

Town of Bruderheim

Land Use Bylaw 788-2008

October 2008



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Part I – Purpose and Enactment

1.1 TITLE

This Bylaw is cited as the “**Town of Bruderheim 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 Bruderheim to achieve orderly development.

1.3 APPLICATION

The provisions of this Bylaw apply to all lands and buildings located within the Town of Bruderheim municipal boundaries pursuant to Part 17 of the Municipal Government Act.

1.4 CONFORMITY WITH THIS BYLAW

No person shall commence any development within the Town of Bruderheim unless it is in conformance with the terms and conditions of this Bylaw.

1.5 OTHER LEGISLATIVE AND BYLAW REQUIREMENTS

Nothing in this Bylaw exempts any person from complying with the provisions of any other applicable municipal bylaw adopted by Council or any applicable Federal or Provincial Legislation.

1.6 EFFECTIVE DATE

This Bylaw comes into effect upon the date of its third reading by Council and signing by the Mayor and the Chief Administrative Officer.

1.7 REPEAL OF EXISTING BYLAW

The Town of Bruderheim Land Use Bylaw No. 718-2000 and all subsequent amendments thereto are hereby repealed.

Part 2 – Interpretation and Definitions

2.1 INTERPRETING THE BYLAW

- (1) The Bylaw contains “shall”, “must” and “may” policies which are interpreted as follows:
 - (a) “Shall” and “must” policies are required to be complied with; and
 - (b) “May” policies indicate support in principle subject to the applicable authority determining the level of compliance that is required.
- (2) Words, phrases and terms not defined in this part may be given their definition within the Municipal Government Act or the Alberta Building Code. All other words shall be interpreted with their customary dictionary meaning.
- (3) Words used in the present tense also include all other tenses and derivative forms. Words used in the singular shall also include plural and vice-versa.
- (4) All metric values within this Bylaw take precedence over imperial values, which are shown for convenience purposes only. Metric values shall be rounded up to the nearest one (1) decimal place.
- (5) Where uncertainty exists as to the boundaries of districts as shown on the Land Use District Map, the following rules shall apply:
 - (a) Where a boundary is shown as following a street, lane, stream or canal, it shall be deemed to follow the centre line thereof;
 - (b) Where a boundary is shown as approximately following a lot line, it shall be deemed to follow the lot line; and
 - (c) In circumstances not covered by subsection 5(a) and (b) above, the location of the district boundary shall be determined:
 - (i) Where dimensions are set out on the Land Use District with respect to such boundary, by measurement of and use of the scale shown on the Land Use District Map; or
 - (ii) Where no dimensions are set out on the Land Use District with respect to such boundary, by measurement of and use of the scale shown on the Land Use District Map.

2.2 DEFINITIONS

In this Bylaw:

“Accessory Structure” means a structure separate and subordinate to the main structure, the use of which is incidental to that of the main structure and is located on the same parcel of land. Typical accessory structures include, but are not limited to, the following: sheds, garages, swimming pools, flag poles, play equipment and similar structures or buildings.

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

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

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

“Adult Entertainment” means a live or recorded performance for an audience that shows or displays nudity or partial nudity involving exposure of human breasts, the genitals and/or buttocks in a sexually explicit or suggestive manner and includes strip bars or shows, adult mini-theatres, exotic dancing, lap dancing, topless or bottomless waiters or waitresses and nude mud wrestling.

“Agricultural Operation” means an agricultural activity, (other than a confined feeding operation), conducted on agricultural land for gain or reward and includes:

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

“Alcohol Sales” means development used for retail sales of alcoholic beverages, such as beer, wines, distilled spirits and liquors, to the public for consumption off the premises. This use may include retail sales of related products, such as soft drinks and snack foods.

“Amateur Radio Communication” means the use of a communication tower/antenna by a licensed amateur radio operator for the purpose of reception and transmission of radio signals.

“Animal Hospital” means a facility for the medical care and treatment of animals, including large animals such as livestock, and may include outdoor pens, runs or enclosures and provision for their overnight accommodation, but does not include kennels.

“Apartment” means a residential building consisting of at least three dwelling units, but shall not include buildings containing units with individual separate exterior entrances.

“Area Structure Plan” means a plan adopted by Council as an Area Structure Plan pursuant to the Act.

“Assisted Care Housing” means a residential multi-unit building designed to provide long term housing wherein residents, who because of their circumstances cannot or do not wish to maintain their own households, are provided with meal services and may also receive such services as housekeeping and personal care assistance. Typical uses include seniors’ lodges and nursing homes.

“Auction Mart” means a parcel/building used for the temporary storage of goods and equipment, excluding animals / livestock, which are sold to the public by auction.

“Automotive Accessory Supply and Repair” means a facility used for servicing and mechanical repair of non-commercial motor vehicles including cars, trucks, motorcycles, snowmobiles and similar vehicles, installation, or servicing of related accessories and parts. This includes transmission shops, muffler shops, automotive glass shops and upholstery shops. This does not include automotive and heavy equipment supply, repair and body shop or automotive wreckers.

“Automotive and Heavy Equipment Supply, Repair and Body Shop” means a facility used for servicing and mechanical repair of commercial motor vehicles and heavy equipment such as tractor and tractor-trailer units, large recreation vehicles, motor homes, front-end loaders, backhoes and dump-trucks. It also includes the repair of non-commercial and commercial motor vehicle bodies. It does not include automotive wreckers.

“Automotive Sales and Service Outlet” means a facility providing for the sale, rental, service and repair of commercial and non-commercial motor vehicles including, but not limited to, cars, trucks, farm and heavy equipment, recreation vehicles, boats, snowmobiles or similar light recreation vehicles.

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

“Basement” means that portion of a building located wholly or partially below grade, the ceiling of which is not more than 1.83 m (6 ft) above grade.

“Bed and Breakfast Establishment” means a detached dwelling occupied by the property owner of the bed and breakfast as a primary residence in which overnight accommodation and breakfast and/or other meals are offered to registered guests for a fee.

“Boarding/Lodging House” means a building in which the owner lives and supplies sleeping unit accommodation for remuneration for not more than ten residents. It may or may not include meal services. It does not include hotels, motels, bed and breakfasts, social care homes or assisted care housing.

“Building” includes anything constructed or placed on, in, over, or under land but does not include a highway or public roadway or a bridge forming part of a highway or public roadway.

“Building Permit” means a permit authorizing construction and issued under the Safety Codes Act.

“Bus Depot” means a facility providing for the arrival and departure of passengers and freight carried by bus or other similar passenger vehicles.

“Campground” means an area which has been planned and improved to be used and maintained for a seasonal short-term period (where the maximum occupancy shall not exceed 240 days in one year), for campers located in tents, tent trailers, holiday trailers, campers, motor homes and similar recreation vehicles within a defined area.

“Car Wash” means a facility used for the cleaning of motor vehicles, such as passenger cars, trucks and motorcycles. A heavy vehicle wash is a separate use.

“Care Centre, intermediate” means a facility licensed by the regional health authority intended to provide care, educational services, and supervision for seven (7) to twenty (20) children or adults during the day or evening, and may include overnight accommodation to accommodate shift workers. This use includes developments for group day care centres, out-of-school centres, nursery or play schools, and drop-in centres. This includes developments for group day-care or for the provision of care, before and after school hours and during school holidays for children attending school.

“Care Centre, major” means a facility licensed by the regional health authority intended to provide care, educational services, and supervision for more than twenty (20) children or adults during the day or evening, and may include overnight accommodation to accommodate shift workers. This use includes developments for group day care centres, out-of-school centres, nursery or play schools, and drop-in centres. This includes developments for group day-care or for the provision of care, before and after school hours and during school holidays for children attending school.

“Care Centre, minor” means a facility licensed by the regional health authority intended to provide care, educational services, and supervision for up to six (6) children or adults during the day or evening, and may include overnight accommodation to accommodate

shift workers. This use includes developments for group day care centres, out-of-school centres, nursery or play schools, and drop-in centres. This includes developments for group day-care or for the provision of care, before and after school hours and during school holidays for children attending school.

“Cemetery” means a parcel or building used for the entombment of the deceased. Typical uses include memorial parks, mausoleums, burial grounds and gardens of remembrance.

“Commercial Business Centre” means any group of commercial establishments planned, constructed and managed by a single or group of owners or tenants, either in a mall-type setting, where individual businesses front onto a pedestrian walkway within one building, or on a common site. Commercial Business Centres may have common site access/accesses and a common parking area(s) for customers and staff.

“Commercial Entertainment Facility” means a privately owned indoor facility or development operated for financial gain in which the public participates in and/or views an activity for entertainment/social purposes. Commercial Entertainment Facilities may offer food and beverages for sale to the patrons and may be licensed by the Province of Alberta for the on-site consumption of alcohol. Without limiting the generality of the foregoing, they may include facilities for display of motion pictures, live theatres, dinner theatres, dancing and cabaret entertainment, amusement arcades with mechanical and/or electronic games, billiard or pool halls. It does not include adult entertainment, drinking establishments or recreation indoor uses.

“Commercial School” means a facility for instruction and education which is not maintained at public expense and which may or may not offer courses equivalent to those offered at publicly supported education facilities.

“Commercial Storage” means a self contained building or group of buildings containing units available for rent for the storage of goods and materials.

“Communication Tower / Antenna” means a structure designed for the purpose of receiving and transmitting communication signals.

“Community Service Facility” means a building used by the public for cultural or community activities or for the provision of community services. Such uses include, but are not limited to, museums, libraries, community halls, YMCAs, tourist information/interpretive centres, and multi-purpose facilities.

“Contractor Service, limited” means a development used for the provision of electrical, plumbing, heating, painting and similar contractor services, primarily to individual households and the accessory sale of goods normally associated with the contractor service where all materials and equipment are kept within an enclosed building, and there are no accessory manufacturing activities or storage of more than four (4) vehicles.

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

“Corner Parcel” see “Parcel, Corner”.

“Council” means the Council of the Town of Bruderheim.

“Dangerous or Hazardous Goods” means a product, substance or organism listed in the Dangerous Goods Transportation and Handling Act.

“Development” means:

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

“Development Authority” means a development officer appointed by Council or the Council of the Town of Bruderheim.

“Development Officer” means an official of the Town of Bruderheim appointed, according to the procedures authorized by Town Council, to act as a development authority according to the *Municipal Government Act*.

“Development Permit” means a document authorizing a development, issued pursuant to a Land Use Bylaw or the land use regulations.

“Development Project Accommodation” means a complex used primarily to house workers by various contracting firms on a temporary basis of more than 28 days, and without restricting the generality of the above, is usually made up of a number of mobile units, clustered in such a fashion as to provide sleeping, eating, recreation, and other basic living facilities. The units may be dismantled and removed from the site from time to time.

“Discretionary Use” means the use of land or a building provided for in a Land Use Bylaw for which a development permit may be issued upon an application having been made.

“District” means Land Use District.

“Drinking Establishment” means an establishment where minors are prohibited and the primary purpose of which is the sale of alcoholic beverages for consumption on the premises and the secondary purposes of which may include entertainment, dancing or the preparation and sale of food for consumption on the premises. Adult entertainment is a separate use.

“Drive-In Food Service” means an restaurant or part of a restaurant which offers a limited menu produced in a manner that allows rapid customer service and includes, but is not limited to, drive-through food and drink pick-up services, or parking primarily intended for the on-site consumption of food within a vehicle and may be served by a car attendant.

“Drive-Through Vehicle Service” means a facility that provides services where the customer typically remains within the vehicle or waits on the premises. Typical uses include automatic or coin operated car washes, rapid lubrication shops, bank drive-through kiosks or speciality repair establishments.

“Driveway” means a portion of land that is designated for and capable of providing space for parking a vehicle(s).

“Duplex” means two (2) dwelling units joined side by side or one above the other by a common wall with each dwelling unit having a separate exterior entrance.

“Dwelling, Detached” means a residential building containing one dwelling unit, which is physically separate from any other residential building and does not include a manufactured home.

“Dwelling Unit” means a complete building or self-contained portion of a building for the use of one or more individuals living as a single housekeeping unit, containing sleeping, cooking and separate toilet facilities and a controllable heat/thermostat. It is intended as a permanent residence and may have an independent entrance either directly from the outside of the building or through a common area inside the building.

“Easement” means a right to use land, generally for access to other property, or as a right of way for a public utility.

“End Unit” means a dwelling unit which is connected to another dwelling unit on only one side.

“Encroachment Agreement” means an agreement under which a municipality permits an intrusion onto public property that is under the direction, control and management of the municipality or improvements made on land that is adjoining that public property.

“Essential Public Service” means a development that is necessary for the continued health, safety or welfare of residents and members of the public. This includes fire stations, ambulance services, police stations and similar facilities.

“Fence” means a vertical physical barrier constructed out of typical building material (wire, wood, plastic, or tubular steel) to prevent visual or unauthorized access or both.

“Floor Area Ratio” means the numerical value of the gross floor area of the building or structure divided by the area of the site. The gross floor area does not include basement areas used exclusively for storage or service to the building, parking areas below grade and floor areas devoted exclusively to mechanical or electrical equipment servicing the development.

“Fourplex” means an arrangement of four attached dwelling units, other than row housing, intended to be occupied by separate households with separate exterior access to grade.

“Front Lot Line” means, in the case of an interior parcel, the lot line which abuts a street and in the case of a corner lot, means the shorter of the two lot lines which abut a street.

“Front Yard” see “Yard, Front”.

“Funeral Services” means a business establishment where deceased are prepared for burial and where funeral services can be held. Funeral Services does not include crematory or interment services.

“Gas Bar” means a site, or portion thereof, where vehicle fuels, lubricant and fluids and the accessory sales of convenience retail items are sold to the public, but vehicle maintenance and repairs are not done. Service station is a separate use.

“Golf Course” means an outdoor establishment/development designed for the game of golf. Accessory uses include a clubhouse, pro-shop, driving range and/or other practice facility, restaurant, drinking facility and other commercial uses typically associated with the golf clubhouse facility.

“Government Service” means a development providing Crown Corporation, municipal, provincial or federal government services to the public. Typical uses include, but are not limited to, town halls, court houses, postal offices, social service offices and taxation offices. It does not include municipal service facilities, essential public services, schools or hospitals.

“Grade” means the ground elevation established for the purpose of regulating the height of a building. The building grade shall be the finished ground elevation adjacent to the walls of the building if the finished grade is level. If the ground is not entirely level the grade shall be determined by averaging the finished ground elevation for each face of the building.

“Gross Floor Area” means the total floor area of all floors, excluding the basement, of a non-residential building or structure.

“Hard Surfacing” means asphalt, concrete, paving stone or similar material satisfactory to the Development Authority which is used in the construction of a driveway or parking area.

“Health Service, minor” means the provision of physical and mental health services on an outpatient basis. Services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative or counselling nature. Typical uses include medical and dental offices, health clinics, acupuncture clinics and counselling services. This does not include *personal service facilities*.

“Heavy Vehicle Wash” means a facility used for the cleaning of commercial motor vehicles, such as tractor and tractor-trailer units, large recreation vehicles and motor homes.

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

- (a) The highest point of the roof in the case of a building with a flat roof or a building having a slope of less than 20 degrees; or

- (b) The average level between eaves and ridges in the case of pitched, gambrel, mansard or tripped roof, or a roof having a slope of more than 20 degrees, provided that in such cases the ridge lines of the roof shall not extend more than 1.5 m (4.9 ft) above the maximum height.

“Home Occupation” means any occupation, trade, profession, or craft carried on by an occupant of a residential building as a use accessory to the residential use of the building, and which does not change the character thereof or have any exterior evidence of such secondary use other than a small name plate, not exceeding 0.2 m² (2 ft²) in area. A home occupation does not include outdoor storage of any goods or stock in trade or the employment of more than one person who does not reside at the location at which the home occupation occurs. A home occupation may include an office where clients come to the residence, but does not include uses such as:

- (a) A bed and breakfast establishment;
- (b) Veterinary services;
- (c) Any automotive, industrial and/or recreation vehicle or equipment sales, rental, storage, service or repairs;
- (d) A dating or escort service; or
- (e) An adult entertainment service.

“Home Office” means a business office in a dwelling which:

- (a) Is accessory to the primary residential use of the dwelling;
- (b) Is located in a room or partitioned area of the dwelling that does not exceed 14 m² (150.69 ft²);
- (c) Is not visited by any clients or off-site employees;
- (d) Does not have any internal or external storage of goods other than files and other papers necessary for the operation of the office;
- (e) Does not change the external appearance or residential character of the dwelling and is undetectable from the outside the dwelling unit; and
- (f) Is carried on only by the resident(s) of that dwelling.

A Home Office does not include a home occupation.

“Hospital” means a building used to provide in-patient and out-patient health care to the public, typically where the sick and injured are given medical or surgical care.

“Hotel” means a commercial development used for the provision of rooms or suites for temporary sleeping accommodation where the rooms have access from a common interior corridor and are not equipped with individual kitchen facilities. Hotels will have a check-in/registration counter and may include accessory restaurants, drinking establishments, meeting rooms, and personal service facilities. It does not include *development project accommodation*.

“Industrial and Commercial Service Support” means a development used for industrial and commercial service support and construction. Typical uses include oilfield support services, road construction, landscaping, concrete, electrical, excavation, drilling, heating and plumbing or similar services of a construction nature which require on-site storage of materials, equipment and vehicles associated with the contract business. Any

sales, display, office or technical support service areas shall be accessory to the principal general contractor services use.

“Interior Parcel” see “Parcel, Interior”.

“Land Titles Act” means the *Land Titles Act*, Chapter L-5, Revised Status of Alberta 1980, as amended.

“Land Use District” means an area as shown in Part 8 of this Land Use Bylaw.

“Landscaped Area” means an area of land made attractive by the use of hard or soft landscaping materials; however, it shall not include areas occupied by garbage containers, storage, parking lots or driveways.

“Landscaping, hard” means the use of non-vegetative material such as brick, stone, tile, paving stone and gravel but excluding asphalt and monolithic concrete as part of a landscaped area.

“Landscaping, soft” means the use of vegetative material as part of a landscaped area.

“Landscaping Plan” means a scaled drawing illustrating a design for a landscaped area which specifies the number, species, height and calliper of trees and shrubs, the colour and texture of hard landscaping, areas of grass, edging details, cross sections and details of any construction or features which contribute to the landscaping of a parcel.

“Lane” means a public thoroughfare which provides a secondary means of access to a parcel or parcels and which is registered in a land titles office.

“Loading Space” means a space provided on a site to accommodate a commercial vehicle on a temporary basis for loading or unloading of goods and materials.

“Lot” means:

- (a) A quarter section;
- (b) A settlement lot shown on an official plan referred to in Section 32 of The Surveys Act that is filed or lodged in a land titles office;
- (c) A part of a parcel described in a certificate of title if the boundaries of the part are described in the certificate of title other than by reference to a legal subdivision; or
- (d) A part of a parcel described in a certificate of title if the boundaries of the part are described in the certificate of title by reference to a plan of subdivision.

“Lot Coverage” see “Site Coverage”.

“Main Building” means a building in which the main or principal use of the site on which it is erected is conducted.

“Manufacturing / Processing Facility” means a facility in which the fabrication, processing or assembly of goods and materials is conducted to produce items of enhanced value and may include other accessory uses related to, or supportive of, the manufacturing/processing operation such as offices, indoor and outdoor storage areas and display areas.

“Manufactured Home” means a single or multiple section residential building containing one dwelling unit that is normally equipped with wheels and chassis for transport to a site, and meets Canadian Standards Association Z240 standards. A manufactured home does not include a modular home, or a recreational vehicle.

“Manufactured Home Park” means a parcel comprehensively designed, developed, operated and maintained to provide individual sites, which are not registered with Alberta Land Titles, and facilities for the placement and occupancy of manufactured homes on a long-term basis.

“Manufactured Home Park Office” means a facility providing for the administration, management or direction of the manufactured home park and may include supplementary retail convenience sales that specifically service the manufactured home park.

“Manufactured Home Subdivision” means the planned division of a parcel of land into one or more smaller parcels, each of which is individually registered with the Alberta Land Titles Office, for the sole purpose of placing a manufactured home and accessory structures on each separately registered parcel.

“Mixed Use Development” means a building designed for more than one land use, which are listed as uses within the same land use district, on the same site, such as residential and retail development, residential, office and retail development and office warehouse development.

“Modular Home” means a factory built or prefabricated residential building or sections of a residential building that does/do not require chassis, running gear or wheels for transport to a site. Sections of the building may be stacked side by side or vertically to form one or more complete unit(s) placed on a permanent foundation for year round occupancy. A modular home does not include a manufactured home.

“Motel” means a commercial development used for the provision of rooms or suites for temporary lodging, where each room or suite has its own exterior access. Motels will include a check-in/registration counter and may include accessory restaurants and drinking establishments. It does not include *development project accommodation*.

“Municipality” means the Town of Bruderheim.

“Municipal Development Plan” means a plan adopted by the Council as a Municipal Development Plan pursuant to the *Municipal Government Act*.

“Municipal Planning Commission” means a municipal planning commission which may be established by Council pursuant to the Act.

“Municipal Service Facility” means a building or parcel at which the municipality maintains and/or stores equipment used to provide services to the public and may contain offices to administer such services. It does not include Government Services.

“Natural Environmental Preserve” means an environmentally sensitive or locally significant natural area which is undeveloped except for trails and associated minor recreation facilities.

“Natural Resource Development” means the onsite removal, extraction, and primary processing of road materials found on or under the site. Typical uses include gravel pits, sand pits and clay pits. This does not include the processing of materials transported to the site.

“Non-Conforming Building” means a building:

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

“Non-Conforming Use” means a lawful specific use:

- (a) Being made of land or a building or intended to be made of a building lawfully under construction, at the date a Land Use Bylaw or any amendment thereof affecting the land or building becomes effective; and
- (b) That on the date the Land Use Bylaw or any amendment thereof becomes effective does not, or in the case of a building under construction will not, comply with the Land Use Bylaw.

“Offensive or Objectionable” means, when used in reference to development, a use which by its nature, or from the manner of carrying on the same, creates or is liable to create by reason of noise, vibration, smoke, dust or particulate matter, odour, toxic or non-toxic matter, radiation hazards, fire or explosive hazards, heat, humidity or glare, a condition which in the opinion of the Development Authority may adversely affect the amenities of the neighbourhood, or interferes with or may interfere with the normal enjoyment of any land or development.

“Office” means a facility providing for the administration, management or direction of an agency, business or organization, or the practice of a profession but excludes such uses as retail sales, personal services, financial institutions, government or public administration, places of amusement or places of assembly.

“Oilfield Support” means a development that provides cleaning, repairing, servicing or testing of goods, materials and equipment normally associated with the oil and gas industry and may include the storage and transshipping of such materials, goods and equipment, including petrochemical products and supplies. This definition applies to oil and gas support operations, including but not limited to, seismic and surveying, well servicing, oilfield haulers, pipeline contractors and welding operations.

“Outdoor Storage Facility” means land and/or buildings designed for the storage of goods, materials or equipment and may include the distribution and collection of such goods, materials or equipment, excluding dangerous or hazardous goods or materials.

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

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

“Parcel, corner” means a parcel abutting two or more streets, other than a lane, at their intersection or abutting two parts of the same street forming an interior angle of less than 135 degrees.

“Parcel Coverage” see “Site Coverage”.

“Parcel, interior” means a parcel abutting only one street other than a lane.

“Parcel, through” means a parcel that abuts two parallel streets, not including lanes.

“Parcel Width” means the distance between the side parcel boundaries connecting points located at the minimum required front yard measured along each side parcel boundary.

“Park” means an area of public land that is developed for active and/or passive outdoor recreation use.

“Parking Facility” means the area set aside for the storage and parking of vehicles and includes parking stalls, loading spaces, aisles, entrances and exits to the area, and traffic islands where they are part of the parking lot.

“Patio” means an at grade structure without a roof or walls which is intended as an outdoor amenity area.

“Permanent Foundation” means any foundation that meets the requirements of the Alberta Building Code.

“Permitted Use” means the use of land or a building provided for in a Land Use Bylaw for which a development permit shall be issued upon an application having been made subject to adherence with the regulations of this Bylaw.

“Personal Service Facility” means a facility used for the provision of a service to individuals on a commercial basis and includes such services as photographers, travel agencies, beauty salons, massage services, dry cleaners, including their associated offices.

“Places of Worship” means development owned by a religious organization used for worship and related religious, philanthropic, or social activities including rectories, manses, classrooms, dormitories and accessory buildings. Typical uses include churches, chapels, mosques, temples, synagogues, parish-halls, convents and monasteries.

“Principle Building” means a building that, in the opinion of the Development Authority, is utilized for the main purpose for which the building was constructed on the parcel.

“Professional, Financial, Office and Business Support Service” means development primarily used for the provision of professional, management, administrative, consulting, and financial services. Typical uses include the offices of lawyers, accountants, engineers, planners, doctors and architects, as well as offices for real estate and insurance firms, clerical, secretarial, employment, telephone answering, and similar office support services. Additional uses also include banks, credit unions, loan offices, printing establishments, film processing establishments, janitorial firms and business equipment repair shops.

“Real Property Report” means a plan prepared by an Alberta Land Surveyor which establishes dimensions of the boundaries of a parcel and the location of the improvements thereon.

“Rear Yard”, see *Yard, Rear*.

“Recreation, indoor” means facilities within an enclosed building for sports, active recreation, and performing and cultural arts where patrons are predominantly participants. Typical uses include but are not limited to arenas, athletic clubs, health and fitness clubs, gymnasiums, swimming pools, rifle and pistol ranges, bowling alleys, and racquet clubs.

“Recreation, outdoor” means lands used for recreational activities, for profit or not, which are predominately conducted outdoors and which utilize tracts of land and may or may not require facilities or structures. Typical uses include cross-country ski trails, walking or cycling paths, ski hills, sports fields and playgrounds. A golf course is a separate use.

“Recreational Vehicle” means a portable structure designed and built to be carried on a vehicle, or a unit designed and built to be transported on its own wheels to provide temporary living accommodation for travel and recreational purposes and includes, but is not limited to, such vehicles as a motor home, a camper, a holiday travel trailer and a tent trailer. It does not include a manufactured home as defined in this Bylaw.

“Registered Owner” means:

- (a) In the case of land owned by the Crown in right of Alberta or the Crown in right of Canada, the Minister of the Crown having the administration of the land; or
- (b) In the case of any other land:
 - (i) The purchaser of the fee simple estate in the land under an agreement for sale that is the subject of a caveat registered against the certificate of title in the land and any assignee of the purchaser's interest that is the subject of a caveat registered against the certificate of title; or
 - (ii) In the absence of a person described in paragraph (i), the person registered under the Land Titles Act as the owner of the fee simple estate in the land.

“Residential” means any building or structure, or portion thereof, used exclusively or primarily for human habitation and includes multiple dwellings, apartments, lodging, and boarding/lodging houses, and (unless more closely defined for the purposes of one or more sections of the Bylaw) includes manufactured and modular homes.

“Restaurant” means an establishment for the preparation and sale of food for consumption on the premises and may include takeout food service and entertainment, excluding adult entertainment, and may or may not include the sale of alcoholic beverages when minors are present during hours of operation.

“Retail, convenience” means the sale of those goods required by all residents or employees on a day to day basis, from a business premise that does not exceed 275 m² (2,960 ft²) in gross floor area. Typical uses include small food stores, drug stores, video sales or rentals, and variety stores selling confectionery, tobacco, groceries, beverages, pharmaceuticals, personal care items, or printed matter.

“Retail, general” means the retail sale of groceries, beverages, household goods, furniture, appliances, hardware, printed matter, confectionery, tobacco, pharmaceutical and personal care items, automotive parts and accessories, office equipment, stationary, video sales and rentals and similar goods within an enclosed building. Minor government services such as postal services are permitted within general retail stores. This use excludes warehouse sales, heavy agriculture and industrial equipment, second-hand goods and stores requiring outdoor storage.

“Road” means land shown as a road on a plan of survey that has been filed or registered in a Land Titles Office, or used as a public road and includes a bridge forming part of a public road and any structure incidental to a public road, but does not include a highway.

“Row Housing” means a series of three or more dwelling units situated side by side and connected by common sidewalls with each unit having direct access to the outside grade.

“Satellite Dish” a dish shaped apparatus used for the reception of satellite transmitted television or radio waves. If it is free standing, it is considered an accessory structure. If it is attached to a principle building, it is considered part of that structure.

“School” means a publicly or privately supported or subsidized development used for education and includes its administrative offices. Typical developments are elementary and secondary schools. This use does not include commercial schools.

“Screen or Screening” means a fence, wall, berm, hedge or other barrier providing visual and/or acoustic separation of sites.

“Service Station” means a building or a portion thereof for the servicing and light repair of motor vehicles and includes the sale of fuel, oils and other accessories for motor vehicles and may include the accessory sales of convenience retail items. A service station does not include automotive sales or body repair.

“Setback” means the distance between the closest part of a building and the front, side, or rear property line of the lot, measured at right angles to that property line.

“Show Homes” means a unit that is used to exhibit dwelling units for sale or rent.

“Side Yard” see “Yard, Side”.

“Sign” means any word, letter, model, picture, symbol, device or representation used as, or which is in the nature of, wholly or in part, an advertisement, announcement or direction. Any structure, or portion thereof, which is used primarily to carry, hold, maintain, support or sustain a sign is construed as being part of the sign, and except as provided for in this Bylaw, is subject to all regulations governing signs.

- (a) **“A-board Sign”** means a self supporting A-shaped local advertising sign set upon the ground;
- (b) **“Area of Sign”** means the total surface area within the outer periphery of the said sign, and in the case of a sign comprised of individual letters or symbols shall be calculated as the area of a rectangle enclosing the letters or symbols. Frames and structural members not bearing advertising matter shall not be included in computation of surface area;
- (c) **“Billboard”** means a structure, primarily self-supporting, which is used for the display of general advertising, the subject matter of which is not necessarily related to the use or ownership of the property on which the structure is located;
- (d) **“Fascia Sign”** means a sign placed flat and parallel to the face of the building so that no part projects more than one foot from the building;
- (e) **“Free-standing Sign”** means a sign on a standard or column permanently attached to the ground and which is not connected in any way to any building or other structure;
- (f) **“Inflatable Sign”** means an inflatable three dimensional structure in the general form of an air balloon or other similar style that is anchored to the ground or other structure;
- (g) **“Portable Sign”** means a sign, excluding A-board and temporary signs, that can be carried or transported from one site to another;
- (h) **“Projecting Sign”** means a sign which is attached to a building or structure so that part of the sign projects more than one foot from the face of the building or structure;
- (i) **“Roof Sign”** means any sign placed on or over a roof; and
- (j) **“Temporary Sign”** means a sign or banner that is not permanently installed or affixed, advertising a product.

“Site Coverage” means the percentage of the total horizontal area of a parcel that can be built upon. In calculating the site coverage this includes the enclosed portion of any structure located on the parcel, but does not include architectural features such as cantilevers, steps, stairways or balconies.

“Social Care Home, major” means the use of one dwelling unit as a care facility licensed by the Provincial authority to provide room and board for more than six (6) residents with physical, mental, social, or behavioural problems that require professional care, counselling, guidance and supervision. The character of the use is that the occupants live together as a single house keeping unit and use a common kitchen. This use does not include assisted care housing.

“Social Care Home, minor” means the use of one dwelling unit as a care facility licensed by the Provincial authority to provide room and board for not more than six (6) residents with physical, mental, social, or behavioural problems that require professional care, counselling, guidance and supervision. The minor social care/group home may include any combination of staff, residents requiring care and residents not requiring care to a maximum of six (6). The character of the use is that the occupants live together as a single house keeping unit and use a common kitchen. This use does not include assisted care housing.

“Subdivision and Development Appeal Board” means a board established by the Subdivision and Development Appeal Board Bylaw 763-2007, as amended.

“Subdivision and Development Regulation” means the *Subdivision and Development Regulation (AR 43/202)*, as amended.

“Surveillance Suite” means a dwelling unit developed on site that is secondary to the main use of the parcel and is used to provide on-site accommodation by the employer for an employee or employees, whose function is to provide surveillance, security and maintenance of the site.

“Street” means a road other than a lane.

“Through Parcel” see “Parcel, through”.

“Use” means the function or activity on land or in a building.

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

- (a) Water, waste water or storm water;
- (b) Public transportation operated by, or on behalf of the municipality;
- (c) Communication;
- (d) Drainage ditch;
- (e) Natural gas;
- (f) Electrical power; or
- (g) Heat.

It includes the buildings required to operate the utility, but does not include offices used for administration of such utility.

“Variance or Relaxation” means an alteration or change to a standard prescribed by this Bylaw that is authorized by the Development Authority or the Subdivision and Development Appeal Board.

“Veterinary Clinic” means a facility for the medical care and treatment of animals, not including large animals such as livestock. This includes provision for their overnight accommodation, but does not include kennels, outdoor pens, runs or enclosures. A Veterinary Clinic does not include an animal hospital.

“Warehouse” means a facility where a range of goods are displayed and/ or stored.

“Yard, Front” means a yard extending across the full width of a parcel from the front lot line to the front wall of the main building situated on the parcel.

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

“Yard, Side” means the portion of the site extending from the front yard to the rear yard and lying between the side lot line of the site and the nearest portion of the exterior wall of the building.

Part 3 – Administrative Agencies

3.1 ESTABLISHMENT OF THE DEVELOPMENT AUTHORITY

- (1) The Development Authority is hereby established by this Bylaw Pursuant to the Act.
- (2) The Development Authority shall exercise development powers and perform duties on behalf of the Municipality.
- (3) The Development Authority shall be the Development Officer.

3.2 ESTABLISHMENT OF THE DEVELOPMENT OFFICER

- (1) The Office of Development Officer is hereby established and such office shall be held by a person or persons or an organization appointed by Council.

3.3 DEVELOPMENT OFFICER DUTIES

- (1) The Development Officer shall:
 - (a) Receive, consider and decide on applications for a development permit;
 - (b) Determine whether an application for a development permit is complete in accordance with the information requirements of this Bylaw;
 - (c) Review each development permit application to determine its appropriate use definition;
 - (d) Keep and maintain for the inspection of the public during office hours, a copy of this Bylaw and all amendments thereto and ensure that copies of same are available to the public at a reasonable charge;
 - (e) Keep a register of all applications for development including the decisions thereon and the reasons therefore, and all orders for a minimum period of seven (7) years;
 - (f) Issue decisions and state terms and conditions for development permit applications for those uses listed as Permitted Uses in the applicable land use district;
 - (g) Issue decisions and state terms and conditions for development permit applications for those uses listed as Discretionary Uses in the applicable land use district;
 - (h) Issue decisions and state terms and conditions for development permit applications for those uses listed as Permitted Uses and Discretionary Uses in the applicable land use district which require a variance subject to **4.6(3)**;
 - (i) Provide notice of decisions on development permit applications in accordance with the notification requirements of this Bylaw;
 - (j) Carry out their duties as prescribed in the Act with regard to appeals or, designate a person to do the same; and

- (k) Perform such duties as established to enforce this Bylaw, and amendments thereto, in conformance with the Act.
- (2) The Development Officer may:
 - (a) Issue a letter of compliance to an applicant stating whether or not a particular development conforms to this Bylaw.

3.4 SUBDIVISION AND DEVELOPMENT APPEAL BOARD

The Subdivision and Development Appeal Board established by Bylaw shall perform such duties as specified in Bylaw 763-2007, as amended or replaced from time to time, and the Act.

Part 4 – Development Permits, Contravention and Appeal

4.1 DEVELOPMENTS REQUIRING A DEVELOPMENT PERMIT

No development other than that designated in **Section 4.2** shall be undertaken within the Municipality unless a development permit authorizing the use and development has been approved and issued.

In addition to meeting the requirements of this Bylaw, it is the responsibility of the applicant to obtain other such approvals or licenses that may be required by other regulatory departments or agencies.

4.2 DEVELOPMENTS NOT REQUIRING A DEVELOPMENT PERMIT

No development permit will be required for any of the following types of development provided that such development complies with all applicable provisions of this Bylaw:

- (1) The use of a building or part thereof as a temporary polling station, returning officer's headquarters, reviewing officer's headquarters, candidate's campaign offices and any other temporary official use in connection with the federal, provincial, or municipal election, referendum or census;
- (2) Internal alterations to a residential building provided that such alterations do not result in structural alterations or additions, intensification or changes in use;
- (3) Mechanical, electric or maintenance alterations to a building provided that the use or intensity of the use does not change;
- (4) The erection or construction of gates, fences, walls or other means of enclosure 2.0 m (6.5 ft) or less in height in side and rear yards and 1.0 m (3.3 ft) or less in height in front yards;
- (5) Landscaping where the existing grade and natural surface and drainage pattern is not materially altered, except where landscaping forms part of a development, which requires a development permit;
- (6) A temporary building, the sole purpose of which is incidental to the erection or alteration of a building for which a building permit has been issued. Such building shall be removed within thirty (30) days of substantial completion of the development or as determined by the Development Authority;
- (7) The erection of one non-illuminated sign, erected on-site, as described below for each use within a building or parcel, provided such sign does not resemble or conflict with any traffic sign:

- (a) A fascia sign for the purpose of identification, direction, or warning not exceeding 0.2 m² (2.15 ft²) in area;
 - (b) A fascia sign relating to a person, partnership or company operating a profession, business or trade, not exceeding 0.3 m² (3.23 ft²) in area;
 - (c) A fascia or freestanding sign relating to a religious, educational, cultural, recreational or similar character institution, or to a residential or apartment block, not exceeding 1.0 m² (10.76 ft²) in area; and
 - (d) A portable sign not exceeding 4.5 m² (48.44 ft.²) relating to:
 - (i) Sale of land or buildings in commercial or industrial districts;
 - (ii) Sale of goods or livestock by auction;
 - (iii) Informing the public of a carrying out of a construction; and
 - (iv) Announcement of any local event of a religious, political, governmental, educational or cultural nature.
- (8) The erection of an on-site sign offering any residential, commercial, or industrial site for development, sale, lease or rent, provided the sign does not exceed 3.0 m² (32 ft²) in area;
- (9) One satellite dish antennae, less than 1.0 m (3.3 ft) in diameter, per parcel provided it is sited to the satisfaction of the Development Authority;
- (10) In a residential district, construction of:
- (a) A deck to a maximum of 0.6 m (2.0 ft) above finished grade;
 - (b) A patio;
 - (c) A fire pit or barbeque; or
 - (d) An accessory building no more than 10.0 m² (107 ft²) in floor area not exceeding 2.5 m (8.0 ft) in height, provided it conforms with **Section 7.1**;
- (11) A home office provided that:
- (a) No individual other than the permanent resident of the dwelling unit operates the home office;
 - (b) No client or customer is received at the dwelling unit for business purposes;
 - (c) The home office does not generate any vehicular traffic nor require any additional parking;
 - (d) There are no on-site exterior displays or advertisements of the home offices and the home address is not advertised to the public in any form;
 - (e) No equipment, materials, goods or finished products for business purposes are stored on-site; and
 - (f) Does not occupy more than 14 m² (150.7 ft²) of the gross floor area within the dwelling unit.
- (12) The completion of a building which would be prohibited by this Bylaw, but was lawfully begun on or before the date of the first official notice of this Bylaw provided the building is completed within 12 months of the notice and complies with any development permit issued for it;

- (13) The use of a building referenced in **Subsection (12)** for the purpose for which construction was started;
- (14) The stripping or stockpiling of soil, installation of utilities and construction of roads in a subdivision area when a development agreement has been duly executed; and
- (15) Those developments specified in the Municipal Government Act.

4.3 ESTABLISHMENT OF FEES

The Development Permit application fee and fees for other matters arising through this Land Use Bylaw shall be as established by resolution of Council. Council may at anytime by resolution increase, decrease or establish new fees for matters covered by this Bylaw.

4.4 DEVELOPMENT PERMIT APPLICATION REQUIREMENTS

- (1) An application for a development permit shall be made by submitting a completed prescribed form, signed by the owner or authorized agent, to the office of the Development Authority. The following is required to be submitted in addition to the prescribed form:
 - (a) Two (2) copies of a fully dimensioned, scaled site plan, indicating legal and municipal address, north arrow, existing and proposed building locations, site grades, the front, rear and side yards, off-street loading, vehicle parking and laneways, landscaped areas and access and egress points to the site;
 - (b) Floor plans, elevations and sections if required by the Development Authority;
 - (c) A current copy (within one (1) month of the date of development permit application) of the Certificate of Title of the land on which the development is proposed;
 - (d) A statement of uses;
 - (e) If the applicant is not the registered owner, a statement of the applicant's interest in the land accompanied by the written consent of the registered owner(s);
 - (f) The estimated commencement and completion dates;
 - (g) The estimated cost of the project or contract price;
 - (h) A non-refundable development permit administration fee, as established by Council; and
 - (i) Any other plans and/or information the Development Authority may deem necessary to properly evaluate the proposed development. The Development Authority may require additional copies of the application or plans and specifications.

- (2) The Development Authority may refuse to accept an application for a development permit where the information required by **Subsection (1)** has not been supplied or where, in the opinion of the Development Authority, the quality of the material supplied is inadequate to properly evaluate the application; and
- (3) The Development Authority may consider an application and render a decision without all of the information required by **Subsection (1)** if, in the opinion of the Development Authority, a decision on the application can be properly made without such information.

4.5 REFERRAL OF DEVELOPMENT PERMIT APPLICATION

- (1) The Development Authority:
 - (a) Shall send written notification to an adjacent municipality for any development permit application for a Discretionary Use if such development would be located within 1.5 km (0.93 mi.) of the Town's Boundary;
 - (b) Shall send written notification to all adjacent landowners and may send written notification to any other landowner/agency/authority that, in the opinion of the Development Authority, may be affected by such development, for any development permit application for a Discretionary Use; and
 - (c) Shall refer all applicable applications to the appropriate authorities according to the Act.
- (2) For the purpose of this section, written notifications shall include the following:
 - (a) Location and nature of the proposed development;
 - (b) A copy of relevant drawings;
 - (c) A location and date to submit comments; and
 - (d) Any other relevant information as determined by the Development Authority.

4.6 DEVELOPMENT PERMIT DECISIONS

- (1) Permitted Uses

In making a decision on a Development Permit Application for a permitted use the Development Authority:

- (a) Shall approve the application, with or without conditions, if the application conforms to the requirements of this Bylaw; or
- (b) Shall refuse the application if the application does not conform to this bylaw.

(2) Discretionary Uses

In making a decision on a Development Permit Application for a discretionary use the Development Authority:

- (a) May approve the application for a discretionary use with or without conditions if the application conforms to the requirements of this Bylaw, any statutory plan, or any other policy affecting the parcel of land;
- (b) May refuse the application regardless if it meets the regulations of this Bylaw; or
- (c) Shall refuse the application if it does not meet the regulations of this Bylaw.

(3) Variances

- (a) Notwithstanding **Sections 4.6(1)(b)** and **4.6(2)(c)** above, the Development Authority may approve a Development Permit Application , with or without conditions, that does not comply with this Bylaw if, in the opinion of the Development Authority:
 - (i) The proposed development would not;
 - (A) Unduly interfere with the amenities of the neighbourhood; or
 - (B) Materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land.
 - (ii) The proposed development conforms with the use prescribed for that land or building in this Bylaw.
- (b) In approving a Development Permit Application pursuant to **Subsection (a)** above, the Development Authority:
 - (i) May allow a variance in regard to any standard in any land use district, other than a direct control district, up to ten percent (10%);
 - (ii) Notwithstanding **Subsection (b) (i)** above, shall not allow a variance to any density, or floor area standard unless otherwise provided for in this Bylaw; and
 - (iii) Shall follow the General Purpose of the appropriate District.
- (c) A variance shall be considered only where warranted by the merits of the proposed development and in response to factors such as irregular lot lines, parcel shapes or site characteristics which create difficulties in locating structures within the required setbacks or meeting the bylaw requirements; and
- (d) In the event that a variance is granted, the Development Authority shall specify the nature of the approved variance in the development permit notice of decision approval.

(4) Discretion

The Development Authority may approve a discretionary use provided that the Development Authority determines that the proposed development:

- (a) Is consistent with the Municipal Development Plan, an applicable area structure plan or area redevelopment plan, and policies adopted by the Town;
- (b) Is compatible with the general purpose of the district;
- (c) Will not cause traffic impacts unsuitable for the area;
- (d) Is serviceable with adequate capacity for drainage and other utilities;
- (e) Is compatible with the surrounding area with regards to land use (including the use, function, enjoyment, and value of adjacent lots), scale of development, and potential effects on the area;
- (f) Is appropriate having regard for geotechnical considerations such as soil type, flooding and slope stability;
- (g) Will not cause a negative effect on community services and facilities such as schools, parks, fire protection, and health;
- (h) Will include measures that can adequately mitigate any potential adverse effect; and
- (i) Is consistent with the municipal land, right-of-way or easement requirements.

4.7 DEVELOPMENT PERMIT CONDITIONS

- (1) The Development Authority may attach, with respect to a permitted use, conditions on the issuance of a development permit as may be required to ensure compliance with this Bylaw, including but not limited to the following:
 - (a) Arrangements satisfactory to the Development Authority for the supply of utilities including payment of the cost of installation or construction of any such utility or facility by the applicant;
 - (b) Arrangements satisfactory to the Development Authority ensuring compatibility with the surrounding land uses, including but not limited to the following:
 - (i) Vehicular and pedestrian access from public roads and trails;
 - (ii) On-site vehicular and pedestrian circulation;
 - (iii) On-site parking;
 - (iv) On-site loading;
 - (v) Landscaping;
 - (vi) Drainage;
 - (vii) Noise attenuation;
 - (viii) Building location; or
 - (ix) Any one or more of these matters, including payment of the costs of installation or construction by the applicant.

- (c) That the developer enters into a development agreement or an interim agreement according to the Act, which shall form part of such a development permit and may be required to be registered by caveat against title to the site at the Land Titles Office;
 - (d) That the developer pays an off-site levy or redevelopment levy imposed by a bylaw adopted pursuant to the Municipal Government Act;
 - (e) That the developer provides security to ensure compliance with this Bylaw, a development permit, an agreement under this clause and/or a statutory plan, which security may include, but is not limited to, an irrevocable letter of credit or charge against the title to the site;
 - (f) That the applicant repair or reinstate or pay for the repair or reinstatement to the original condition any street furniture, curbing, boulevard landscaping and/or tree planting which may be damaged or destroyed or otherwise harmed by development or construction operations on the site; and
 - (g) That the developer provides a real property report to the satisfaction of the Development Authority.
- (2) The Development Authority may attach, with respect to issuance of a development permit for a discretionary use, any or all conditions listed in **Section 4.7(1)** as may be required and any other condition the development authority may deem appropriate to ensure compatibility with the amenities of the neighbourhood and the use, enjoyment and value of neighbouring parcels of land, including, but not limited to the following:
- (a) Limiting the time of operation including hours of the day, days of the week, and parts of the year;
 - (b) Specifying the period of time during which the development may continue;
 - (c) Limiting the number of patrons; and
 - (d) Requiring attenuation or mitigation of noise or any other nuisances that may be generated by the proposed development.

4.8 NOTIFICATION

- (1) Within five (5) days of a decision on a development permit application, the Development Authority shall send a notice by regular mail of the decision to the applicant and post a notice in a place available for public view in the Town Office, indicating the disposition of the application. Mailing the notice is not required when the notice of decision is picked up by the applicant.
- (2) When an application for a development permit for a permitted use granting a variance, or any discretionary use permit is approved, the Development Authority shall:

- (a) Within five (5) days of the date such development permit is issued, send by mail, or electronic mail if agreed upon by the applicant, a copy of the notice of decision, along with information stating the method for which an appeal can be made and the deadline of the date of appeal to:
 - (i) All affected adjacent landowners, as determined by the Development Authority; and
 - (ii) Any other landowner, business, agency, adjacent municipality, person, group, organization or similar body the Development Authority deems may be affected; and
- (b) Within ten (10) days of the date such development permit is issued, publish in a newspaper circulating in the municipality for two (2) consecutive weeks, a notice of the decision.
- (3) Where the Development Authority refuses an application for a development permit, the notice of decision shall contain the reasons for the refusal, the method for which an appeal can be made, and the deadline of the date of appeal of the development permit.

4.9 VALIDITY, EFFECTIVE DATE AND RE-APPLICATION OF DEVELOPMENT PERMITS

- (1) When a development permit has been issued by the Development Authority, it shall not be valid until the conditions of the permit, save those of a continuing nature, have been fulfilled, and no notice of appeal has been served on the Subdivision and Development Appeal board within the appeal period. For the purposes of this section, the appeal period is 14 days after the notice of decision has been published in a newspaper or posted on the property, or 21 days if such notice is given by ordinary mail, whichever occurs last.
- (2) When the Subdivision and Development Appeal Board has approved a development permit, the permit shall not be valid until the decision of the Board is issued in writing.
- (3) If the Subdivision and Development Appeal Board is served with the notice of an application for leave to appeal its decision, such notice shall suspend the development permit, except where approval has been granted for a permitted use or, where a license, permit, approval or other authorization is granted by the Natural Resource Conservation Board, Energy Resources Conservation Board, or Alberta Energy and Utilities Board to the extent that the application complies with the license, permit, approval or other authorization granted. The final determination of an appeal, except for those applications approved as a permitted use and/or, by the Natural Resource Conservation Board, Energy Resources Conservation Board and Alberta Energy and Utilities Board, shall validate, amend or revoke, as the case may be, a suspended development permit.

- (4) A development permit expires when development is not substantially commenced, in the opinion of the Development Authority, taking into account the circumstances of the development, within twelve (12) months from the date of its issuance or within such extended period that may be granted by the Development Authority.
- (5) Upon application before expiry, a Development Authority may grant only one extension of the effective period and the extension period shall not be longer than twelve (12) months.
- (6) When a permit expires, a new application is required. Such application shall be dealt with as a first application and there shall be no obligation to approve it on the basis that a previous permit had been issued.
- (7) If a use is intended to be discontinued for a continuous period of six (6) months, any subsequent use of the land or building shall comply with this Bylaw and shall require a new development permit.
- (8) A Development Authority may suspend or revoke a permit when:
 - (a) The permit was issued on the basis of incorrect information or misrepresentation by the applicant;
 - (b) The permit was issued in error;
 - (c) Requested by the applicant; or
 - (d) The development has not been completed within the required time period. All developments related to residential uses shall be completed within twenty-four (24) months of the issuance of a development permit unless otherwise prescribed on the development permit.
- (9) Where an application for a development permit has been refused, the Development Authority shall refuse to accept another application for the same or a similar use on the same lot or site until six (6) months have passed from the date of such refusal, unless in the opinion of the Development Authority the reasons for refusal have been adequately addressed or the circumstances of the application have changed significantly.

4.10 LETTER OF COMPLIANCE

- (1) The registered landowner, or an agent acting on behalf of a registered landowner, may apply to the Town for a Letter of Compliance stating that a particular development conforms to the requirements of this Bylaw.
- (2) An application for a Letter of Compliance shall include sufficient information to determine conformance with this Bylaw, including, but not limited to the following:
 - (a) Completed application form signed by the registered owner or authorized agent;
 - (b) Application fee as determined by Council;
 - (c) Legal description and property address;
 - (d) Use and occupancy of all parts of the site and buildings; and

- (e) Two (2) copies of a Real Property Report prepared by an Alberta Land Surveyor which shows the details and relation to the property lines of all development located on the property.
- (3) The Development Authority may issue a Letter of Compliance, when in the opinion of the Development Authority, the buildings as shown on the Real Property Report provided by the applicant are located on the site in accordance with the separation distance and yard and building setback regulations of this Bylaw, or the yard and building setbacks specified in any development permit which may have been issued for the site.
 - (4) The Letter of Compliance shall only cover those buildings, or parts thereof, shown on the Real Property Report as provided by the applicant.
 - (5) The Development Authority may refuse to issue a Letter of Compliance when:
 - (a) Information provided on the Real Property Report is unclear or vague, and/or is insufficient to determine if the buildings as shown are located in accordance with the yard and building setbacks specified in any development permit which may have been issued for the site;
 - (b) The Real Property Report provided is older than six (6) months from the date of application and is not accompanied with an affidavit confirming all information provided on the Real Property Report is true and accurate;
 - (c) The Real Property Report does not indicate all developments that are located on the lot;
 - (d) Developments on the lot were constructed without a development permit;
or
 - (e) There are outstanding infractions with this or any other Town of Bruderheim Bylaw.
 - (6) The Development Authority shall rely on the information on the Real Property Report submitted by the applicant and is not required to undertake independent site inspections. The Development Authority shall not be liable for any damages arising from the use of a Letter of Compliance where the errors are the result of incorrect or incomplete information provided by the surveyor.

4.11 APPEALS

- (1) Any person applying for a development permit or affected by an order may appeal, subject to the provisions of the Act and the Subdivisions and Development Appeal Board Bylaw, to the Subdivision and Development Appeal Board, when:
 - (a) The Development Authority does not render a decision within forty (40) days of receipt of the completed application;
 - (b) The Development Authority does not render a decision within the specified time granted by the applicant in writing past the forty day limit;
 - (c) The Development Authority issues a development permit subject to conditions; or
 - (d) The Development Authority issues a stop order.
- (2) In addition to the applicant, any person affected by an order, decision, or development permit made or issued by a Development Authority may appeal the decision to the Subdivision and Development Appeal Board. However, there is no appeal against a development permit for a permitted use unless the provisions of this Bylaw were relaxed, varied, or misinterpreted.
- (3) An appeal by an applicant must be commenced within fourteen (14) days of the notification of the order or decision, or when the forty (40) day period or any time extension expires. An appeal by any other affected person must be made within fourteen (14) days of the notice of issuance of the permit was given.
- (4) The Subdivision and Development Appeal Board shall consider and render decisions on appeals pursuant to the Town's Subdivision and Development Appeal Board Bylaw and the Municipal Government Act.

4.12 CONTRAVENTION AND ENFORCEMENT

- (1) Where the Development Authority determines a development or use of land or building does not conform with/to:
 - (a) The Land Use Bylaw, the Municipal Government Act or the Subdivision and Development Regulations; or
 - (b) A development permit or subdivision approval.

The Development Authority shall issue a stop order, pursuant to the Act, to the owner of the subject property, the person in possession of the land or building, or the person responsible for the contravention, or any or all of them in order to ensure conformity with the respective regulations, document or approval.

- (2) If a person fails to comply with the stop order under **Subsection (1)** or an order of the Subdivision and Development Appeal Board, pursuant to the Act, the Town shall pursue any action necessary to perform and complete the stop order.
- (3) If the Town is required to perform a stop order, the Town shall, in accordance with the Act, register the stop order against the certificate of title of the land that is the subject of the stop order.
- (4) If the Town is required to perform a stop order, the Town shall, in accordance with the Act, register all such costs incurred in executing the stop order against the tax roll of the land that is the subject of the stop order.

4.13 OFFENCES AND PENALTIES

- (1) Any person who contravenes or does not comply with a provision of the Municipal Government Act, the Subdivision and Development Regulation, the Land Use Bylaw, a stop work order issued under this Bylaw, a development permit or subdivision approval, or a decision of the Subdivision and Development Appeal Board; or anyone who obstructs or hinders any person in the exercise or performance of their powers or duties under the Municipal Government Act, the Subdivision and Development Regulation, or this Bylaw, is guilty of an offence and is liable to a fine up to a maximum \$10,000 or imprisonment or both and, in addition, a fine up to \$100 per day for everyday the offence continues after conviction.
- (2) Development Permit applications submitted after development has commenced, as determined by the Development Authority, including but not limited to site preparation or construction of buildings, shall be subject to double fee provisions, as determined in the fee schedule established and revised from time to time by Council.

Part 5 – Amending the Bylaw

5.1 AMENDMENTS TO THE BYLAW

- (1) Any person may apply to have this Bylaw amended.
- (2) The Council may initiate amendments by its own motion.
- (3) All applications for amendments of this Bylaw shall be made to the Town in writing and shall be accompanied by:
 - (a) The fee as determined by Council;
 - (b) A statement of the reason(s) for wanting to amend the Bylaw;
 - (c) If re-designating a parcel of land, a current copy of the Certificate of Title of the lands to be re-designated;
 - (d) Any drawing, plans or maps required by the Development Authority; and
 - (e) Any documents as required by the Development Authority.
- (4) All amendments of this Bylaw shall be made by the Council by bylaw in conformity with the Act.
- (5) If an amendment to the Bylaw is refused, a similar application may not be received for six months following the final date of the decision.

PART 6 - Establishment of Districts

6.1 LAND USE DISTRICTS

- (1) For the purpose of this Land Use Bylaw, the Town of Bruderheim is divided into the following land use districts:

Single Detached Residential	R1
General Residential	R2
Multiple Residential	R3
Mobile Home Subdivision	MFS
Mobile Home Park	MHP
Downtown Commercial	C1
General Commercial	C2
Business Service Transition	BST
General Industrial	GI
Parks and Recreation	P
Institutional and Public Service	IPS
Utilities	U
Urban Reserve	UR
Direct Control	DC

- (2) The boundaries of the Districts listed in **Subsection (1)** are as delineated on the Land Use District Maps in **Part 8**.
- (3) In the event that a dispute should arise over the precise location of a boundary of any District as shown on the Land Use District Maps, the Council shall decide thereon.

Part 7 – General Regulations

7.1 ACCESSORY STRUCTURES AND USES

- (1) In all Districts
 - (a) Accessory structures are permitted when accessory to a permitted use and discretionary when accessory to a discretionary use. An accessory structure or use is not permitted without a principal building or use.
 - (b) Where a structure is attached to the principal building by a roof, an enclosed structure, or a foundation, it is to be considered a part of the principal building and is not an accessory building;
 - (c) No part of an accessory structure, including eaves, cantilevers and other projections, shall be located on or over an easement or utility right-of-way registered by the Town unless authorized by the Development Authority and an “Encroachment Agreement” between the Town and the landowner has been registered on the Title of the subject parcel;
 - (d) An accessory structure shall not be used for human habitation; and
 - (e) No accessory structure or any portion thereof shall be erected or placed within the front yard of a parcel, unless otherwise approved by the Development Authority.

- (2) In Residential Districts:
 - (a) No accessory structure or any portion thereof shall be erected or placed within the front yard of a parcel;
 - (b) An accessory structure on an interior parcel shall be situated so that the exterior wall is at least 1.0 m (3.3 ft.) from the side and rear boundaries of the parcel;
 - (c) Notwithstanding **Subsection (2)(b)**, for lots that have rear lane access and where an accessory structure is used as a detached garage, access to the detached garage shall be gained from the rear lane and such detached garage shall be setback a minimum 2.0 m (6.6 ft) from the rear property line;
 - (d) Notwithstanding the applicable site coverage standard for each residential District, the total floor area of an accessory structure shall not be larger than the total floor area of the principle building;
 - (e) An accessory structure shall not be more than 5.0 m (16 ft) in height, and shall not exceed the height of the main building; and
 - (f) Notwithstanding **Subsections (2)(b) and (2)(c)**, in districts that allow for zero lot-line development, an accessory structure that is a mutual garage may be developed on a common property boundary line. A minimum side yard of 1.0 m (3.3 ft.) is required for the other side lot line that is not attached to another building by a mutual wall.

7.2 ADULT ENTERTAINMENT ESTABLISHMENT

- (1) In considering an application for approval of a development permit for an adult entertainment establishment as a principal or accessory use, the Development Authority shall require the development to be located on a parcel, the boundary of which is not less than 150 m (492 ft) from the boundary of any parcel located in a residential district, any parcel with an existing institutional use, including schools and places of worship, or any parcel developed as a park or playground.

7.3 BED AND BREAKFAST ESTABLISHMENT

- (1) A maximum of three (3) guest rooms shall be permitted in any bed and breakfast establishment.
 - (a) Off-street parking spaces shall be provided in addition to the parking spaces required for a detached dwelling as listed in **Section 7.16**. Parking spaces shall not be tandem unless otherwise stated in this Bylaw;
 - (b) One (1) sign with a maximum size of 0.56 m² (6.0 ft²) and a maximum height of 1.2 m (3.9 ft.) shall be permitted on the site of a bed and breakfast; and
 - (c) A bed and breakfast shall not be permitted on a parcel where a home occupation, care centre or social care home exists.

7.4 BUILDINGS; NUMBER ON A PARCEL

- (1) Not more than one principal building shall be erected, placed or moved onto a parcel except:
 - (a) In an Industrial or Commercial District, more than one principal building may be built on a parcel provided it is done in such a manner that, if there is future subdivision of the parcel, each building will be on a separate parcel having its own access and yards in compliance with this Bylaw; and
 - (b) In a Residential District provided it complies with **Section 7.9**.

7.5 BUILDING RELOCATION AND MOVED ON MANUFACTURED/MODULAR HOUSING

- (1) No person shall:
 - (a) Place on a parcel a building which has previously been erected or placed on a different parcel;
 - (b) Alter the location on a parcel of a building which has already been constructed on that parcel;
 - (c) Move a modular or manufactured home onto a parcel: unlessa development permit has been issued by the Development Authority.

- (2) In addition to the requirements of **Section 4.4**, the Development Authority may require an application for a development permit for modular or manufactured housing or the relocation of a building to be accompanied with:
 - (a) Recent colour photographs showing all sides of the building;
 - (b) A statement on the age and general condition of the building;
 - (c) A statement prepared and signed by a qualified person on the structural condition of the building;
 - (d) A statement of proposed improvements to the building; and
 - (e) A certificate confirming compliance with the Alberta Building Code.
- (3) An application for a development permit may be approved by the Development Authority if the proposal meets all of the regulations specified under the appropriate Land Use District in which it is proposed to be located and, in the opinion of the Development Authority, is consistent with the form and character of the structures and developments in the neighbourhood in which it is to be placed.
- (4) Where a development permit has been granted for modular housing or the relocation of a building either on the same parcel or from another parcel, the Development Authority may require the applicant to provide a security in the form of a irrevocable letter of credit of such amount to ensure completion of any renovations or other construction set out as a condition of approval of a permit.
- (5) Where modular housing or other structures are placed on a permanent foundation that elevates the modular home/structure above grade, such modular home/structure shall be enclosed as to completely screen the underside and foundation from view. The enclosure shall be constructed using the same or similar material from which the modular home/structure is constructed and shall compliment the appearance and character of the modular housing/structure, site and surrounding structures in the neighbourhood to the satisfaction of the Development Authority.
- (6) All structural and exterior renovations shall be completed within one year of the issuance of a development permit.

7.6 COMMUNICATION TOWERS

- (1) Communication towers shall locate:
 - (a) In industrial districts;
 - (b) In commercial or institutional districts if they are less than 35 m (114.8 ft) in height; or
 - (c) In other non-residential districts where tower height is not likely to be an issue.
- (2) Notwithstanding the listed uses within each Land Use District provided in **Part 8** of this Bylaw, all proposals for communication towers within the Town of Bruderheim shall be considered a discretionary use and will be subject to the requirements for a discretionary use development permit.

- (3) Notwithstanding **Section 7.6(2)** above, for all proposed communication towers greater than 10 m (32.8 ft), the Development Authority shall:
- (a) Request the applicant contact each landowner and/or residence within a distance of five times (5x) the tower height through a letter stating the proposed location, physical details of the proposed tower, the time and location of the public consultation meeting, the name of the applicant and a contact number for public inquiries;
 - (b) Request the applicant hold a public information meeting for all adjacent landowners and/or residences within a distance of five times (5x) the tower height. The public notification shall identify:
 - A. The time and location of the meeting;
 - B. A map showing the proposed location of the communication tower; and
 - C. The name of the applicant and a contact number for public inquiries.
 - (i) Be held in the evening between the hours of 6pm and 9pm at a location which, in the opinion of the Development Authority, is convenient for the public to attend; and
 - (ii) Provide an opportunity for land owners and/or residents to express concerns regarding the communication tower.
 - (c) Request the applicant submit a summary of the concerns, expressed by the public at the public information meeting, along with how such concerns will be addressed upon completion of the public information meeting.
- (4) A public information meeting will not be requested for proposed modifications to existing towers that, in the opinion of the Development Authority, would not have a negative impact on the neighbourhood in which it is located or the Town of Bruderheim.
- (5) A letter of support for the proposed communication tower will be given to the applicant on behalf of the Town of Bruderheim if the Development Authority is satisfied with the public consultation process and that all concerns raised have been satisfactorily addressed.

7.7 DRIVE - IN (THROUGH) ORIENTATED BUSINESSES

- (1) Queuing space shall be provided on the same site as the development as follows:
 - (a) For drive-in food services and other development having a service window, a minimum of six (6) inbound queuing spaces shall be provided for vehicles approaching the service window. One (1) outbound queuing space shall be provided on the exit side of the service window;
 - (b) For drive-through vehicle services, a minimum of five (5) inbound queuing spaces shall be provided and a minimum of two (2) outbound queuing spaces shall be provided prior to exiting unto a public roadway; and
 - (c) Each queuing space shall be a minimum of 5.5 m (18 ft) long and 3.0 m (9.84 ft) wide. Queuing lanes shall provide sufficient space for turning and manoeuvring.
- (2) Service Stations and Gas Bars:
 - (a) A canopy over a pump island may extend to within 3.0 m (9.84 ft) of the boundary of the site. The canopy area shall not constitute part of the site coverage for the purpose of this section.

7.8 DRIVEWAYS/ ACCESS TO A PARCEL

- (1) Hard Surfacing (concrete, asphalt or other similar material provided to the satisfaction of the Development Authority) of a driveway shall be provided in all districts where access is gained onto a hard surfaced public road.
- (2) Notwithstanding **Subsection (1)** above, in circumstances where the length of the driveway, measured from the parcel boundary, exceeds 9.0 m (29.53 ft), the Development Authority may allow all weather surfacing for the remainder of the driveway.

7.9 DWELLING UNITS ON A PARCEL

- (1) The number of dwelling units permitted on a parcel shall be limited to one.
- (2) Notwithstanding **Subsection (1)** above, a second or additional dwelling unit on a parcel is permitted if:
 - (a) The use conforms to the uses prescribed for the District in which the parcel is located;
 - (b) Such unit(s) is contained in a building designed for, or divided into, two or more dwelling units;
 - (c) It is a manufactured home forming part of a manufactured home park for which a development permit has been issued;
 - (d) It is a building as defined in the Condominium Property Act that is the subject of an approved condominium plan registered in the Land Titles Office; or

- (e) The development complies with the provisions of this Land Use Bylaw, subject to **Section 4.6(3)**, and a development permit is issued for the use.

7.10 GARBAGE STORAGE

- (1) A commercial garbage bin shall be provided on every parcel containing commercial, industrial or institutional uses and any residential building containing three (3) or more dwellings on a parcel. The bin shall be placed in a screened enclosure, to the satisfaction of the Development Authority, in the side or rear yard at a location accessible by garbage collectors.

7.11 HEIGHT

- (1) In non-residential districts, the following may be exempt from height restrictions: industrial processing towers, chimney stacks, steeples, monuments, elevator housings, roof stairway entrances, ventilating equipment, sky lights, fire walls, parapet walls, receiving or transmitting towers, amateur radio antenna and support structures. (See Section 7.20)
- (2) In a residential district, satellite dishes shall not exceed the maximum height specified.

7.12 HOME OCCUPATIONS

- (1) Home occupations are permitted in the Town provided they are secondary to the use of the dwelling unit, do not change the residential character of the dwelling unit and the street upon which it is located and do not interfere with the use and enjoyment of neighbouring parcels.
- (2) A home occupation shall not be permitted if, in the opinion of the Development Authority, the business would be better suited to a commercial or industrial district.
- (3) Home occupations are limited to those which do not:
 - (a) Have outside storage of material or equipment related to the home occupation;
 - (b) Require alteration to any building unless the Development Authority approves such alteration;
 - (c) Create any adverse affect by way of dust, noise, smell or smoke;
 - (d) In the opinion of the Development Authority, create a vehicular or pedestrian traffic problem;
 - (e) Have signage exceeding 0.19 m² (2.0 ft²) in area;
 - (f) Employ no more than one person other than a resident of the dwelling in which the home occupation is carried on;
 - (g) Have a licensed commercial vehicle or vehicles with commercial advertising associated with the business parked on-site or in the vicinity of the site at any time;

- (h) Have greater than 30 m²(323 ft²), whichever is less, devoted to business usage; and
 - (i) Have more than 50% of the floor area of an accessory building (garage), provided such usage does not interfere with the parking requirements of this bylaw.
- (4) A Home Occupation Permit shall be issued by the Development Authority, and it shall be renewed automatically each year on its anniversary date, unless:
- (a) The original applicant ceases to carry on the home occupation; or
 - (b) A written complaint with respect to the home occupation is lodged with the Town. If a complaint is so made, an application for the renewal of the Permit must be filed with the Town and notice of the application will be given to all owners and residents of properties within 30 m (98.4 ft) of the property line of the parcel in which the home occupation is conducted.

7.13 LANDSCAPING, FENCING AND SCREENING, CORNER LOT RESTRICTION

General Landscaping Standards

- (1) Landscaping shall be required in all Land Use Districts, on all lands within a parcel not covered by buildings, parking areas including driveways, walking paths, and storage areas.
- (2) Landscaping may include the planting of trees, shrubs, flowers and similar vegetation and may include other landscaping materials such as grass/sod, crushed rock, wood chips etc. to the satisfaction of the Development Authority.

Landscaping Standards for Non-residential Uses, Apartments, Assisted Care Housing and Fourplexes

- (3) Prior to issuing a development permit the Development Authority may require submission of a detailed landscape plan to a standard satisfactory to the Development Authority, outlining, but not limited to, the following:
 - (a) The location of the trees and shrubs to be planted, including distance between trees and the anticipated full growth radius at maturity;
 - (b) The number of trees and shrubs to be planted;
 - (c) The common name of the trees and shrubs to be planted; and
 - (d) The materials proposed for the landscaped area i.e. sod, crushed rock, wood chips etc.
- (4) Trees and shrubs provided for landscaping shall meet the following minimum requirements:
 - (a) A minimum height of 3.0 m (9.8 ft) for coniferous trees;
 - (b) A minimum height of 0.45 m (1.5 ft) for coniferous shrubs;
 - (c) A minimum caliper width of 8.0 cm (3.14 in) for deciduous trees; and
 - (d) A minimum height of 0.60 m (2.0 ft) for deciduous shrubs.

- (5) Unless otherwise specified in this Bylaw mature deciduous and coniferous trees shall be provided in a proportion of approximately 50:50.
- (6) All trees shall be separated a minimum distance from each other to allow sufficient space for the tree's maximum potential growth radius at maturity and to ensure healthy, uninhibited growth.
- (7) All landscaping requirements must be completed within one (1) year of completion of construction or the commencement of the use, whichever occurs first.
- (8) The Development Authority may, as a condition of a development permit, require submission of a security up to the value of the estimated cost of providing the proposed landscaping to ensure that such landscaping is carried out with reasonable diligence. The condition of the security is that, if the landscaping is not completed in accordance with this Bylaw and development permit within one (1) growing season after completion of the development, then the specified security amount shall be made available to the Town to use to ensure the landscaping is installed according to the Town's standards.
- (9) Any landscaping and/or re-contouring shall occur so that the finished grade does not direct surface drainage or cause the impounding of drainage into an adjoining site unless otherwise approved by the Development Authority.

Residential Landscaping

(10) Fourplexes

- (a) A minimum one (1) tree shall be provided in the front yard on each parcel developed with a fourplex as per the requirements of **Subsection (4)** above.

(11) Apartments and Assisted Care Housing

- (a) Trees shall be provided on each parcel developed with an apartment or assisted care housing according to the following:
 - (i) 15% of the total parcel area with one (1) tree/50 m² and four shrubs/100 m²;
 - (ii) Trees shall be located within the landscaped area(s) on the parcel to the satisfaction of the Development Authority; and
 - (iii) Trees shall meet the requirements of **Subsection (4)**.
- (b) Apartment and assisted care housing amenity area:

Means an area available to the occupants of the apartment located on that particular lot for their personal enjoyment and recreation. Amenity areas shall be provided for apartment buildings according to the following schedule:

<u>Unit Type</u>	<u>Area Provided</u>
Bachelor Unit	19 m ² (204 ft ²)
One Bedroom Unit	28 m ² (301 ft ²)
Two Bedroom Unit	70 m ² (753 ft ²)
Three Bedroom Unit	93 m ² (1001 ft ²)

Minimum apartment amenity area includes hard and soft landscaping areas, balconies, recreational facilities or communal lounges. A minimum 25% of the required apartment amenity area shall be provided outdoors at ground level. The front yard landscaping on the parcel may be used towards the minimum 25% required outdoor amenity area, however car parking areas and landscaping provided in the side and rear yard shall not be considered as part of, or contributing to any amenity area.

Commercial Landscaping

- (12) In any Commercial District, except the Downtown Commercial (C1) District:
- (a) A 4.0 m (13.12 ft) wide area adjacent to a residential parcel shall be landscaped to the satisfaction of the Development Authority having regard to buffering any nuisance or objectionable affect and may include any or all of the following; the planting of trees and/or other vegetation; the construction of landscaped berms; the construction of fencing or other acceptable screening; and
 - (b) A minimum 4.0 m (13.12 ft.) wide area adjacent to any street shall be landscaped to the satisfaction of the Development Authority.

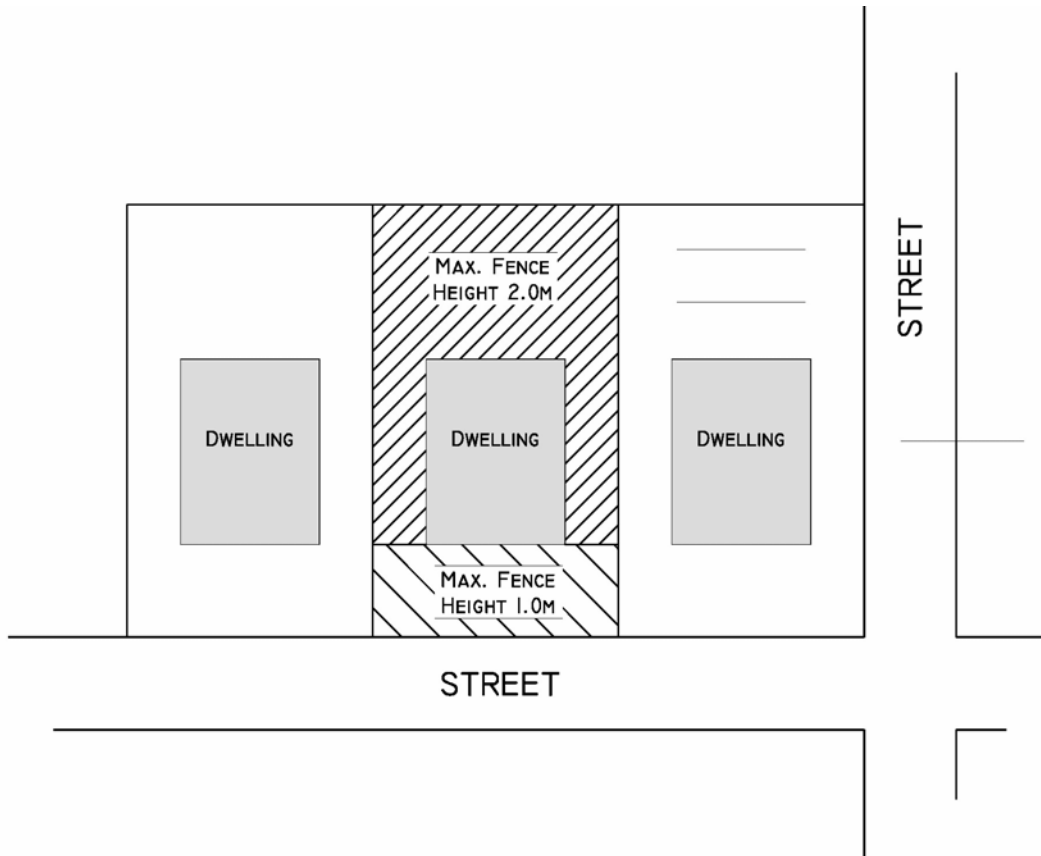
Industrial Landscaping

- (13) Notwithstanding **Subsection (1)**, landscaping in any Industrial District shall be required as follows:
- (a) A 4.0 m (13.12 ft) wide area adjacent to a residential parcel shall be landscaped having regard to buffering any nuisance or objectionable affect through the planting of trees and/or other vegetation, and the construction of landscaped berms and/or fencing or other acceptable screening to the satisfaction of the Development Authority;
 - (b) A minimum 4.0 m (13.12 ft) wide area adjacent any street shall be landscaped to the satisfaction of the Development Authority; and
 - (c) Outdoor Storage Facilities or any outdoor storage adjacent to any road or non-industrial district shall be screened in a manner that substantially blocks the view of the stored materials to the satisfaction of the Development Authority.

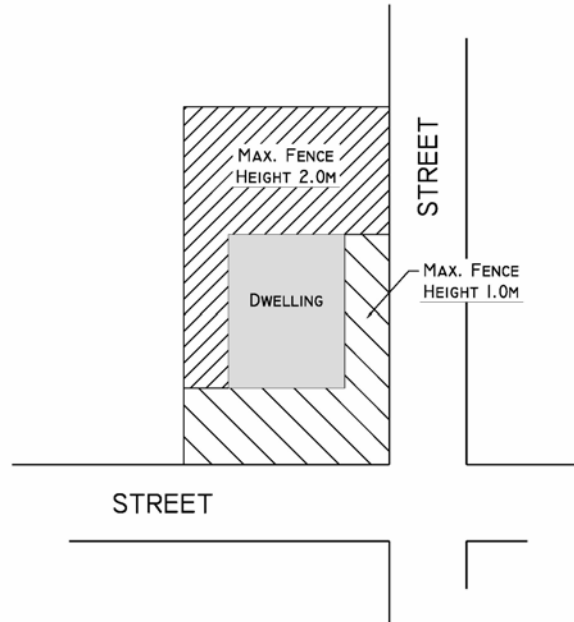
Fencing and Screening

- (14) In any District, other than a residential district, the maximum height of a fence or screen as measured from grade shall be 2.0 m (6.56 ft).

- (15) In residential districts the maximum height of a fence or screen as measured from grade shall be:
- (a) 2.0 m (6.56 ft) for that portion of the fence/screen which does not extend into the front yard;
 - (b) 1.0 m (3.28 ft) for that portion of the fence/screen which extends into the front yard; (see following diagram)



- (c) Notwithstanding **Subsections (a) and (b)**, and for the purpose of this section in the case of a parcel having more than one yard fronting onto a street, the following shall apply:
- (i) The area considered the side yard of the parcel, which fronts on to a street, shall have a maximum fence height of 1.0 m (3.3 ft); and
 - (ii) The area considered the rear yard and the side yard not facing a street shall have a maximum fence height of 2.0 m (6.56ft). (see diagram).



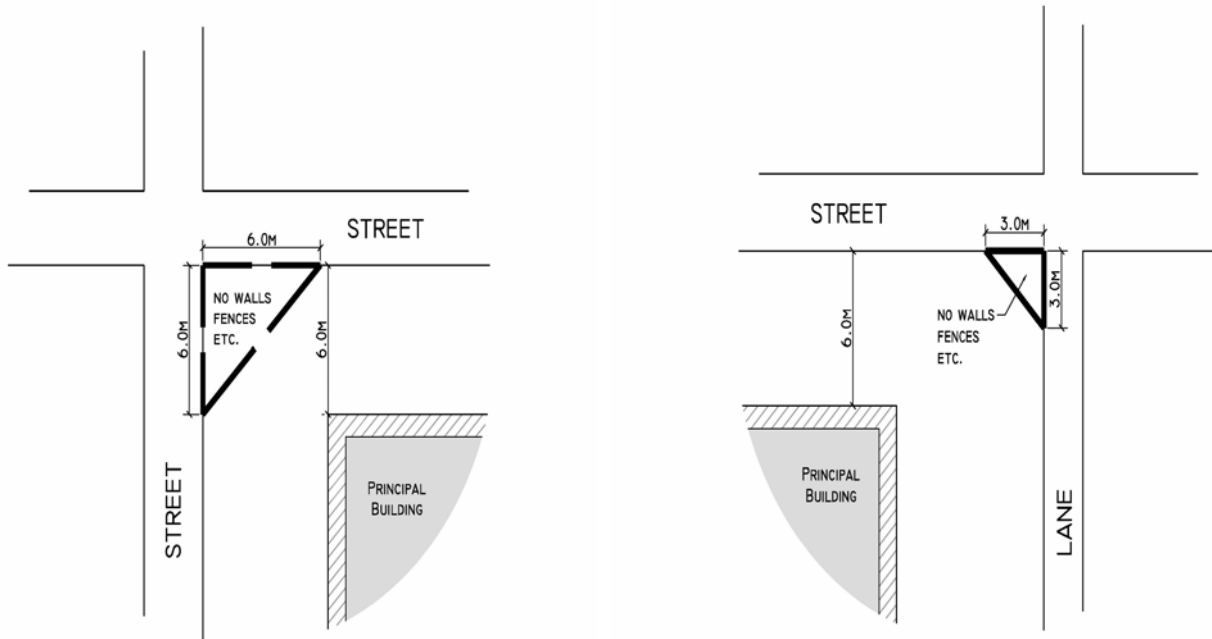
- (16) Notwithstanding **Subsection (15)**, the Development Authority may approve a higher fence having regard to the location of fences in the surrounding area and the requirement for screening.
- (17) The Development Authority may require screening in the form of fences, hedges, landscaped berms or other means along the property lines of all commercial and industrial parcels which are adjacent to any residential property line or are adjacent to lanes or roads which abut a neighbouring residential parcel. Such screening shall be at least 2.0 m (6.56 ft) in height and developed in a manner which adequately blocks the view of the industrial parcel to the satisfaction of the Development Authority.
- (18) For outdoor storage yards located adjacent to a non-industrial District, including but not limited to auto wrecking, lumber yards, pipe storage and similar uses, and where because of the height of materials stored, a screen planting would not be sufficient, a fence, earth berm or combination thereof, with sufficient height to substantially block the view of the stored materials to the satisfaction of the Development Authority shall be required.
- (19) Barbed wire fences, or partially barbed wire fences are not permitted in any residential District. The Development Authority may approve barbed wire fences around areas of storage located in commercial and industrial Districts that meet the following requirements:

- (a) In the opinion of the Development Authority, the barbed wire fence is required for security purposes;
- (b) The barbed wire fence consists of a maximum of three (3) strands located on the top of a chain link or a board fence with a minimum height of 2.4 m (7.9 ft) measured below the lowest strand of barbed wire; and
- (c) The entire fence and barbed wire are completely contained within the property lines of the parcel being fenced.

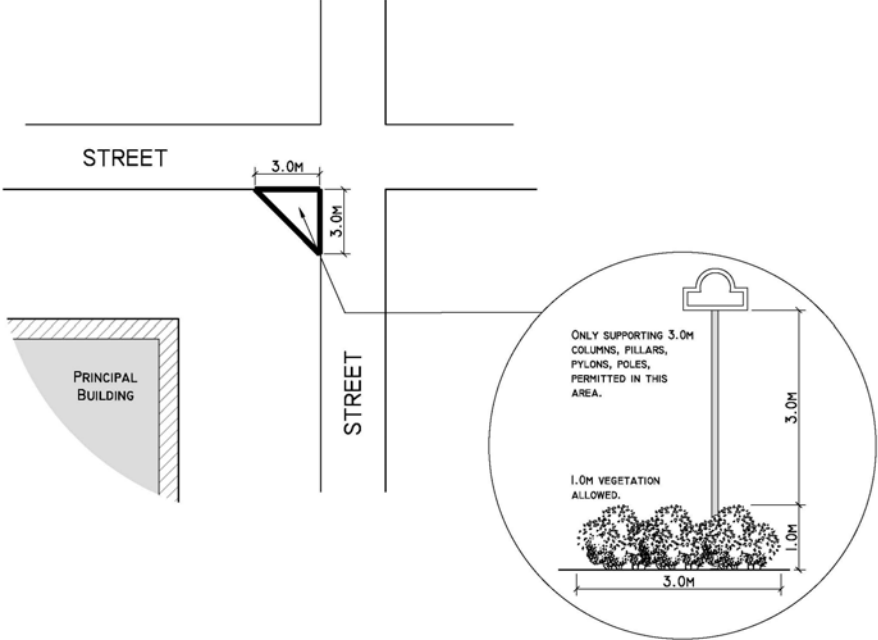
(20) The electrification of fences shall not be allowed in any District.

Corner Lot Restrictions

(21) No person shall erect, place or maintain a wall, fence, shrub, tree, hedge, or any other object within the sight triangle. Sight triangles are determined as follows (see diagram below).



(22) In the Downtown Commercial (C1) District, no structure or vegetation except a supporting column, pillar, sign, or pylon/pole shall be erected or permitted to grow between the heights of 1.0 m (3.3 ft) and 3.0 m (9.8 ft) above the street grade that abuts the lot line adjacent to the street line for a distance of 3.0 m (9.8 ft) from their point of intersection (see diagram below):



7.14 LIVESTOCK

(1) No livestock shall be kept in any district except for Urban Reserve (UR) District. This section does not apply to auction marts, animal hospitals, or farming operations that existed prior to the adoption of this Bylaw.

7.15 OBJECTS PROHIBITED IN YARDS

- (1) No person shall keep or maintain on a site or street:
 - (a) Any dismantled or wrecked vehicle for more than fourteen (14) successive days;
 - (b) Any vehicle weighing in excess of 4500 Kg gross vehicle weight (except recreation vehicles) for longer than is reasonably necessary to load or unload such a vehicle;
 - (c) Any object or chattel, which, in the opinion of the Development Authority, is unsightly or tends to adversely affect the amenities of the district; or
 - (d) Any excavation, storage or piling up of materials required during the construction stage unless all necessary safety measures are undertaken. The owner of such materials or excavations assumes full responsibility to ensure the situation does not prevail any longer than reasonably necessary to complete a particular stage of construction work.

7.16 OFF STREET PARKING

- (1) The following minimum number of parking spaces shall be provided and maintained upon the use of a parcel or a building in any District as described in **Part 8** of this Land Use Bylaw and, unless otherwise stated, shall be calculated on the basis of gross floor area according to the table below. Any calculation of the number of parking spaces which produces a requirement for part of a space shall be rounded to the closest integer.

<u>Uses</u>	<u>Parking Spaces</u> (# of stalls/ Gross Floor Area) (du = dwelling unit)
Commercial	
Retail sales	3.5/100 m ² (1076.4 ft ²)
Commercial business centres	4.0/100 m ² (1076.4 ft ²)
Offices	2.0/100 m ² (1076.4 ft ²)
Personal services	2.0/100 m ² (1076.4 ft ²)
Restaurants and drinking establishments	1.0/5 seats and 1.0/three (3) employees
Hotels and motels	1.0/guest room and 1.5/three (3) employees
Automobile and equipment sales	2.0/100 m ² (1076.4 ft ²)
Repair services	2.0/100 m ² (1076.4 ft ²)
Drive-in services including car/truck wash	See "Retail Sales" if applicable and vehicle queuing requirements outlined in Section 7.7
Service station and gas bar	See "Retail Sales" if applicable and vehicle queuing requirements outlined in Section 7.7
Commercial recreation, indoor	5.0/100 m ² (1076.4 ft ²)
Commercial recreation, outdoor	As determined by Development Authority
Commercial entertainment facility	5.5/100 m ² (1076.4 ft ²)
Veterinary services	2.0/100 m ² (1076.4 ft ²)
Golf Course	5.0/golf course hole + the requirements of other accessory uses occurring at the golf course (i.e. retail, lounge, restaurant etc)
Industrial	
Manufacturing industry	6.0
minimum provision	2.0/100 m ² (1076.4 ft ²)
office area	1.0/100 m ² (1076.4 ft ²)
other area	
Warehousing and storage	4.0
minimum provision	2.0/100 m ² (1076.4 ft ²)
office area	0.7/100 m ² (1076.4 ft ²)
storage area	2.0/100 m ² (1076.4 ft ²)
Contractor services	2.0/100 m ² (1076.4 ft ²)
Industrial and commercial service support	2.0/100 m ² (1076.4 ft ²)
Commercial storage	2.0/100 m ² (1076.4 ft ²) for office and retail space
Outdoor storage facility	2.0/100 m ² (1076.4 ft ²) for office space

Residential

Apartments and fourplexes
 Bed and breakfast establishments

1.5/dwelling unit
 1.0/guest room or in the case of dorm-style accommodations (3 beds or more per room) 1.0/3 beds + stalls required for the base dwelling unit
 1.0/3.0 beds (minimum 1 stall) + stalls required for the base dwelling unit
 2.0/dwelling unit

Boarding/lodging house

All other uses

Public

Places of worship
 Hospitals and other
 health care institutions
 Schools
 elementary and junior high
 senior high
 Community service facility
 Government service
 Municipal service facility
 Other public assembly buildings

1.0/4 seats
 1.0/4 beds + 1.0/4 workers per shift
 1.0/staff + 5.0 visitor stalls
 1.0/staff and 1.0/ten (10) students
 3.5/100 m² (1076.4 ft²)
 3.5/100 m² (1076.4 ft²) + 0.5 stall/10m² reception area
 4.0
 As determined by the Development Authority, but not less than 1.0/10 seats

Other

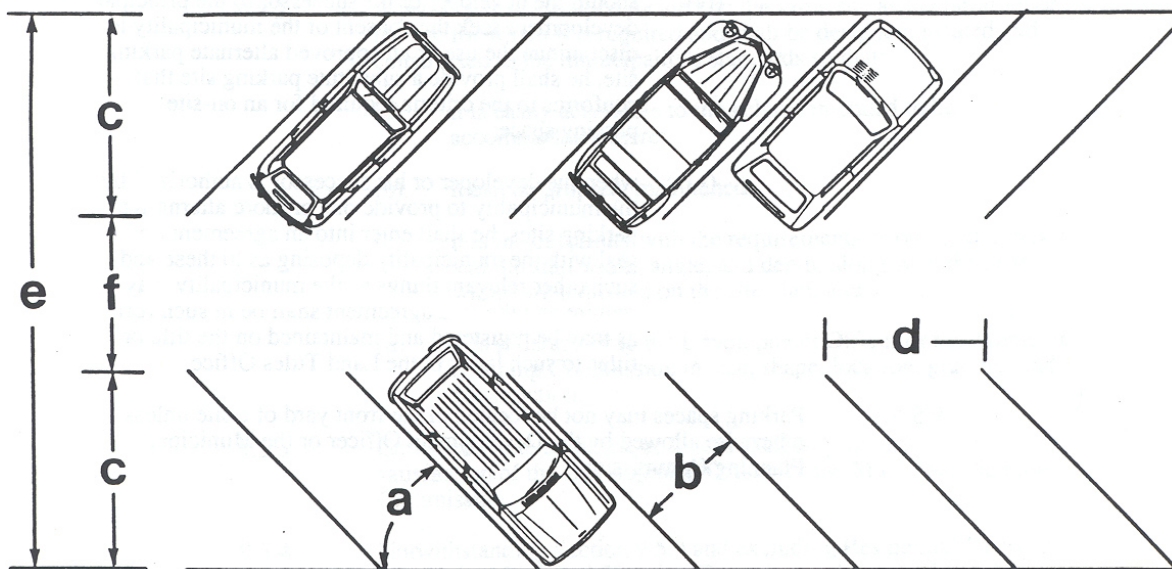
Assisted care housing
 Care centre (minor, intermediate, major)
 Social care home

0.1/du + 1.0/staff (minimum 5 staff stalls) + 1.0 visitor stalls/0.7 du
 1.0/2 employees + 0.2/patron (minimum 4)
 1.0/2 employees + 1/3 beds (minimum 4)

(2) Minimum parking space dimensions shall be provided in accordance with the following table:

a	b	c	d	e	f
Parking Angle in Degrees	Width of Stall in metres (feet)	Depth of Stall Perpendicular in metres (feet)	Width of Stall Parallel in metres (feet)	Overall Depth in metres (feet)	Width in Metres (feet)
0	3.0m (9.8ft)	3.0m (9.8ft)	7.0m (23.0ft)	10.0m (32.8ft)	4.0m (13.1ft) one way
30	3.0m (9.8ft)	5.0m (16.4ft)	5.5m (18.0ft)	14.0m (45.9ft)	4.0m (13.1ft) one way
45	3.0m (9.8ft)	6.0m (19.7ft)	4.0m (13.1ft)	15.5m (50.9ft)	4.0m (13.1ft) one way
60	3.0m (9.8ft)	6.0m (19.7ft)	3.0m (9.8ft)	19.0m (62.3ft)	6.0m (19.7ft) one way
90	3.0m (9.8ft)	6.0m (19.7ft)	3.0m (9.8ft)	19.0m (62.3ft)	7.0m (23.0ft) one way

(3) The parking facility layout shall be provided in accordance with the following diagram:



(4) In the case of a use not specifically mentioned, the required number of off street parking spaces shall be the same as for a similar use as determined by the Development Authority. Where a development falls within more than one class, the required number of spaces shall be the sum of requirements for each of the development classes.

- (5) Notwithstanding the above parking requirements, for uses listed in the Downtown Commercial District (C1) and subject to approval of the Council, a payment may be made to the Town in lieu of the number of off-street parking spaces deficient for the proposed use or uses as required by this Bylaw given a minimum of 75% of the total required off-street parking spaces are provided. The rate per space shall be determined by Council.
- (6) An off-street parking area shall:
 - (a) Not be located within 0.9 m (2.95 ft) of a lot line common to the lot and to a street; and
 - (b) Be constructed so that adequate access to, and exit from each stall is provided at all times by means of maneuvering aisles.
- (7) Every off-street parking space provided must be surfaced to the satisfaction of the Development Authority.
- (8) Each parking area shall be so graded and drained as to dispose of all stormwater runoff. In no case shall drainage be allowed to cross a sidewalk unless otherwise permitted by the Development Authority.
- (9) Parking for the physically handicapped shall be provided as provincial regulations require and shall be considered part of the number of stalls required for the development.
- (10) When a building is enlarged or the use of a parcel or a building is changed or increased in intensity, the additional parking spaces to be provided shall be limited to the difference between the requirement of the original use or building and that of the enlarged building or changed use.
- (11) Parking spaces shall be located on the same parcel as the use for which they are being provided except, subject to the approval of the Development Authority, the spaces may be located on another parcel within 50 m (164 ft) of the boundary of the subject parcel, provided that a restrictive covenant, ensuring that such parking stalls shall remain as long as the use remains, is registered against the Certificate of Title of both parcels.
- (12) Parking in front yards within residential districts shall be prohibited other than on driveways.

7.17 OFF STREET LOADING FACILITIES

- (1) At the discretion of the Development Authority, loading spaces may be required for all non-single family developments.
- (2) Loading spaces shall be designed and located so that all vehicles using those spaces can be parked and manoeuvred entirely within the bounds of the parcel before moving onto a public road.
- (3) Loading spaces shall be located in the rear and side yards only.
- (4) A loading space shall be at least 4.0 m X 8.0 m (13.12 ft X 26.25 ft), with an overhead clearance of at least 4.6 m (15.09 ft).
- (5) Hard surfacing of the loading space shall be required where a loading space enters a hard surfaced public road; otherwise, the surfacing may be all-weather.
- (6) Loading spaces may be required to be screened by a method approved by the Development Authority.

7.18 PROJECTIONS OVER YARDS

- (1) Architectural features such as unenclosed steps, chimneys, awnings, eaves, cornices, leaders, gutters, pilasters, belt courses, sills, or satellite dishes less than 1.0 m in diameter may project into a required side yard provided they meet the provisions of the Alberta Building Code and do not project more than 0.5 m for required yards equal to or less than 1.5 m or project more than 0.6 m in the case of required yards greater than 1.5 m.
- (2) Cantilevered projections, with or without windows, may project up to 0.6 m into a required yard greater than 1.5 m, but in all cases at least 1.2 m must be maintained between the wall of the projection and the property line.
- (3) Where the cantilevered projection in **Subsection (2)** above is in a required side yard that is not flanking a road, the horizontal length of any one projection shall not exceed 3.0 m. In the case of more than one (1) projection on a particular wall, the aggregate shall not exceed one-third (1/3) of the length of the building wall exclusive of garage walls.
- (4) Balconies and decks may project up to 2.0 m into required yards with a minimum depth of 4.0 m, and 0.5 m for required yards less than 4.0 m provided they do not encroach over an easement or right-of-way.
- (5) Utilities, underground parking and similar structures constructed entirely beneath the surface of the ground may encroach into required yards provided such underground encroachments are covered by sufficient soil depth or surface treatment to foster landscaping.

7.19 RECREATIONAL VEHICLES

- (1) No person shall use any vehicle for occupancy within the Town limits, other than within an approved campground in the Parks and Recreation District.
- (2) No person shall keep, in the required front yard in any residential district or in the case of a corner lot, in a required front yard or flanking side yard in any residential district, any Recreational Vehicle for longer than seven (7) consecutive nights.

7.20 SATELLITE DISH AND AMATEUR RADIO ANTENNAS

- (1) A satellite dish antenna with a dish diameter greater than 1.0 (3.3 ft) shall:
 - (a) Only be located in a rear yard, or a side yard which does not abut a street;
 - (b) On an interior parcel, be situated so that no part of it is closer than 1.0 (3.3 ft.) from the side or rear boundaries of the parcel;
 - (c) On a corner parcel, be situated so that no part of it is closer to the street than the main building, or closer than 1.0 (3.3 ft) from the other side parcel boundary or the rear parcel boundary;
 - (d) Display no other advertising than the manufacturer's name/logo; and
 - (e) Require an approved development permit.
- (2) A satellite dish antenna with a dish diameter equal to or less than 1.0 (3.3 ft) shall be located to the satisfaction of the Development Authority.
- (3) Private non-commercial radio and television antennas may be permitted to be constructed to a height in excess of the maximum requirements of the district, up to a maximum height of 18 m (59 ft) when measured from grade, provided that the development complies with the other requirements set out in this Bylaw.
- (4) A site plan, showing the location for the satellite dish or antenna in relation to other buildings on the lot, shall be submitted at the time of development permit application.

7.21 SHOW HOMES

- (1) In addition to the information required for a development permit application, the following additional information shall be submitted to the Development Authority for a development permit application for a show home:
 - (a) Proposed hours of operation;
 - (b) Anticipated number of clients expected at the show home on a daily basis and the location and number of parking stalls on site;
 - (c) Location of all proposed exterior lighting; and
 - (d) Location of any signs proposed for the site.

- (2) The building shall not be operated as a show home or sales office for a period in excess of twelve months without the renewal of the Development Permit.
- (3) The appearance of the building shall, in the opinion of the Development Officer, be compatible with the character of other buildings in the vicinity.

7.22 SIGNS

- (1) Signs not requiring a permit:

No permit is required for a sign which:

- (a) Is not visible from a public road or park;
- (b) Is erected by a government or school authority;
- (c) Concerns an election;
- (d) Is less than 1.0 m²; and
 - (i) Solely identifies the address of a building or parcel on which the sign stands;
 - (ii) Advertises a sale or event-taking place on a particular day, provided the sign is erected no sooner than the day before the sale or event;
 - (iii) Offers for sale or rent the parcel on which it stands;
 - (iv) Advertises a product, service, or commodity offered for sale or rent on that parcel; and
 - (v) Signs that, in the opinion of the Development Authority, are similar to those listed above.

A development permit is required for all signs other than those listed above or deemed to be similar by the Development Authority.

- (2) General Requirements

- (a) A sign shall not detract from the general character of the surrounding streetscape or the architecture of any nearby building or building on the parcel on which it is located or be liable to create a cluttered appearance to the streetscape;
- (b) A sign shall not project higher than the roof line of the building on the parcel on which it is located;
- (c) Where a sign projects over public property, a minimum clearance of 2.5 m (8.20 ft) above grade level shall be maintained. An encroachment agreement with the municipality shall be completed prior to the erection of such signs;
- (d) Notwithstanding **Subsection 2(c)**, where a sign is located in or projects into or over a driveway or other area of vehicle movement, a minimum clearance of 4.6 m (15.1 ft) above grade level shall be maintained;
- (e) A sign shall not obstruct the view of or be liable to be confused with an official traffic sign, signal or device or otherwise pose a potential hazard to traffic;

- (f) A sign shall not display any flashing lights or lights which may be mistaken for the flashing lights customarily associated with danger or those used by police, fire, ambulance or other emergency vehicles;
- (g) A sign shall be wholly upon the parcel of the land use or building for which the advertising on the sign refers;
- (h) Notwithstanding **Subsections 2)(c) and 3)(b)** a sign shall not project over the property line; and
- (i) Notwithstanding the setback requirements of each land use district, a sign may be constructed within the minimum setback distance at a location suitable to the Development Authority.

(3) Fascia and Projecting Signs

- (a) No fascia or projecting sign shall be lower than 2.5 m (8.2 ft) above grade, except in the case of signs intended solely for the information of pedestrians in which case the height shall be determined by the Development Authority having regard to clarity and safety;
- (b) No fascia sign shall project more than 0.4 m (1.3 ft) over a street or public property (**see Subsection 2)(c) above**);
- (c) No fascia or projecting sign on a building two or more storeys in height shall be higher than the sill level of the second floor windows or the equivalent height in the case of attachment to a blank wall, unless approved by the Development Authority;
- (d) The maximum size for projecting signs shall be 1.0 m² (10.76 ft²); and
- (e) Only one projecting sign may be erected on each street frontage of a building, unless otherwise approved by the Development Authority.

(4) Freestanding Signs and Billboards

- (a) No freestanding sign shall extend beyond 6.0 m (19.68 ft) above grade or be larger than 4.5 m² (48.4 ft²) in area except in the General Commercial District (C2) where:
 - (i) The maximum in all cases other than a shopping centre shall be 7.0 m (22.96 ft) in height and 18.6 m² (200.2 ft²) in area; and
 - (ii) The maximum for a shopping centre shall be 8.5 m (27.9 ft) in height and 23.0 m² (247.6 ft²) in area.
- (b) A freestanding sign, excluding its supporting structure, shall be a minimum of 2.5 m (8.2 ft) above grade level;
- (c) Only one (1) freestanding sign may be erected on each of a parcel's boundaries with a street, except in the case of a shopping centre or a commercial area planned as a unit. In this case more than one freestanding sign may be permitted at the discretion of the Development Authority;
- (d) No freestanding sign shall be erected in such proximity to a Parks and Recreation District that would detract from the natural aesthetics of that District;
- (e) Freestanding signs shall be separated by a minimum distance of **15.0 m (49.2 ft)** from each other;

- (f) Freestanding signs shall only be erected on sites to which their display relates except in the case of:
 - (i) Advanced directional and informational signs which may be approved by the Development Authority in locations where it considers the free and safe flow of traffic may be enhanced; or
 - (ii) Signs used solely by community organizations.

- (g) Billboard signs shall only be permitted in the General Commercial (C2) District subject to the following:
 - (i) Billboards shall be spaced at least 300 m (984 ft) apart;
 - (ii) No part of any billboard shall project over municipal property;
 - (iii) The location of any billboard shall be subject to the approval of the Development Authority having regard to traffic safety;
 - (iv) Where the rear of the sign is visible to the public, it shall be finished with material suitable to the Development Authority;
 - (v) The maximum permitted dimensions for a billboard advertising face shall be 3.0 m (9.84 ft) high and 7.92 m (26 ft) long;
 - (vi) The maximum permitted height of a billboard advertising face and sign structure shall not exceed 6 m (19 ft.) above the finished grade of the site upon which it is situated;
 - (vii) No billboard shall employ flashing lights;
 - (viii) No part of the billboard shall be less than 2.44 m (8 ft) from the base of the sign structure; and
 - (ix) The billboards and supporting structures shall at all times be kept in good repair and in neat, clean manner free from loose papers and rubbish.

(5) Portable Signs

- (a) Only one (1) portable sign may be placed on a parcel;
- (b) A portable sign shall not be placed on or over any parcel boundary and shall not be placed on any road or land owned by the municipality;
- (c) No portable sign shall be higher than 2.0 m (6.56 ft) above grade or larger than 3.0 m² (32.3 ft²); and
- (d) Portable signs shall only be erected on sites to which their display relates except in the case of advanced directional and informational signs which may be approved by the Development Authority in locations where it considers the enhancement and free and safe flow of vehicular and pedestrian traffic.

(6) Awning Signs

- (a) Awning signs shall only be permitted if the awning is a minimum of 2.5 m (8.2 ft) above the grade level; and
- (b) Any awning sign that encroaches over any road or land owned by the municipality shall have an awning/canopy encroachment agreement.

(7) Inflatable Signs

An inflatable sign shall:

- (a) Only be allowed in commercial, parks and recreation, and industrial districts;
- (b) Not be placed within 30 m (98.4 ft) of a residential district;
- (c) Not be placed on any main or accessory structure/building;
- (d) Not exceed the height limit for the district in which it is located; and
- (e) Not be located on a site for more than thirty (30) consecutive days or ninety (90) cumulative days in a calendar year.

(8) Other Signs

The development authority may approve other signs subject to the provisions of **Section 7.22(2)**.

(9) Sign Removal

- (a) Where a sign no longer fulfils its function under the terms of this Bylaw, the Development Authority may recommend that the Council order the removal of such a sign, and the lawful owner of the sign or where applicable, the registered property owner shall:
 - (i) Remove the sign and all related structural components within thirty (30) days from the date of receipt of such a removal notice;
 - (ii) Restore the immediate area around the sign to the satisfaction of the Town; and
 - (iii) Bear all the costs related to such removal and restoration.
- (b) All election signs, signs that advertises a sale or event-taking place that day, or other similar sign shall be removed within seven (7) days after such an election, sale or event takes place.

(10) Neighbourhood Identification Signs

- (a) Neighbourhood Identification Signs shall only be located at the entrance areas of a neighbourhood, as approved by the Town;
- (b) The overall design, aesthetic character, dimensions, materials and finishing shall of the Neighbourhood Identification Sign shall be approved by the Town having regard to the character of the area in which it is proposed to be located;
- (c) The location of the Neighbourhood Identification Sign shall take into account vehicle site lines at intersections and the location of other neighbourhood identification signs and freestanding signs in the area;
- (d) The number of neighbourhood identification signs for a neighbourhood shall be approved by the Town;
- (e) The applicant shall enter into an agreement with the Town to maintain and

- update the sign;
- (f) The Development Authority may require a professional engineer's seal for signs projecting over public property; and
- (g) In residential areas:
 - (i) Neighbourhood Identification Signs shall only display the name of the subdivision; and
 - (ii) Neighbourhood Identification Signs shall not exceed 2.44 m (8.0 ft) measured from grade to the top of the sign.
- (h) In Non-Residential Areas:
 - (i) Neighbourhood Identification Signs shall only display the name(s) and/or the name of the subdivision, logo and location of businesses within that neighbourhood; and
 - (ii) Neighbourhood Identification Signs shall not exceed 2.5 m (8.2 ft) measured from grade to the top of the sign.

7.23 SITE CIRCULATION

- (1) The space for the manoeuvring and circulation of vehicles on a parcel shall be sufficient to ensure that vehicles do not drive onto roads, other than lanes, or onto adjacent parcels when manoeuvring and circulating, except where an easement is registered for these purposes against the title to the adjacent parcels.

7.24 SITE CONDITIONS

- (1) No person shall remove topsoil without first obtaining a development permit. A temporary fence shall be erected around all excavations that, in the opinion of the Development Authority, may be hazardous to the public.
- (2) There shall be provided upon occupancy of the development, minimum topsoil coverage of 6 inches and the affected area shall be landscaped to the satisfaction of the Development Officer.

7.25 SITE LIGHTING

- (1) Any outdoor lighting for a development shall be located and arranged so that no direct rays of light are directed at an adjoining lot or site, street or pathway or interfere with the effectiveness of any traffic control device.

7.26 SUBDIVISION OF LAND

- (1) Where an application for a development permit involves a subdivision of lands, no permit will be issued until the subdivision has been registered.

Part 8 – Land Use Districts

8.1 R1 - SINGLE DETACHED RESIDENTIAL

(1) General Purpose

To provide areas for development of detached dwellings and complementary uses on individual lots.

(2) Permitted Uses

Care centre, minor
Detached dwelling
Modular home
Social care home, minor

(3) Discretionary Uses

Bed and breakfast establishment
Boarding/lodging house
Home occupation
Show home
Social care home, major

(4) Development Regulations

In addition to the General Regulations contained in **Part 7**, the following standards shall apply:

Minimum Parcel Size:	360 m ² (3875 ft ²)
Minimum Parcel Width:	
Interior Parcels	12.0 m (39.4 ft)
Corner Parcels	13.5 m (44.3 ft)
Minimum Front Yard:	6.0 m (19.7 ft)
Minimum Rear Yard:	7.5 m (24.6 ft)
Minimum Side Yard:	1.5 m (4.9 ft); except 4.0 m (13.1 ft) on the street facing side of a corner parcel; 3.0 m (9.8 ft) for one side yard in a laneless subdivision where no front attached garage has been provided;
Maximum Site Coverage:	40%
Maximum Height:	10 m (32.8 ft)

8.2 R2 - GENERAL RESIDENTIAL

(1) General Purpose

To provide areas with a mixture of housing types and complementary uses.

(2) Permitted Uses

Care centre, minor
Duplex
Social care home, minor

(3) Discretionary Uses

Bed and breakfast establishment
Boarding/lodging house
Detached dwelling
Home occupation
Modular home
Show home
Social care home, major

(4) Development Regulations

In addition to the General Regulations contained in **Part 7**, the following standards shall apply (note: du = dwelling unit):

Minimum Parcel Size:

Detached dwelling & Modular home	440 m ² (4736 ft ²)
Duplex (no rear lane access)	285 m ² (3068 ft ²)/du
(rear lane access)	230 m ² (2476 ft ²)/du

Minimum Parcel Width:

Detached dwelling & Modular home	
Interior parcels	2 m (39.4 ft)
Corner parcels	13.5 m (44.3 ft)
Duplex (no rear lane access)	
Interior Parcels	9.5 m (31.2 ft)/du
Corner Parcels	11.0 m (36 ft)/du
Duplex (rear lane access)	
Interior Parcels	7.5 m (24.6 ft)/du
Corner Parcels	9.0 m (29.5 ft)/du

Minimum Front Yard: 6.0 m (19.7 ft)

Minimum Rear Yard: 7.5 m (24.6 ft)

Side Yard Setback: 1.5 m (4.9 ft);

Except where the building is placed over a common property line: 0 m on the common property line and 1.5 m (4.9 ft) on the opposite side; 4.5 m (14.8 ft) on the street facing side of a corner parcel; 3.0 m (9.8 ft) for the non-adjointing side yard in a laneless subdivision where no front attached garage has been provided.

Maximum Height: 10 m (33 ft)

Maximum Site Coverage: 40%

8.3 R3 - MULTIPLE RESIDENTIAL

(1) General Purpose

To provide areas for multi-family residential development and complementary uses.

(2) Permitted Uses

Apartment
Care centre, minor
Fourplex
Row housing
Social care home, minor

(3) Discretionary Uses

Assisted care housing
Home occupation
Show home
Social care home, major

(4) Development Regulations

In addition to the General Regulations contained in **Part 7**, the following standards shall apply:

(note: du = dwelling unit):

Minimum Parcel Size:

Row housing	
Interior parcels	185 m ² (1991 ft ²)/du
Corner/End parcels	275 m ² (2959 ft ²)/du
Fourplexes	135 m ² (1453 ft ²)/du
Apartments & Assisted care housing	500 m ² (9149 ft ²)

Minimum Parcel Width:

Row housing	
Interior parcels	6.0 m (19.7 ft)/du
Corner/End parcels	9.0 m (29.5 ft)/du
Fourplexes	15.0 m (49.2 ft)
Apartments & Assisted care housing	15.0 m (49.2 ft)

Minimum Front Yard:

Row housing & fourplexes	
(rear lane access)	4.5 m (14.8 ft)
(no rear lane access)	6.0 m (19.7 ft)
Apartments & Assisted care housing	6.0 m (19.7 ft)

Minimum Rear Yard: 7.5 m (24.6 ft)

Minimum Side Yard:

Fourplexes	1.5 m (4.9 ft) except; 4.5 m (14.8 ft) on the street facing side of a building on a corner parcel
Apartments & Assisted care housing	3.0 m (9.8 ft); except 6.0 m (19.7 ft) on the street facing side of a building on a corner parcel
Row housing	1.5 m (4.92 ft) for the unattached side of a building on an interior parcel except; 4.5 m (14.76 ft) on the street facing side of a building on a corner parcel; 3.0 m (9.84 ft) for the non-adjointing side of a building on an interior parcel in a laneless subdivision where no front attached garage has been provided.

*Note that interior row housing units shall have a 0 m side yard.

Maximum Site Coverage: 40%

Maximum Height:

Apartments & Assisted care housing	14.0 m (45.9 ft)
Row housing & Fourplexes	10.0 m (32.8 ft)

(5) Additional Development Regulations

Minimum Floor Area:

Apartments	
(bachelor suite)	50 m ² (538.2 ft ²)
(other suites)	50m ² (538.2 ft ²) plus 11 m ² (118.4 ft ²) per bedroom

8.4 MHS - MANUFACTURED HOME SUBDIVISION

(1) General Purpose

The purpose of this district is to provide areas for manufactured home subdivisions in which each manufactured home unit is located on a separately registered lot.

(2) Permitted Uses

Manufactured home

(3) Discretionary Uses

Care centre, intermediate
Care centre, minor
Home occupation
Show home

(4) Development Regulations

In addition to the General Regulations contained in **Part 7**, the following standards shall apply:

Minimum Parcel Size:

Internal parcel	440 m ² (4736 ft ²)
Corner parcel	480 m ² (5167 ft ²)

Minimum Parcel Width:

Internal parcel	12.0 m (39.4 ft)
Corner parcel	13.5 m (44.3 ft)

Minimum Front Yard: 4.5 m (14.8 ft)

Minimum Rear Yard: 4.5 m (14.8 ft)

Minimum Side Yard: 1.5 m (4.9 ft); except 4.5 m (14.8 ft) on the street facing side of a corner parcel; 3.0 m (9.8 ft) for one side yard in a laneless subdivision where no front attached garage has been provided;

Maximum Site Coverage: 40%

Maximum Height: 6.0 m (19.7 ft)

Landscaping: To the satisfaction of the Development Authority

(5) Special Requirements

- (a) A plan for the area must first be reviewed and approved by the Development Authority having jurisdiction prior to considering a subdivision or a development permit application for this district.
- (b) It shall be the responsibility of the owner to place the manufactured home on a foundation or base in accordance with the requirements of the Alberta Building Code.
- (c) No propane is to be used for heating or other indoor purposes in a manufactured home subdivision.
- (d) All accessory structures such as patios, porches, additions, etc. shall be constructed to compliment the appearance and character of the manufactured home and site to the satisfaction of the Development Authority.
- (e) The undercarriage of the manufactured home shall be screened from view to the satisfaction of the Development Authority with materials that, in the opinion of the Development Authority, compliment the appearance, design and construction of the manufactured home.

8.5 MHP – MANUFACTURED HOME PARK

(1) General Purpose

To provide for development of manufactured home parks where stalls are provided on a rental/lease basis.

(2) Permitted Uses

Manufactured home

(3) Discretionary Uses

Care centre, minor
Home occupation
Manufactured home park office

(4) Development Regulations

In a manufactured home park, “unit” means an area of land for the placement of a manufactured home for the exclusive use of its occupants.

In addition to the General Regulations contained in **Part 7**, the following standards shall apply:

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

Lot and Park Area: Minimum Manufactured Home Park site area shall be 2 ha (5 acres).

Minimum unit size for manufactured home shall be 372 m² (4,004 ft²)

Minimum Setbacks: Manufactured homes shall be at least 4.5 m (14.8 ft.) from one another; 3.0 m (9.8 ft) from front lot line; 3.0 m (9.8 ft) from rear lot line; 1.5 m (4.9 ft) from one side lot line and 3.0 m (9.8 ft) from the other side lot line; except 4.5 m (14.8 ft.) on the street facing side of a corner parcel.

Maximum Height: 6.0 m (19.7 ft)

Maximum Site Coverage: 50%

(5) Additional Regulations

Additional development regulations include but are not limited to the following:

- (a) A fully dimensioned and labelled comprehensive site plan shall be submitted to the Development Authority prior to issuance of a Development Permit and shall include the following:
 - (i) Location of lots, including lot numbers;
 - (ii) Access points, roads, laneways and walkway systems;
 - (iii) Proposed location the manufactured home on each lot;
 - (iv) Location of parking aprons for each lot;
 - (v) Provision for an area open space according to **Subsection (2)** listed below;
 - (vi) Provision for a minimum 4.0 m (13.1 ft) landscaped perimeter;
 - (vii) Provision of visitor parking provided at a ratio stated in **Subsection (4)** below;
 - (viii) Provision of outdoor lighting;
 - (ix) Location of directional signs;
 - (x) Location of all existing and proposed easements and rights-of-way;
 - (xi) Location of garbage storage containers; and
 - (xii) Any other information the Development Authority deems necessary.
- (b) An open space area consisting of a minimum 5% of the total manufactured home park shall be provided as a contiguous recreational and playground use area for the enjoyment of the park residents;
- (c) All roads within a manufactured home park shall be well drained, surfaced and maintained to the satisfaction of the Development Authority. Minimum right-of-way width shall be 7.5 m (24.6 ft);
- (d) Visitor parking spaces shall be provided through out the park at a ratio of at least one space for every two manufactured home units. Each visitor parking area shall provide at least three (3) parking spaces and shall be located at convenient locations throughout the manufactured home park. These spaces shall not be used for the storage of boats, trailers, etc.
- (e) All municipal utilities shall be provided underground to stalls in a manufactured home park.
- (f) Each manufactured home stall shall be clearly marked off by means of stakes, countersunk steel posts, fences, curbs or hedges.
- (g) Only one main, free-standing, identification sign shall be erected at the entrance to a Manufactured Home Park and shall be subject to the sign regulations of this Bylaw.
- (h) Directional signs within the manufactured home park must be integrated in design and appearance, be kept in scale with the immediate surroundings and constructed of durable material.

(6) Building Appearance

- (a) All accessory structures such as patios, porches, additions, etc shall be constructed to compliment the appearance and character of the manufactured home to the satisfaction of the Development Authority.
- (b) The undercarriage of each manufactured home shall be screened from view by skirting or such other means satisfactory to the Development Authority.
- (c) All areas of a Manufactured Home Park not developed or occupied by park roads, walkways, driveways, parking aprons, buildings or other developed facilities, shall be landscaped to the satisfaction of the Development Authority.

(7) Landscaping

Notwithstanding **Section 7.13**, a 4.0 m (13.1 ft) strip along the perimeter of the manufactured home park shall be landscaped to the satisfaction of the Development Authority.

8.6 C1 - DOWNTOWN COMMERCIAL

(1) General Purpose

To provide pedestrian orientated commercial development that offers a wide variety of services appropriate for the Central Business District in a mixed use environment.

(2) Permitted Uses

Alcohol sales
Office
Personal service facility
Professional, financial, office and business support services
Restaurant
Retail, general
Retail, convenience

(3) Discretionary Uses

Apartment
Assisted care housing
Bus depot
Care centre, intermediate
Care centre, major
Commercial business centre
Commercial entertainment facility
Drinking establishment
Essential public service
Funeral services
Hotel
Mixed use development
Parking facilities (public or private)
Place of worship
Recreation, indoor
Service station
Social care housing
Utility

(4) Development Regulations

In addition to the General Regulations contained in **Part 7**, the following standards shall apply:

Minimum Parcel Size: 280 m² (3013 ft²)

Minimum Parcel Width:	9.0 m (29.5 ft) per lot
Maximum Height:	14.0 m (45.9 ft) or 4 storeys
Minimum Front Yard:	No front yard setback is required except where the Development Authority may deem it necessary to conform to existing adjoining development
Minimum Side Yard:	None required; except 3.0 m (9.8 ft) where abutting a residential district; 6.0 m (19.7 ft) on one side where no rear lane exists.
Minimum Rear Yard:	None required; except 6.0 m (19.7 ft) where loading, parking, and waste disposal requirements are required; and 3.0 m (9.8 ft) where abutting a residential district.
Minimum Floor Area:	
Apartments	
(bachelor suite)	50 m ² (538.2 ft ²)
(other suites)	50 m ² (538.2 ft ²) plus 11 m ² (118.4 ft ²) per bedroom
All other uses	As determined by the Development Authority
Maximum Site Coverage:	100% provided that provision has been made for parking, loading, storage, and waste disposal to the satisfaction of the Development Authority.

(5) Additional Development Regulations

Additional development regulations include but are not limited to the following:

- (a) Dwelling units within mixed use developments shall:
 - (i) Have an entrance that is separate and distinct from the entrance to any non-residential component of the building;
 - (ii) Not be located below the second storey; and
 - (iii) Not be located on the same floor as a non-residential use unless there is a physical separation of uses and separate entrances to the satisfaction of the Development Authority;
- (b) Notwithstanding **Section 7.16(10)** and the maximum site coverage regulation of this District, assisted care facilities, commercial entertainment facilities, funeral services, hotels, mixed use developments incorporating residential dwelling units, and places of worship shall provide all parking on-site.

- (c) Where possible a building(s) within a commercial business centre shall front directly onto the street with parking provided at the rear of the building or buildings.
- (d) No outdoor/open storage or display of goods or other material shall be permitted, except for special occasions that occur on a temporary basis. Such occasions shall be subject to approval of the Development Authority.

8.7 C2 - GENERAL COMMERCIAL

(1) General Purpose

To provide development that serves the travelling public and businesses that benefit from exposure to large volumes of vehicular traffic, and where limited outdoor storage is permitted.

(2) Permitted Uses

Alcohol Sales
Automotive Sales and Service Outlet
Automotive Accessory Supply and Repair
Car Wash
Commercial Entertainment facility
Drive-in Food Service
Drive-through Vehicle Services
Funeral Services
Gas Bar
Hotel
Motel
Office
Personal Service Facility
Professional, Financial, Office and Business Support Services
Recreation, indoor
Restaurant
Retail, convenience
Retail, general
Service station

(3) Discretionary Uses

Care Centre, intermediate
Care Centre, major
Commercial Business Centre
Commercial Storage
Drinking Establishment
Essential Public Service
Parking Facility (public or private)
Surveillance Suite

(4) Development Regulations

In addition to the General Regulations contained in **Part 7**, the following standards shall apply:

Minimum Parcel Size:	0.2 ha (0.5 ac)
Maximum Height:	7.0 m (23.0 ft)
Minimum Front Yard:	6.0 m (19.7 ft)
Minimum Side Yard:	6.0 m (19.7 ft)
Minimum Rear Yard:	7.0 m (19.7 ft)
Maximum Site Coverage:	Floor area ratio shall be 2.0

8.8 BST – BUSINESS SERVICE TRANSITION

(1) General Purpose

To permit commercial and light industrial business uses that do not create a nuisance which extends beyond the lot on which it occurs.

(2) Permitted Uses

- Accessory building
- Alcohol Sales
- Automotive Sales and Service Outlet
- Automotive Accessory Supply and Repair
- Car Wash
- Commercial Entertainment Facility
- Commercial Storage
- Contractor Services, limited
- Drive-in Food Service
- Drive-through Vehicle Services
- Gas Bar
- Recreation, indoor
- Restaurant
- Retail, convenience
- Retail, general
- Professional, Financial, Office and Business Support Services
- Warehouse

(3) Discretionary Uses

- Commercial School
- Drinking Establishment
- Essential Public Service
- Heavy Vehicle Wash
- Service Station
- Sign
- Surveillance Suite
- Veterinary Clinic

(4) Development Regulations

In addition to the General Regulations contained in Part 7, the following standards shall apply:

Minimum Parcel Width:	30.0 m (98.4 ft)
Maximum Height:	10.0 m (32.8 ft) 2 ½ storeys
Minimum Front Yard:	6.0 m (19.7 ft)
Minimum Side Yard:	3.0 m (9.8 ft); except 6.0 m where abutting a residential district or a public road right-of-way (not including a lane) or railway right-of-way
Minimum Rear Yard:	3.0 m (9.8 ft); except 6.0 m (19.7 ft) where abutting a residential district or a public road right-of-way (not including a lane) or railway right-of-way
Floor Area Ratio:	1.0

8.9 GI - GENERAL INDUSTRIAL

(1) General Purpose

To provide an area for industrial uses that may require a large area of land to conduct their operations which are likely to generate a nuisance.

(2) Permitted Uses

Auction Mart
Automotive and Heavy Equipment Supply, Repair and Body Shop
Contractor Service, limited
Heavy Vehicle Wash
Outdoor Storage Facility
Warehouse

(3) Discretionary Uses

Animal Hospital
Automotive Wrecker
Accessory use
Industrial and Commercial Service Support
Crematorium
Essential Public Service
Manufacturing/Processing Facility

(4) Development Regulations

In addition to the General Regulations contained in **Part 7**, the following standards shall apply:

Minimum Parcel Area:	0.2 ha (0.5 ac)
Minimum Parcel Width:	30.0 m (98.4 ft)
Maximum Height:	18.0 m (59.1 ft)
Minimum Front Yard:	6.0 m (19.7 ft)
Minimum Side Yard:	6.0 m (19.7 ft)
Minimum Rear Yard:	6.0 m (19.7 ft)

8.10 P - PARKS AND RECREATION

(1) General Purpose

To provide an area for public leisure, recreation and enjoyment.

(2) Permitted Uses

Park
Playground
Natural Environmental Preserve

(3) Discretionary Uses

Campground
Community Service Facility
Exhibition Grounds
Golf Course
Recreation, indoor
Recreation, outdoor
Surveillance Suite

(4) Development Regulations

In addition to the General Regulations contained in Part 7, the following standards shall apply:

Maximum Height:	10.0 m (32.8 ft)
Minimum Front Yard:	7.0 m (23.0 ft)
Minimum Rear Yard:	7.0 m (23.0 ft)
Minimum Side Yard:	4.5 m (14.8 ft)

All other site requirements - as determined by the Development Authority.

8.11 IPS - INSTITUTIONAL AND PUBLIC SERVICE

(1) General Purpose

To permit development of uses which provide a variety of community services to the Town.

(2) Permitted Uses

Community Service Facility
Government Service
Place of Worship
School

(3) Discretionary Uses

Assisted Care Facility
Cemetery
Essential Public Service
Hospital

(4) Development Regulations

In addition to the General Regulations contained in **Part 7**, the following standards shall apply:

Minimum Parcel Width:	30.0 m (98.4 ft)
Minimum Front Yard:	6.0 m (19.7 ft)
Minimum Side Yard:	3.0 m (9.8 ft) except 4.5 m (14.8 ft) where abutting a residential district or a public road right-of-way (not including a lane) or railway right-of-way.
Minimum Rear Yard:	7.0 m (23.0 ft)
Maximum Height:	15.0 m (49.2 ft)

8.12 U – UTILITIES

(1) General Purpose

To provide for public and private utilities necessary to serve the Town and the surrounding area.

(2) Permitted Uses

Municipal Service Facility
Utility

(3) Discretionary Uses

Essential Public Service
Outdoor Storage Facility

(4) Development Regulations

In addition to the General Regulations contained in **Part 7**, the following standards shall apply:

Minimum Front Yard:	6.0 m (19.7 ft)
Minimum Side Yard:	6.0 m (19.7 ft)
Minimum Rear Yard:	7.0 m (23.0 ft)
Maximum Height:	10.0 m (32.8 ft)

8.13 UR - URBAN RESERVE

(1) General Purpose

The purpose of this district is to restrict subdivision and development until such time as the lands can be planned for and developed for urban uses in an orderly and efficient fashion.

(2) Permitted Uses

Agricultural operation

(3) Discretionary Uses

Detached Dwelling existing at the time of adoption of this Bylaw
Home Occupation

(4) Development Regulations

No subdivision or development other than for the above uses shall take place until an overall plan for the area has been adopted by Council. At a minimum, this plan should identify: a proposed plan of subdivision; an outline plan of subdivision; the proposed land use classification; public reserve dedications; road layout; and utility policies.

8.14 DC - DIRECT CONTROL

(1) General Purpose

To provide for the development of land uses under individually unique or special circumstances requiring site-specific controls where the application of conventional land use districts would be inappropriate or inadequate

(2) Uses

In approving a bylaw for a Direct Control District for a particular site, Council shall specify those uses that may be allowed.

(3) Development Regulations

In approving a bylaw for a Direct Control District for a particular site, Council shall establish the development standards that apply.

(4) Administrative Provisions

- (a) This District shall only be applied where the following conditions are met:
 - (i) The development is, in the opinion of Council, considered appropriate for the site having regard for the policies and objectives of any statutory plans applicable to the site and surrounding area and its compatibility with the scale and character of surrounding development;
 - (ii) The use of any other District on the site would, in the opinion of Council, result in potential conflicts with existing or future surrounding developments, should the full development potential of uses in the District be realized; and
 - (iii) The development is of a unique form or nature not contemplated or reasonably regulated by another District.

- (b) In addition to the information required by this Bylaw for an amendment application, the applicant shall also provide the following:
 - (i) Support rationale explaining why the proposed District is desirable for the site having regard for the conditions listed in (4) above;
 - (ii) A list of uses proposed for the site;
 - (iii) An explanation of the methods used to obtain public input and written documentation of the opinions and concerns of surrounding property owners and residents and how the proposed development responds to those concerns;
 - (iv) Plans and elevations that would help substantiate the need for the District and establish the development standards that would apply to the site; and
 - (v) Any other information as required by the Development Authority to evaluate the proposed development and its potential impacts.

- (c) In approving a bylaw for a Direct Control District for a particular site, Council may specify:
 - (i) The Development Authority for those uses to be decided upon; and
 - (ii) Those development standards for which a variance may be granted.

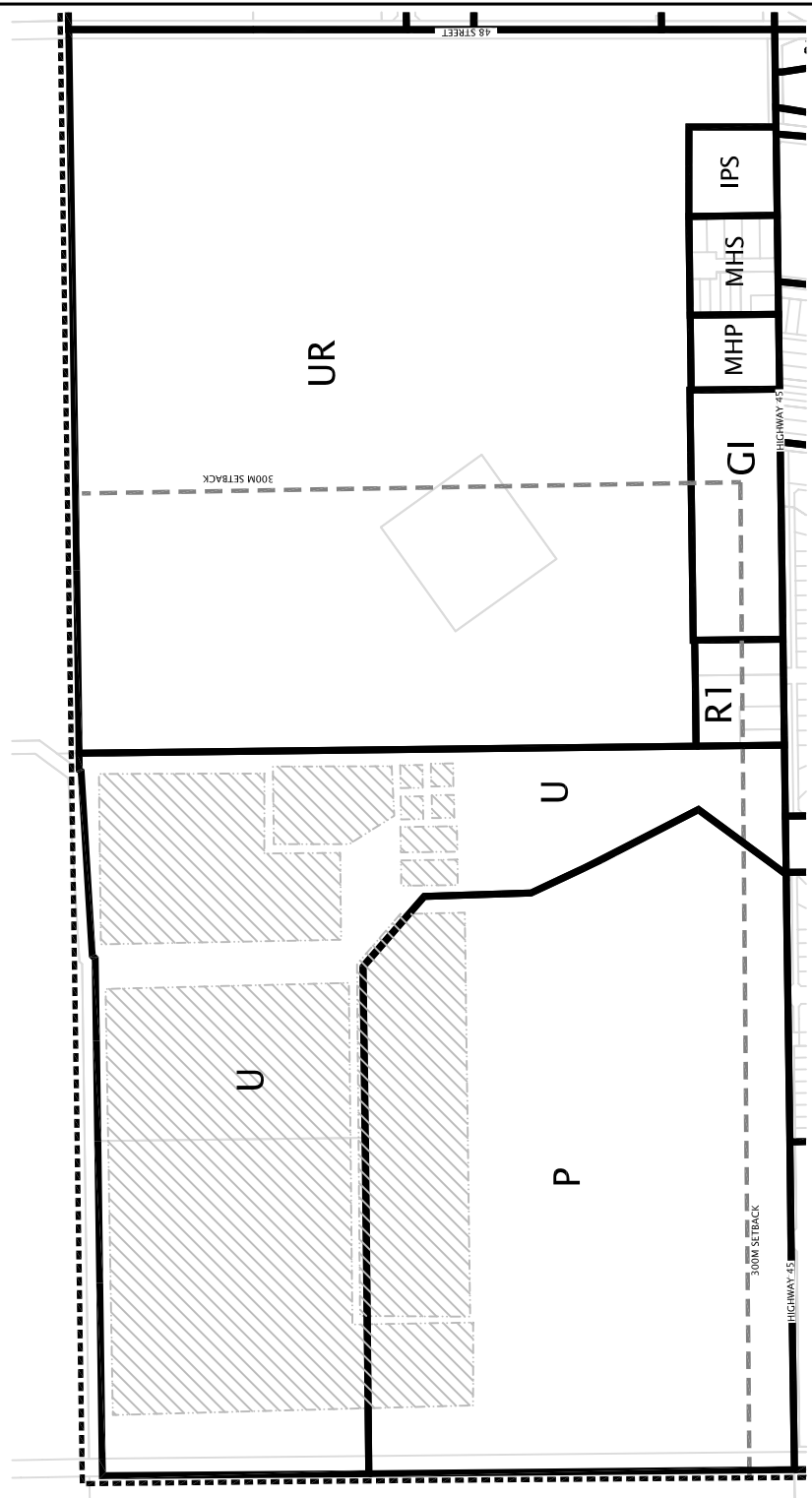
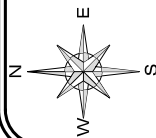
(5) Sites Subject to Direct Control

The allowable uses and specific regulations for a particular site subject to Direct Control are described in the applicable bylaw listed below.

Legal Description	Bylaw Date Passed
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TOWN OF BRUDERHEIM LAND USE MAP 1 OF 4

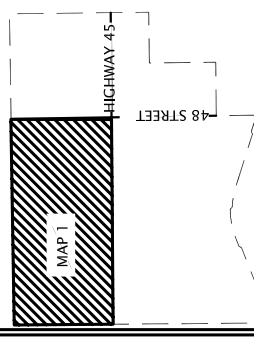


MAP 1

LAND USE DISTRICTS

- R1 Single Detached Residential
- R2 General Residential
- R3 Multiple Residential
- MHS Manufactured Home Subdivision
- MHP Manufactured Home Park
- C1 Downtown Commercial
- C2 General Commercial
- BST Business Service Transition
- GI General Industrial
- P Parks and Recreation
- IPS Institutional and Public Service
- U Utilities
- UR Urban Reserve
- DC Direct Control

KEY PLAN



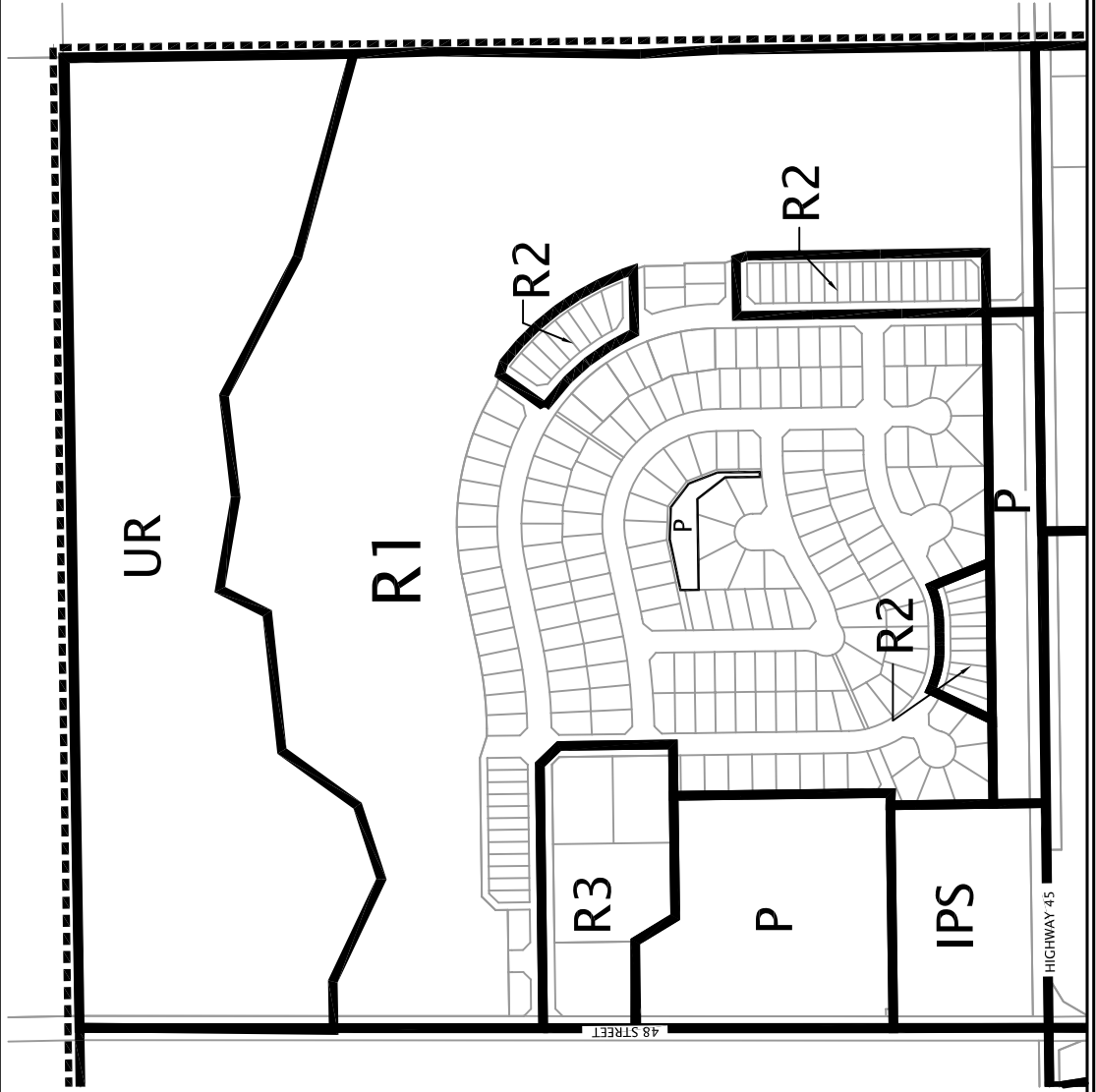
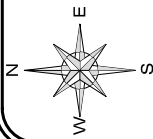
LEGEND

- R-1 / C-2 50 STREET
- LAND USE DESIGNATION
- STREET NAME / NUMBER
- LAND USE DISTRICT BOUNDARY
- MUNICIPAL BOUNDARY
- LOT LINE
- BLOCK LINE
- SEWAGE LAGOON
- SEWAGE LAGOON 300M SETBACK

Drawn: 19 June 2008
 Scale: 1:2,500
 Approved: 15 Sept 08
 File: "P:\Arcview\Project\Bruderheim\LEU\Map Land Use Map 20 June 08"



TOWN OF BRUDERHEIM LAND USE MAP 2 OF 4

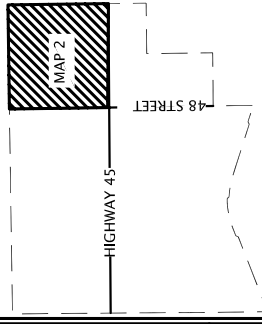


MAP 2

LAND USE DISTRICTS

- R1 Single Detached Residential
- R2 General Residential
- R3 Multiple Residential
- MHS Manufactured Home Subdivision
- MHP Manufactured Home Park
- C1 Downtown Commercial
- C2 General Commercial
- BST Business Service Transition
- GI General Industrial
- P Parks and Recreation
- IPS Institutional and Public Service
- U Utilities
- UR Urban Reserve
- DC Direct Control

KEY PLAN



LEGEND

- R1 / C2 STREET
- LAND USE DESIGNATION STREET NAME / NUMBER
- LAND USE DISTRICT BOUNDARY
- MUNICIPAL BOUNDARY
- LOT LINE
- BLOCK LINE

Date: 19 June 2008
 Author: J. S. S. S.
 Drawn: J. S. S. S.
 Project: Bruderheim 15th NE Land Use Map 20 Jun 08

