area for a manufactured home park is 1.5 ha (3.7 acres).
- (b) Minimum recreation amenity space within the park shall be 15% of the park area.
- (c) Recreation vehicle compound space shall be provided at the rate of 150 sq ft per unit.
- (d) A plan for the proposed development must first be reviewed and approved by the authority having jurisdiction prior to considering a subdivision or a development permit application for this district. This plan shall contain the same information as identified in Section 11.6.3.
- (e) No propane is to be used for the heating of a dwelling in a manufactured home subdivision.
- (f) All areas of a manufactured home park not developed or occupied by roads, sidewalks, driveways, parking aprons, buildings or other facilities shall be landscaped by the developer to the satisfaction of the Development Officer.
- (g) Adequate convenient, on-site contained garbage collection facilities shall be provided as a condition of the development permit.
- (h) A developer of a manufactured home park shall enter into a development agreement with the Town which will include but not limited to such items as: standards respecting the design and materials of carports, patios, porches, storage buildings, skirting including hitches, fences, fuel storage/supply facilities and other attached or detached structures.
- (i) The Park shall provide a 3m (10 ft) buffer along the perimeter of the park.
- (j) All roads, driveways, aprons and other parking or loading areas shall be paved.

11.7 PRIMARY COMMERCIAL (C-1) DISTRICT

11.7.1 Purpose

The purpose of this district is to provide for office and retail commercial developments and other compatible uses generally intended to locate in the central business area of the Town.

11.7.2 Uses

(a) Permitted Uses

- accessory buildings and uses
- bakery shops
- bowling alley
- bus depot
- business, administration, and professional offices
- cinema
- commercial or technical school
- financial institutions
- laundromats
- liquor store
- medical clinic
- parks and playgrounds
- parking lots
- personal service establishments
- printing establishments
- public recreational facilities
- public uses and utilities
- restaurants
- retail outlets
- satellite dish antennas
- signs

(b) Discretionary Uses

- accessory buildings and uses
- amusement facilities
- apartments
- appliance repair shops
- building supply outlet
- car and truck washes
- church
- department store
- dwelling unit(s) above or as accessory use to a commercial use
- drive-in restaurants
- funeral home
- gas bar
- hotel
- motel
- motor vehicle dealerships
- parking lots

- private club or organization
- service station
- shopping centre
- sign
- small wind energy systems
- solar collectors
- warehousing

11.7.3 Site Provisions

In addition to the Regulations contained in Section 9, the following standards shall apply to every development in this district.

| | | |
|-----|----------------------------|---|
| (a) | Lot Area (minimum): | 139 m ² (1,500 ft ²) |
| (b) | Lot Width (minimum): | 4.6 m (15 ft) |
| (c) | Front Yard (minimum): | None required, except where deemed necessary by the Development Authority |
| (d) | Rear Yard (minimum): | At the discretion of the Development Authority based on the requirements for staff parking, storage and loading. |
| (e) | Side Yard (minimum): | 3.3 m (10 ft) if adjacent to residential district None for all other locations, if a fire rated wall is provided |
| (f) | Building Height (maximum): | 15.7m (50 ft) |

11.7.4 Additional Requirements

- (a) The design, construction and architectural appearance of any building shall be compatible with the surrounding properties to the satisfaction of the Development Authority.
- (b) All commercial signs shall be compatible with the surrounding properties and designed to the satisfaction of the Development Authority.
- (c) Residential dwelling accommodation in this district shall:
 - (i) only be located above the main floor of a building, or on the main floor to the rear of the principal use of a building;
 - (ii) have direct access to the outside street level, that access being independent of the main entrance for the principal use of the building.

The Development Authority may decide on such other requirements as are necessary having regard to the nature of the proposed development and the intent of this district.

11.8 HIGHWAY COMMERCIAL (C-2) DISTRICT

11.8.1 Purpose

The purpose of this district is to provide for those commercial uses which are generally intended to service the travelling public, have extensive land and/or outside storage requirements, and are located on heavily travelled roads.

11.8.2 Uses

(a) Permitted Uses

- accessory buildings and uses
- bus depots
- commercial card lock
- convenience store
- drinking establishments
- drive-in restaurants
- garden centre
- gas bars or service stations
- hotels
- motels
- motor vehicle dealerships
- restaurants
- satellite dish antennas
- service station
- vehicle and equipment repair shops

(b) Discretionary Uses

- agricultural machinery sales, rentals and repairs
- auto body shop and paint shop
- automotive supplies outlets
- automotive repair
- bulk fuel outlets
- car and truck washes
- commercial card locks
- farm implement dealerships
- lumber yards
- manufactured home dealerships
- plumbing or electrical shops
- public uses and utilities
- recreational vehicle and equipment sales
- signs
- small wind energy systems
- solar collectors
- storage yards
- tire vulcanizing

- travel trailer parks and campgrounds
- warehouses
- child care facility
- medical facility
- retail sales
- office services

11.8.3 Site Provisions

In addition to the Regulations contained in Section 9, the following standards shall apply to every development in this district.

| | | |
|-----|----------------------------|--|
| (a) | Lot Area (minimum): | 464 m ² (5000 ft ²) |
| (b) | Lot Width (minimum): | 15 m (50 ft) |
| (c) | Front Yard (minimum): | 9.1 m (30 ft) |
| (d) | Rear Yard (minimum): | 7.6 m (25 ft) |
| (e) | Side Yard (minimum): | 3.3 m (10 ft) interior side yard 4.6 m (15 ft) exterior side yard |
| (f) | Building Height (maximum): | 13.7 m (45 ft) |
| (g) | Minimum Landscaped Area | 5% (as per Res. No. 225-09-05) |

11.8.4 Additional Requirements

The design, construction and architectural appearance of any building shall be subject to the satisfaction of the Development Authority

- (a) Provision for adequate vehicular circulation and parking shall be identified on an approved site plan to the satisfaction of the Development Authority and be paved in accordance with this Bylaw.
- (b) All sites abutting a residential district shall provide a buffer and screening to the satisfaction of the Development Authority.
- (c) All roof apparatus and all outside storage areas shall be totally screened from view from public roads.
- (d) Any dwelling unit approved in this district shall be contained with the principal building on the site.

11.8.5 Special Requirements: Landscaping

Landscaping shall comply with the general landscaping requirements of this Bylaw as well as the more specific requirements found in this section. The focus of the landscaping shall be the front yard but additional landscaping may be required in other yards to separate uses or to provide

buffers or screening from other uses or roads. In addition, all areas not covered by buildings and parking shall be landscaped. Barriers with a minimum height of 15cm (6 inches) shall be used to protect the landscaping areas. All landscaping shall be identified on the site plan.

11.8.6 Special Requirement: Building Location and Front Yard

Notwithstanding any other provision in this Bylaw, the yard of any lot abutting a highway shall be deemed to be the front yard. The front of all buildings should face the front yard. Where, in the opinion of the Development Authority, this is not possible or practical for the effective development of a site, those exterior walls of buildings that must face the highway shall have special façade treatment. This treatment shall be to the satisfaction of the Development Authority.

11.8.7 Special Requirement: Storage Areas

- (a) All outdoor storage areas shall be appropriately fenced or screened and should be concealed from view from the street by the fence or other suitable screening. All sites abutting residential districts shall be screened from view of the residential district to the satisfaction of the Development Authority.
- (b) All outdoor storage shall be located only to the rear of the main building and shall not be located in the front or exterior side yard.
- (c) All outdoor storage shall be accessory to the main use of the land or main building on the site.

11.8.8 Special requirement: Storage of Hazardous Goods and Materials

The storage of hazardous goods and materials may be allowed within the district. The storage of any hazardous material must be within a wholly enclosed building. All applications for development permits shall clearly indicate if any hazardous material is to be stored on site. The nature and quantity of the hazardous material must be identified. The Development Authority may establish special conditions to govern the safe storage of hazardous materials.

11.8.9 Special requirement: Un-serviced Commercial Development

The Town may allow for un-serviced commercial development where the cost of extending municipal water and sanitary services is cost prohibitive. On-site sanitary sewer and water systems shall be provided to the satisfaction of the Approving Authority.

11.9 GENERAL INDUSTRIAL (M-1) DISTRICT

11.9.1 Purpose

The purpose of this district is to provide for manufacturing, processing, assembly, distribution, service, and repair uses that carry out a portion of their operations outdoors or require outdoor storage areas.

11.9.2 Uses

(a) Permitted Uses

- accessory buildings and uses
- auto body or paint shops
- bulk fuel outlet
- industrial and construction equipment sales and service
- light manufacturing industries confined to a building
- outdoor storage of vehicles and equipment
- public uses and utilities
- satellite dish antennas
- trucking operations or terminal
- warehouse
- welding shop
- equipment dealership
- vehicle or equipment repair and service
- signs

(b) Discretionary Uses

- Auction mart
- abattoirs
- auto wreckers or salvage yard
- building supply outlet
- caretaker residence
- car wash
- feed mill
- fertilizer depot
- grain elevator
- livestock sales yard
- manufactured home dealership
- manufacturing plant engaged in secondary processing, assembly or packaging
- motor vehicle dealership
- public use
- sawmill
- seed cleaning plant
- service station
- sign
- small wind energy systems
- solar collectors
- storage of flammable or combustible material

- farm implement dealerships
- trucking firms
- warehousing and wholesaling
- welding shops
- medical facility
- agricultural processing
- automotive/recreation vehicle sales and service and storage
- automobile repair facility
- bottled gas sales and storage
- communication tower
- contracting services
- drive through restaurant
- dry cleaning and laundry plants
- electrical production
- feed mills
- food or beverage service facility
- food processing plant
- gas bar
- heavy equipment sales and storage
- greenhouses
- kennels
- laboratory
- oilfield support services
- storage, indoor and outdoor except pipe yards
- veterinary clinics
- office and office buildings
- railroad related activities including intermodal activities
- frac sand facilities

11.9.3 Site Provisions

In addition to the Regulations contained in Section 9, the following standards shall apply to every development in this district.

| | | |
|-----|----------------------------|---|
| (a) | Lot Area (minimum): | .2 ha (0.5 ac) |
| (b) | Lot Width (minimum): | 30 m (100 ft) |
| (c) | Front Yard (minimum): | 7.6 m (25 ft) |
| (d) | Rear Yard (minimum): | At the discretion of the Development Authority based upon the requirements for staff parking, storage and loading. |
| (e) | Side Yard (minimum): | 1.5 m (5 ft) The Development Authority may reduce the side yard requirements if the development conforms to fire protection regulations |
| (f) | Building Height (maximum): | 15 m (50 ft) |
| (g) | Minimum Landscaped Area | 5% (as per Res. No. 212-09-05) |

11.9.3 Additional Requirements

Any industrial operation including production, processing, cleaning, testing, repair, storage or distribution of any material shall conform to the following standards:

- (a) Toxic or noxious materials or dust or ash shall not be released or permitted to escape to the atmosphere at such a rate as to interfere with the use and enjoyment of property or to endanger the health or safety of the public;
- (b) No industrial operation shall be carried out which would result in the projection of glare or heat onto adjacent properties;
- (c) Waste products shall not be discharged into any sewer or private sewage disposal system if the nature of such waste products, or the manner of their discharge, would exceed the design standards for the sewer or sewage disposal system;
- (d) Industrial freight and storage yards, repair areas and facilities shall be enclosed by a screen no less than 2 m (6.5 ft) in height if the aforementioned areas are within sight of a public roadway or on a site within 30 m (98.4 ft) of any residential;
- (e) Maximum fence height shall be 3 m (10 ft).

11.9.5 Additional Requirements - Landscaping

Further to the landscape requirements as above, landscaping shall be determined as follows:

- (a) A buffer strip of 30 meters shall be provided along any boundary of this district that is immediately adjacent to a primary or secondary highway or watercourse as well as any Land Use District other than commercial or industrial. This buffer strip shall be provided on private lands unless an alternative has been provided as part of the subdivision review process and is acceptable to the Development Authority.
- (b) The minimum landscaped area shall be concentrated in the front yards, but additional landscaping may be required in other yards to separate uses or to
- (c) provide buffers or screening from other uses or roads. All landscaping shall be identified on the site plan.
- (d) Any additional landscaping requirements shall be to the satisfaction of the Development Authority.
- (e) Provision for adequate vehicular circulation shall be provided on all sites to the satisfaction of the Development Authority.
- (f) All sites abutting a residential district shall provide a buffer and screening to the satisfaction of the Development Authority.

11.9.6 Special Requirement - Outdoor Storage

- (a) All outdoor areas shall be appropriately fenced and should be concealed from view from the street by the fence or other suitable screening to the satisfaction of the Development Authority.
- (b) All storage sites abutting residential districts shall be screened from the view of the residential district to the satisfaction of the Development Authority.
- (c) All outdoor storage shall be located only to the rear of the main building and shall not be located in the front or exterior side yard.
- (d) All outdoor storage shall be accessory to the main use of the land or main building on the site and shall comply with the yard and setback requirements of this section.

11.10 MIXED USE LIGHT INDUSTRIAL (M-2) DISTRICT

11.10.1 Purpose

The purpose of this district is to provide for the integration of existing residential and light industrial uses on a site.

11.10.2.1 Uses

- (a) Permitted Uses
 - accessory buildings and uses
 - public uses and utilities

- (b) Discretionary Uses
 - equipment repair and storage
 - home occupations-minor
 - home occupations-major
 - single family dwellings
 - trucking firms
 - vehicle repair and restoration
 - child care facility
 - medical facility
 - signs
 - small wind energy systems
 - solar collectors

11.10.3 Site Provisions

In addition to the Regulations contained in Section 9, the following standards shall apply to every development in this district.

| | | |
|-----|----------------------------|----------------|
| (a) | Front Yard (minimum): | 7.6 m (25 ft) |
| (b) | Rear Yard (minimum): | 6.1 m (20 ft) |
| (c) | Side Yard (minimum): | 3.3 m (10 ft) |
| (d) | Building Height (maximum): | 12.2 m (40 ft) |

11.10.3 Additional Requirements

- (a) The number of cars being restored or repaired at any one time shall be limited to six, and they shall be enclosed with a screen fence of a minimum 1.8 m (6 ft) in height.
- (b) The Development Authority may decide on such other requirements as are necessary having regard to the nature of a proposed development and the intent of this district.

11.11 UNSERVICED INDUSTRIAL (M-3) DISTRICT

11.11.1 Purpose

The purpose of this district is to provide for industrial developments which will not be serviced by municipal water and sewer services, but by private systems.

11.11.2 Uses

- (a) Permitted Uses
 - accessory buildings and uses
 - public uses and utilities
 - satellite dish antennas
 - signs

- (b) Discretionary Uses
 - auto body and paint shops
 - bulk retail and wholesale outlets
 - equipment repair and storage
 - trucking firms
 - warehousing and distribution
 - used vehicle, farm and equipment sales
 - child care facility
 - medical facility
 - all uses listed as discretionary uses in the M1 district
 - pipe yards
 - salvage yards
 - hazardous industries
 - construction yards
 - oilfield manufacturing and storage
 - outdoor storage facilities
 - frac sand storage and handling facilities
 - chemical storage and handling facilities
 - small wind energy systems
 - solar collectors

11.11.3 Site Provisions

In addition to the Regulations contained in Section 9, the following standards shall apply to every development in this district.

| | | |
|-----|-----------------------|--------------------------|
| (a) | Lot Area (minimum): | 0.6 hectares (1.5 acres) |
| (b) | Lot Width (minimum): | 46 m (150 ft) |
| (c) | Front Yard (minimum): | 15 m (50 ft) |
| (d) | Rear Yard (minimum): | 6.1 m (20 ft) |
| (e) | Side Yard (minimum): | 3.3 m (10 ft) |

11.11.4 Additional Requirements

- (a) A permit for a private sewage disposal system must be obtained from Alberta Labor prior to the issuance of a development permit.
- (b) A statement outlining the anticipated total number of employees and total expected water consumption shall be submitted to the Development Authority prior to the issuance of a development permit. Evidence proving a sufficient water supply shall also be provided.
- (c) All sites abutting a residential district shall provide a buffer and screening to the satisfaction of the Development Authority.

11.12 INSTITUTIONAL (I) DISTRICT

11.12.1 Purpose

The purpose of this district is to provide for the development of public uses and recreational facilities such as parks and schools.

11.12.2 Uses

- (a) Permitted Uses
 - accessory buildings and uses
 - arenas
 - libraries
 - museums
 - parks and playgrounds
 - public uses and utilities
 - recreation uses not requiring permanent facilities
 - satellite dish antennas
 - signs
 - swimming pools
 - tennis courts

- (b) Discretionary Uses
 - campgrounds
 - cemetery
 - churches
 - community halls
 - dormitory and seniors' residence
 - health care facility
 - schools
 - child care facility
 - small wind energy systems
 - solar collectors

11.12.3 Site Provisions

In addition to the Regulations contained in Section 9, the following standards shall apply to every development in this district.

| | | |
|-----|----------------------------|--|
| (a) | Lot Area (minimum): | 929 m ² (10,000 ft ²) |
| (b) | Lot Width (minimum): | 30.5 m (100 ft) |
| (c) | Front Yard (minimum): | 7.6 m (25 ft) |
| (d) | Rear Yard (minimum): | 4.6 m (15 ft) |
| (e) | Side Yard (minimum): | 4.6 m (15 ft) |
| (f) | Building Height (maximum): | 12.2 m (40 ft) |

11.12.4 Additional Requirements

- (a) All developments in this district shall be serviced by municipal water and sewer services.
- (b) The design, architectural appearance, and landscaping of any development in this district shall be to the satisfaction of the Development Authority.

11.13 URBAN RESERVE (UR) DISTRICT

11.13.1 Purpose

The purpose of this district is to provide for the continuation of existing rural pursuits and future urban expansion.

11.13.2 Uses

- (a) Permitted Uses
 - accessory buildings and uses
 - market gardens
 - minor agricultural pursuits
 - public uses and utilities
 - recreational uses not requiring permanent facilities
 - satellite dish antennas
 - single family dwelling
 - agricultural production

- (b) Discretionary Uses
 - home occupations-minor
 - home occupations-major
 - natural resource extraction industries
 - parks and playgrounds
 - plant and tree nurseries
 - race track and raceways
 - small wind energy systems
 - solar collectors

11.13.3 Site Provisions

In addition to the Regulations contained in Section 9, the following standards shall apply to every development in this district.

| | | |
|-----|-----------------------|--|
| (a) | Lot Area (minimum): | 8 hectares (20 acres) except for lots created to accommodate existing dwellings and associated agricultural activities which shall be a minimum of 4 ha (10 acres) |
| (b) | Lot Width (minimum): | 30.5 m (100 ft) |
| (c) | Front Yard (minimum): | 30.5 m (100 ft) |
| (d) | Rear Yard (minimum): | 6.1 m (20 ft) |
| (e) | Side Yard (minimum): | 6.1 m (20 ft) |

11.14 DIRECT CONTROL (DC-R) RESIDENTIAL DISTRICT

11.14.1 Purpose

The purpose of this district is to provide to the Town a mechanism to deal with unique and innovative housing developments that do not fit within the normal parameters of other residential zones and where there is a need to establish site specific regulations to accommodate such development.

11.14.2 Uses Allowed

Residential and ancillary uses and buildings approved by Council including small wind energy systems and solar collectors.

11.14.3 Site provisions

- (a) District standards may be established by Council at the time of the development permit application and may include but not be limited to such items as density, maximum and minimum lot size, setback requirements, servicing requirements, building size, landscaping, accessory buildings and uses, lot grading, architectural controls and building materials, parking standards and any other matter Council deems necessary and appropriate under the circumstances.
- (b) When deciding on an application, Council shall consider the application having regard to:
 - (i) The conformity to the proposed development to any statutory plan that may be in effect in the area;
 - (ii) The existing use of the adjacent lands;
 - (iii) The results of any geotechnical or engineering studies that are required to determine soil suitability, slope stability, flood risk, or other related matters.

11.15 DIRECT CONTROL (DC-NR) NON-RESIDENTIAL DISTRICT

11.15.1 Purpose

The purpose of this district is to provide to the Town a mechanism to deal with unique and innovative non-residential developments that do not fit within the normal parameters of other commercial and industrial zones and where there is a need to establish site specific regulations to accommodate such development.

11.15.2 Uses Allowed

Non-residential and ancillary uses and buildings approved by Council including small wind energy systems and solar collectors.

11.15.3 Site provisions

- (a) District standards may be established by Council at the time of the development permit application and may include but not be limited to such items as density, maximum and minimum lot size, setback requirements, servicing requirements, building size, landscaping, accessory buildings and uses, lot grading, architectural controls and building materials, parking standards and any other matter Council deems necessary and appropriate under the circumstances.
- (b) When deciding on an application, Council shall consider the application having regard to:
 - (i) The conformity to the proposed development to any statutory plan that may be in effect in the area;
 - (ii) The existing use of the adjacent lands;
 - (iii) The results of any geotechnical or engineering studies that are required to determine soil suitability, slope stability, flood risk, or other related matters.

11.16 DIRECT CONTROL (DC-M) MIXED DEVELOPMENT DISTRICT

11.16.1 Purpose

The purpose of this district is to provide to the Town a mechanism to deal with unique and innovative developments that do not fit within the normal parameters of other traditional zones and where there is a need to establish site specific regulations to accommodate such development. The district can be used to accommodate a mix of institutional uses as well as other supporting commercial uses and residential uses as the Town deems important.

11.16.2 Uses Allowed

Those uses and buildings approved by Council including small wind energy systems and solar collectors.

11.16.3 Site provisions

- (a) District standards may be established by Council at the time of the development permit application and may include but not be limited to such items as density, maximum and minimum lot size, setback requirements, servicing requirements, building size, landscaping, accessory buildings and uses, lot grading, architectural controls and building materials, parking standards and any other matter Council deems necessary and appropriate under the circumstances.
- (b) When deciding on an application, Council shall consider the application having regard to:
 - (i) The conformity of the proposed development to any statutory plan that may affect the area;
 - (ii) The existing use of the adjacent lands;
 - (iii) The results of any geotechnical or engineering studies that are required to determine soil suitability, slope stability, flood risk, or other related matters.

SCHEDULE A – LAND USE BYLAW FORMS

| | |
|--------|---|
| FORM A | DEVELOPMENT PERMIT APPLICATION FORM |
| FORM B | DEVELOPMENT PERMIT DECISION |
| FORM C | NOTICE OF DEVELOPMENT PERMIT DECISION |
| FORM D | DEVELOPMENT PERMIT COMPLETION FORM |
| FORM E | INCOMPLETE DEVELOPMENT PERMIT FORM |
| FORM F | DEVELOPMENT PERMIT TIME EXTENSION |
| FORM G | STOP WORK ORDER |
| FORM H | MUNICIPAL DEVELOPMENT PLAN/LAND USE BYLAW AMENDMENT APPLICATION FORM |
| FORM I | DESIGNATION OF AUTHORIZED AGENT |
| FORM J | SUBDIVISION APPLICATION FORM |
| FORM K | SUBDIVISION COMPLETION FORM |
| FORM L | INCOMPLETE SUBDIVISION COMPLETION FORM |
| FORM M | SUBDIVISION TIME EXTENSION FORM |



DEVELOPMENT PERMIT APPLICATION FORM A

FOR ADMINISTRATIVE USE

| |
|-----------------|
| APPLICATION NO. |
| DATE RECEIVED |

Town of Beaverlodge, 400-10th Street, Box 30, Beaverlodge, AB, T0H 0C0
 W: beaverlodge.ca | E: development@beaverlodge.ca | T: (780) 354-2201 | F: (780) 354-2207

I / We hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and form part of this application. I / We understand that this application will not be accepted without the following:

- (a) application fee;
- (b) site plan sketch that includes all relevant detail to the proposed development (e.g.: proposed and existing structures, property lines, creeks/ravines, parking and vehicle access, building plans, etc.)

| APPLICANT INFORMATION | | | COMPLETE IF DIFFERENT FROM APPLICANT | | |
|---|--------------------------|-------------|--------------------------------------|-------------|-------------|
| NAME OF APPLICANT | NAME OF REGISTERED OWNER | | | | |
| ADDRESS | ADDRESS | | | | |
| | | | | | |
| POSTAL CODE | POSTAL CODE | | | | |
| EMAIL ADDRESS* | EMAIL ADDRESS* | | | | |
| *By supplying the Town with an email address, you agree to receive correspondence by email. | | | | | |
| PHONE (CELL) | PHONE (RES) | PHONE (BUS) | PHONE (CELL) | PHONE (RES) | PHONE (BUS) |

| LAND INFORMATION |
|---|
| Address of proposed development site: _____ |
| Legal description of proposed development site: REGISTERED PLAN: _____ BLOCK: _____ LOT (parcel): _____ |
| Other legal description: _____ |
| Description of the existing use of the land: _____ |
| Proposed Development: _____ |
| Does the Development Permit require an amendment to the Land Use Bylaw? Yes _____ No _____ |
| If yes, has an amendment to the Land Use Bylaw been submitted? Yes _____ No _____ |

| | | | |
|------------|-----------------------------|---------------------------|---------------------------------|
| Estimated: | Date of Commencement: _____ | Date of Completion: _____ | Value of Construction: \$ _____ |
|------------|-----------------------------|---------------------------|---------------------------------|

FOR NEW CONSTRUCTION ONLY

LOT AREA: _____ LOT WIDTH: _____ LOT LENGTH: _____ PERCENTAGE OF LOT OCCUPIED: _____%

LOT TYPE: INTERIOR CORNER WITH LANE WITHOUT LANE

PRINCIPLE BUILDING YARDS: FRONT: _____ REAR: _____ SIDE (1): _____ SIDE (2): _____

BUILDING HEIGHT ABOVE FINISHED GRADE: _____ NUMBER OF PARKING STALLS: _____

ACCESSORY BUILDING YARDS: FRONT: _____ REAR: _____ SIDE (1): _____ SIDE (2): _____

SPECIAL CHARACTERISTICS OF LAND (agricultural, swampy, bush): _____

PROVISIONS FOR WATER SERVICE: Municipal Private Well
 PROVISIONS FOR SANITARY SEWER: Municipal Onsite System
 (Note if you are connecting to Municipal services you will need to complete our Service Connection Application)

USE OF ADJACENT PROPERTIES: _____

ON AN ATTACHED SHEET, PLEASE PROVIDE A SCALED PLAN INDICATING THE LOCATION AND DIMENSIONS OF EXISTING AND PROPOSED IMPROVEMENTS, INCLUDING:

- Property lines surround the site
- Parking, roads, sidewalks
- Above ground utilities and direction of storm water drainage off the site
- Building and structures
- Landscaping, fences and screening

DECLARATION

I/WE HEREBY AUTHORIZE REPRESENTATIVES OF THE TOWN TO ENTER MY/OUR LAND FOR THE PURPOSE OF CONDUCTING A SITE INSPECTION IN CONNECTION WITH THIS APPLICATION

I/WE HEREBY DECLARE THAT THE ABOVE INFORMATION IS, TO THE BEST OF MY/OUR KNOWLEDGE, FACTUAL AND CORRECT

| | | |
|--|-------|-------------------------|
| | _____ | _____ |
| | DATE | SIGNATURE OF APPLICANT |
| NOTE: Signature of Registered Landowner required if different LANDOWNER/LEASEHOLDER From Applicant | _____ | _____ |
| | DATE | SIGNATURE OF REGISTERED |

The personal information on this form is collected under the authority of Section 33 (c) of the Freedom of Information and Protection of Privacy Act, Section 642 of the Municipal Government Act and or the Safety Code Act. The information will be used to process your application(s) and your name and or address of where the development is being proposed may be made available to the public upon request or at a public meeting. If you have questions on the collection and use of this information, please contact the Town



DEVELOPMENT PERMIT DECISION FORM B

FOR ADMINISTRATIVE USE

| |
|-----------------|
| APPLICATION NO. |
| PERMIT NO. |

Town of Beaverlodge, 400-10th Street, Box 30, Beaverlodge, AB, T0H 0C0
W: beaverlodge.ca | E: development@beaverlodge.ca | T: (780) 354-2201 | F: (780) 354-2207

Upon technical review, Development Permit No. *(insert permit number)* as applied for by *(insert name of applicant)* for *(insert proposed use)* on *(insert legal description)/(insert street address)* has been:

- APPROVED
- APPROVED WITH THE FOLLOWING CONDITIONS

- REFUSED FOR THE FOLLOWING REASONS

If approved, you are hereby authorized to proceed with the development specified provided after 14 (14) days of the issuance of this permit, provided that: any stated conditions are complied with; that the development is in accordance with any approved plans and the application; and that a Building Permit is obtained if construction is involved. If the application has been refused, or if you object to any conditions of approval, you may file an appeal with the Clerk of the Intermunicipal Subdivision and Development Appeal Board c/o County of Grande Prairie, 10001 – 84 Avenue, Clairmont, AB, T8X 5B2. Contact the Development Officer at (780) 354-2201 if you require assistance.

Should an appeal be made against this decision to the Intermunicipal Subdivision and Development Appeal Board, the development permit shall be null and void pending the outcome of the appeal.

Date of Decision: _____ Signature of Development Officer: _____

NOTE:

- (1) Failure to comply with the conditions of this permit will result in punitive action being taken by the Development Officer as authorized by sections 557, 566, and 646 of the Municipal Government Act.
- (2) The Land Use Bylaw provides that any person claiming to be affected by a decision of the Development Officer may appeal to the Clerk of the Intermunicipal Subdivision and Development Appeal Board within twenty-one (21) days of the date of the Notice of Decision.



NOTICE OF DEVELOPMENT PERMIT DECISION FORM C

Town of Beaverlodge, 400-10th Street, Box 30, Beaverlodge, AB, T0H 0C0
W: beaverlodge.ca | E: development@beaverlodge.ca | T: (780) 354-2201 | F: (780) 354-2207

Take notice that the following development permit for the proposed use listed below has been APPROVED by the Development Officer for the Town of Beaverlodge:

| | |
|----------------------------------|--|
| Name of Registered Owner: | |
| Name of Applicant: | |
| Purpose of Proposed Development: | |
| Legal Description: | |
| Street Address: | |

Any person claiming to be affected by the decision of the Development Officer may appeal to the Clerk of the Intermunicipal Subdivision and Development Appeal Board c/o County of Grande Prairie, 10001 – 84 Avenue, Clairmont, AB, T8X 5B2. Such an appeal shall be in writing and delivered personally, by email, or by registered mail to the Clerk **within fourteen (14) days of the date of this notice of decision**. The notice of appeal shall contain a statement indicating the reasons for the appeal. The appeal form shall be accompanied by a fee of \$500.00.

Date of Notice of Decision: _____
Tina Letendre, Development Officer
Town of Beaverlodge

Attachment: Development Permit No. _____

The personal information on this form is collected under the authority of Section 33 (c) of the Freedom of Information and Protection of Privacy Act, Section 642 of the Municipal Government Act and or the Safety Code Act. The information will be used to process your application(s) and your name and or address of where the development is being proposed may be made available to the public upon request or at a public meeting. If you have questions on the collection and use of this information, please contact the Town Office.



DEVELOPMENT PERMIT COMPLETION FORM D

Town of Beaverlodge, 400-10th Street, Box 30, Beaverlodge, AB, T0H 0C0
W: beaverlodge.ca | E: development@beaverlodge.ca | T: (780) 354-2201 | F: (780) 354-2207

The Municipal Government Act, SA 2000, Section 683(1) states: "The Development Authority must within 20 days after the receipt of an application for a development permit, determine whether the application is complete.

In accordance with Section 683(5) of the Municipal Government Act, SA 2000 as amended, the Development Authority has determined the development permit application _____ has been deemed complete.

Development Officer of the Town of Beaverlodge

Tina Letendre, Development Officer
Town of Beaverlodge

Date

The personal information on this form is collected under the authority of Section 33 (c) of the Freedom of Information and Protection of Privacy Act, Section 642 of the Municipal Government Act and or the Safety Code Act. The information will be used to process your application(s) and your name and or address of where the development is being proposed may be made available to the public upon request or at a public meeting. If you have questions on the collection and use of this information, please contact the Town Office.



INCOMPLETE DEVELOPMENT PERMIT FORM E

Town of Beaverlodge, 400-10th Street, Box 30, Beaverlodge, AB, T0H 0C0
W: beaverlodge.ca | E: development@beaverlodge.ca | T: (780) 354-2201 | F: (877) 309-9281

The Municipal Government Act, SA 2000, Section 684(1) states: “The Development Authority must make a decision on an application for development permit within 40 days after the receipt by the applicant of an acknowledgment under Section 683.1(5) or (7) or if applicable a land use bylaw made pursuant to Section 640.1(b)” unless there is an agreement in writing between the applicant and the development authority 683(3) to extend the 40 day period.

In accordance with Section 683 of the Municipal Government Act, SA 2000 as amended, the Development Authority has determined the development permit application _____
Is incomplete for the following reasons:

Further the Development Authority requests that you provide the following information for the Development Authority to consider the application complete:

(Please also complete the Development Permit Time Extension – Form F)

I the applicant, agree that the application is incomplete and to provide to the Development Authority The information identified above and to provide said information within the time period agreed to on this form.

Information Requested by: _____
(Month) (Day) (Year)

Applicant's Signature: _____ Date Signed: _____

Development Officer: _____ Date Signed: _____



DEVELOPMENT PERMIT TIME EXTENSION FORM F

Town of Beaverlodge, 400-10th Street, Box 30, Beaverlodge, AB, T0H 0C0
W: beaverlodge.ca | E: development@beaverlodge.ca | T: (780) 354-2201 | F: (780) 354-2207

| | |
|-------------------------|--|
| Development Permit No.: | |
| Name of Applicant: | |
| Legal Description: | |

Section 684 of the Municipal Government Act, R.S.A. 2000 states an application for a development permit is, at the option of the applicant, deemed to be refused if the decision of a development authority is not made within 40 days after receipt of the application unless the applicant has entered into an agreement with the development authority to extend the 40-day period.

In accordance with Section 684 of the Municipal Government Act, S.A. 2000, as amended, please complete the following consent form agreeing to extend the 40-day period within which the Town of Beaverlodge must make a decision.

TIME EXTENDED TO: _____
Month Day Year

I, the applicant, agree to extend the time period within which the Town of Beaverlodge has to make a decision on the development permit application.

APPLICANT:

Signature Date

I, the Development Officer, agree to extend the time period within which the Town of Beaverlodge has to make a decision on the development permit application.

DEVELOPMENT OFFICER:

Signature Date



STOP WORK ORDER FORM G

Town of Beaverlodge, 400-10th Street, Box 30, Beaverlodge, AB, T0H 0C0
W: beaverlodge.ca | E: development@beaverlodge.ca | T: (780) 354-2201 | F: (780) 354-2207

Pursuant to Section 645(1) of the Municipal Government Act, SA 2000 as amended, the Development Officer of the Town of Beaverlodge has identified _____ as being responsible for a development in contravention of the Town of Beaverlodge Land Use Bylaw No. 1004, on the lands described as:

Plan _____, Block _____, Lot(s) _____ /C.of T. _____
Located in the Town of Beaverlodge.

The development in question is described as follows: _____

_____ is hereby ordered to stop/demolish/remove the above
Development directed below prior to _____.

If _____ fails to comply with this notice, action will be taken by the
Development Officer to enforce this order pursuant to Section 646 of the Municipal Government
Act.

Tina Letendre, Development Officer
Town of Beaverlodge

Date

APPEAL PROCEDURE

The Municipal Government Act provides that any person served with a stop order may appeal to the Clerk of the Intermunicipal Subdivision and Development Appeal Board c/o County of Grande Prairie, 10001 – 84 Avenue, Clairmont, AB, T8X 5B2 WITHIN 14 DAYS AFTER THE DATE OF ISSUANCE OF THIS ORDER.

Contact the County of Grande Prairie for an Appeal Application form.



MUNICIPAL DEVELOPMENT PLAN/LAND USE BYLAW AMENDMENT APPLICATION FORM H

FOR ADMINISTRATIVE USE

| |
|-----------------|
| APPLICATION NO. |
| DATE RECEIVED |

Town of Beaverlodge, 400-10th Street, Box 30, Beaverlodge, AB, T0H 0C0
 W: beaverlodge.ca | E: development@beaverlodge.ca | T: (780) 354-2201 | F: (780) 354-2207

| APPLICANT INFORMATION | | | COMPLETE IF DIFFERENT FROM APPLICANT | | |
|---|-------------|-------------|--------------------------------------|-------------|-------------|
| NAME OF APPLICANT | | | NAME OF REGISTERED OWNER | | |
| ADDRESS | | | ADDRESS | | |
| | | | | | |
| POSTAL CODE | | | POSTAL CODE | | |
| EMAIL ADDRESS* | | | EMAIL ADDRESS* | | |
| *By supplying the Town with an email address, you agree to receive correspondence by email. | | | | | |
| PHONE (CELL) | PHONE (RES) | PHONE (BUS) | PHONE (CELL) | PHONE (RES) | PHONE (BUS) |

| AMENDMENT INFORMATION |
|--|
| FORM ADMENDMENT |
| <input type="checkbox"/> Land Use Bylaw Map Amendment (Reclassification of Land) <input type="checkbox"/> Municipal Development Plan Amendment |
| Current Land Use District: _____ Proposed Land Use District: _____ |
| <input type="checkbox"/> Text Amendment |
| Description of Amendment: _____ _____ _____ |

| LAND INFORMATION (IF LAND USE BYLAW MAP AMENDMENT) |
|--|
| All/part of Lot: _____ Block: _____ Registered Plan No. _____ C.O.T No: _____ |
| All/part of the _____ 1/4 Section _____ Township _____ Range _____ West of the 6 th Meridan |
| Municipal Address (If applicable): _____ |

SIGNATURES

I/We Enclose the required application fee of \$ _____

The following information is to be attached to this application (if the amendment is for the redesignation of land):

On a separate sheet, provide a scaled site plan of the property to be redesignated and the land uses surrounding the subject Property within 90 metre (285 ft) radius of the boundaries of the site.

Current copy of the title.

Copy of the caveats or restrictive covenants registered against the title affecting the land use.

Completed Owner's Authorization (FORM H) where the applicant is the agent for the owner.

The Development Officer may refuse to accept an application to amend the Municipal Development Plan or the Land Use Bylaw if the

information required has not been supplied or if, in his/her opinion, it is of inadequate quality to properly evaluate the application.

I/WE HEREBY AUTHORIZE REPRESENTATIVES OF THE TOWN TO ENTER MY/OUR LAND FOR THE PURPOSE OF CONDUCTING A SITE INSPECTION IN CONNECTION WITH THIS APPLICATION

I/WE HEREBY DECLARE THAT THE ABOVE INFORMATION IS, TO THE BEST OF MY/OUR KNOWLEDGE, FACTUAL AND CORRECT

DATE

SIGNATURE OF APPLICANT

NOTE:

Signature of Registered
Landowner required if different
LANDOWNER/LEASEHOLDER
From Applicant

DATE

SIGNATURE OF REGISTERED

FOR ADMINISTRATIVE USE

LAND USE DISTRICT: _____ BYLAW NO. _____

FEE ENCLOSED: YES NO AMOUNT: _____ RECEIPT NO.: _____

FIRST READING DATE: _____ PUBLIC HEARING DATE: _____

SECOND READING DATE: _____ THIRD/FINAL READING DATE: _____

The personal information on this form is collected under the authority of Section 33 (c) of the Freedom of Information and Protection of Privacy Act, Section 642 of the Municipal Government Act and or the Safety Code Act. The information will be used to process your application(s) and your name and or address of where the development is being proposed may be made available to the public upon request or at a public meeting. If you have questions on the collection and use of this information, please contact the Town Office.



DESIGNATION OF AUTHORIZED AGENT FORM I

FOR ADMINISTRATIVE USE

APPLICATION NO.

*To be attached to Form A, H or J,
where applicable*

Town of Beaverlodge, 400-10th Street, Box 30, Beaverlodge, AB, T0H 0C0
 W: beaverlodge.ca | E: development@beaverlodge.ca | T: (780) 354-2201 | F: (780) 354-2207

LAND INFORMATION

| | | | | | | | | |
|---|-------|-----|----|-----|-----|-----------|---------|-----|
| Legal description of proposed development site: | | | | | | | | |
| REGISTERED PLAN | BLOCK | LOT | OR | QTR | SEC | TWP 71 | RG 8 | W6M |

The undersigned, registered owners of the above noted property, do hereby authorize:

_____ Agent (Printed Name)

_____ Company Name (if applicable)

To act as my/our agent for the following application on the lands described above.

Land Use Bylaw Amendment

Subdivision

Development Permit

LANDOWNER INFORMATION

| | |
|-----------------------------|-----------------------|
| Landowner (Printed Name) | Landowner (Signature) |
| Landowner (Printed Name) | Landowner (Signature) |
| Landowner (Printed Name) | Landowner (Signature) |
| Company Name (Printed Name) | Date: |

The personal information on this form is collected under the authority of Section 33 (c) of the Freedom of Information and Protection of Privacy Act, Section 642 of the Municipal Government Act and or the Safety Code Act. The information will be used to process your application(s) and your name and or address of where the development is being proposed may be made available to the public upon request or at a public meeting. If you have questions on the collection and use of this information, please contact the Town Office.



SUBDIVISION APPLICATION FORM J

FOR ADMINISTRATIVE USE

| |
|-----------------|
| APPLICATION NO. |
| DATE RECEIVED |
| DATE COMPLETE |

Town of Beaverlodge, 400-10th Street, Box 30, Beaverlodge, AB, T0H 0C0
 W: beaverlodge.ca | E: development@beaverlodge.ca | T: (780) 354-2201 | F: (780) 354-2207

This form is to be completed in full wherever applicable by the registered landowner that is the subject of the application or by a person authorized to act on the registered owner's behalf (all form content is regulated by Section 4 of the Subdivision and Development Regulation 43/2002 of the Municipal Government Act).

| LANDOWNER INFORMATION | | | PERSON AUTHORIZED TO ACT ON BEHALF OF THE REGISTERED OWNER (IF APPLICABLE) | | |
|---|-------------|-------------|--|-------------|-------------|
| NAME OF REGISTERED OWNER | | | NAME OF AGENT | | |
| ADDRESS | | | ADDRESS | | |
| | | | | | |
| POSTAL CODE | | | POSTAL CODE | | |
| EMAIL ADDRESS* | | | EMAIL ADDRESS* | | |
| *By supplying the Town with an email address, you agree to receive correspondence by email. | | | | | |
| PHONE (CELL) | PHONE (RES) | PHONE (BUS) | PHONE (CELL) | PHONE (RES) | PHONE (BUS) |

| LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED |
|--|
| All/part of Lot: _____ Block: _____ Registered Plan No. _____ C.O.T No.: _____ |
| All/part of the _____ ¼ Section _____ Township 71 Range 8 West of the 6 th Meridian |
| Municipal Address (if applicable): _____ |
| Area of the above parcel to be subdivided: _____ Hectares |

| LOCATION OF LAND TO BE SUBDIVIDED |
|---|
| (a) The land is situated in the municipality of the Town of Beaverlodge. |
| (b) Is the land situated immediately adjacent to the municipal border? <input type="checkbox"/> Yes <input type="checkbox"/> No |
| (c) Is the land situated within 1.6 kilometers of the centre line of Highway 43? Yes <input type="checkbox"/> No <input type="checkbox"/> |
| (d) Does the proposed parcel contain or is it adjacent to a body of water or by a drainage ditch or canal? Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, state the name: _____ |

(e) Is the proposed parcel within 1.5 kilometers of a sour gas facility? Yes No

EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

Describe:

- (a) Existing use of the land: _____
- (b) Proposed use of the land: _____
- (c) The designated use of the land as classified under the Land Use Bylaw: _____

PHYSICAL CHARACTERISTICS OF THE LAND TO BE SUBDIVIDED (WHERE APPROPRIATE)

- (a) Describe the nature of the topography of the land (flat, rolling, steep, mixed): _____
- (b) Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc., – sloughs, creeks, etc.): _____
- (c) Describe the kind of soil on the land (sandy, loam, clay etc.): _____

EXISTING BUILDINGS ON THE LAND TO BE SUBDIVIDED

Describe any buildings and any structures on the land and whether they are to be demolished or moved:

REGISTERED LANDOWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF

I, _____, hereby certify that

- I am the registered landowner or;
- I am the agent authorized to act on behalf of the registered landowner;

and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.

ADDRESS _____ SIGNATURE _____

PHONE NO. _____ DATE _____

SIGNED COPY OF AGENT AUTHORIZATION MUST BE ATTACHED TO THIS FORM, IF APPLICABLE. FURTHER INFORMATION MAY BE PROVIDED BY THE APPLICANT ON THE REVERSE OF THIS FORM

The personal information on this form is collected under the authority of Section 33 (c) of the Freedom of Information and Protection of Privacy Act, Section 642 of the Municipal Government Act and or the Safety Code Act. The information will be used to process your application(s) and your name and or address of where the development is being proposed may be made available to the public upon request or at a public meeting. If you have questions on the collection and use of this information, please contact the Town Office.



SUBDIVISION COMPLETION FORM K

FOR ADMINISTRATIVE USE

| |
|-----------------|
| APPLICATION NO. |
| PERMIT NO. |

Town of Beaverlodge, 400-10th Street, Box 30, Beaverlodge, AB, T0H 0C0
W: beaverlodge.ca | E: development@beaverlodge.ca | T: (780) 354-2201 | F: (780) 354-2207

The Municipal Government Act, SA 2000, Section 653.1 (1) states: "The Subdivision Authority must, within 20 days after the receipt of an application for a subdivision permit, determine whether the application under Section 653.1 (1) is complete.

In accordance with Section 653.1 (1) of the Municipal Government Act, SA 2000 as amended, the Subdivision Authority of the Town of Beaverlodge has determined the subdivision application No. _____ has been deemed complete.

Development Officer of the Town of Beaverlodge

Signed: _____ Date Signed: _____

The personal information on this form is collected under the authority of Section 33 (c) of the Freedom of Information and Protection of Privacy Act, Section 642 of the Municipal Government Act and or the Safety Code Act. The information will be used to process your application(s) and your name and or address of where the development is being proposed may be made available to the public upon request or at a public meeting. If you have questions on the collection and use of this information, please contact the Town Office.



INCOMPLETE SUBDIVISION COMPLETION FORM L

Town of Beaverlodge, 400-10th Street, Box 30, Beaverlodge, AB, T0H 0C0
W: beaverlodge.ca | E: development@beaverlodge.ca | T: (780) 354-2201 | F: (780) 354-2207

The Municipal Government Act, SA 2000, Section 684(1) states: “The Development Authority must make a decision on an application for development permit within 40 days after the receipt by the applicant of an acknowledgment under Section 683.1(5) or (7) or if applicable a land use bylaw made pursuant to Section 640.1(b)” unless there is an agreement in writing between the applicant and the development authority 683(3) to extend the 40 day period.

In accordance with Section 683 of the Municipal Government Act, SA 2000 as amended, the Development Authority has determined the development permit application _____
Is incomplete for the following reasons:

Further the Development Authority requests that you provide the following information for the Development Authority to consider the application complete:

(Please also complete the Subdivision Time Extension – Form M)

I the applicant, agree that the application is incomplete and to provide to the Development Authority The information identified above and to provide said information within the time period agreed to on this form.

Information Requested by: _____
(Month) (Day) (Year)

Applicant’s Signature: _____ Date Signed: _____

Development Officer: _____ Date Signed: _____



SUBDIVISION TIME EXTENSION FORM M

Town of Beaverlodge, 400-10th Street, Box 30, Beaverlodge, AB, T0H 0C0
W: beaverlodge.ca | E: development@beaverlodge.ca | T: (780) 354-2201 | F: (780) 354-2207

| | |
|--------------------|--|
| Subdivision No.: | |
| Name of Applicant: | |
| Legal Description: | |

Section 684 of the Municipal Government Act, R.S.A. 2000 states an application for a development permit is, at the option of the applicant, deemed to be refused if the decision of a development authority is not made within 40 days after receipt of the application unless the applicant has entered into an agreement with the development authority to extend the 40-day period.

In accordance with Section 684 of the Municipal Government Act, S.A. 2000, as amended, please complete the following consent form agreeing to extend the 40-day period within which the Town of Beaverlodge must make a decision.

TIME EXTENDED TO: _____ .
Month Day Year

I, the applicant, agree to extend the time period within which the Town of Beaverlodge has to make a decision on the development permit application.

APPLICANT:

Signature Date

I, the Development Officer, agree to extend the time period within which the Town of Beaverlodge has to make a decision on the development permit application.

DEVELOPMENT
OFFICER:

Signature Date

TOWN OF BEAVERLODGE

BYLAW NO. 1004

BEING A BYLAW OF THE TOWN OF BEAVERLODGE IN THE PROVINCE OF ALBERTA TO ADOPT A REVISED LAND USE BYLAW.

WHEREAS the Municipal Council of the Town of Beaverlodge, in the Town of Beaverlodge, in the Province of Alberta, in accordance with the Municipal Government Act, Statutes of Alberta, 2000, Chapter M-26.1; and

WHEREAS the Municipal Council deems it desirable to revise the Land Use Bylaw;

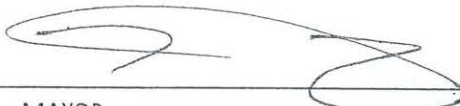
NOW THEREFORE the Municipal Council of the Town of Beaverlodge in open meeting duly assembled enacts as follows:

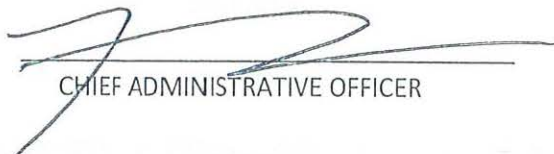
- 1) The document as attached be adopted as the newly revised Land Use Bylaw.
- 2) This Bylaw shall come into effect upon the date of final reading.

RESCIND BYLAW


Bylaw 860 is hereby rescinded.

READ A FIRST TIME THIS 12th DAY OF July 2021.


MAYOR


CHIEF ADMINISTRATIVE OFFICER

READ A SECOND TIME THIS 9th DAY OF August 2021.

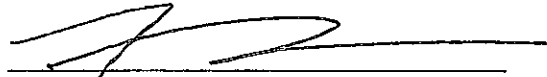

MAYOR


CHIEF ADMINISTRATIVE OFFICER

READ A THIRD TIME THIS 9 DAY OF August 2021.



MAYOR



CHIEF ADMINISTRATIVE OFFICER

If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the bylaw is deemed valid.