



**TOWN OF DRUMHELLER**  
COMMITTEE OF THE WHOLE MEETING

**AGENDA**

TIME & DATE: 4:30 PM – Monday, April 15, 2024

LOCATION: Council Chambers, 224 Centre St and ZOOM Platform and  
[Live Stream on Drumheller Valley YouTube Channel](#)

---

1. CALL TO ORDER

2. OPENING COMMENTS

3. ADDITIONS TO THE AGENDA

4. ADOPTION OF AGENDA

4.1 Agenda for April 15, 2024 Committee of the Whole meeting

Proposed Motion: That Council adopt the agenda for the April 15, 2024 Committee of the Whole meeting as presented.

5. MEETING MINUTES

5.1 Minutes for March 11, 2024 Committee of the Whole meeting as presented.

[Committee of the Whole Meeting – March 11, 2024 – Minutes.](#)

Proposed Motion:  
that Council approve the minutes for the March 11, 2024 Committee of the Whole meeting as presented.

6. COUNCIL BOARDS AND COMMITTEES

6.1 Minutes: Drumheller Housing Administration (DHA)

[Regular Meeting – September 19, 2023 – Minutes.](#)  
[Regular Meeting – December 12, 2023 – Minutes.](#)

Proposed Motion:  
that Council accept as information the Drumheller Housing Administration (DHA) regular meeting minutes of September 19, 2023 and December 12, 2023 as presented.

6.1 Minutes: Drumheller and District Senior's Foundation (DDSF)

Regular Meeting – February 29, 2024 – Minutes.

Proposed Motion:

that Council accept as information the Drumheller and District Senior's Foundation (DDSF) regular meeting minutes of February 29, 2024 as presented.

7. DELEGATION

8. REPORTS FROM ADMINISTRATION

OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER

8.1 Development Officer

8.1.1 Request-for-Direction: Bylaw #12.24 – Land Use Amending Bylaw

Request-for-Direction

(Draft) Bylaw #12.24 – Land Use Amending Bylaw

Bylaw #16.20 – Land Use Bylaw (with Amendments)

Bylaw #16.20 - Land Use Bylaw (Original)

8.1.2 Request-For-Direction: Policy DP-C-01 – Compliance Certificates

Request-for-Direction

(Draft) Policy CP-C-01

Policy A-01-03

CORPORATE AND COMMUNITY SERVICES DEPARTMENT

8.2 Manager of Recreation, Arts and Culture

8.2.1 Request-for-Direction: Drumheller Sports Council

Request-for-Direction

(Draft) Sports Council Terms of Reference (TOR)

EMERGENCY AND PROTECTIVE SERVICES

INFRASTRUCTURE DEPARTMENT

9. CLOSED SESSION

- 9.1 Strategic Development and Planning  
FOIP 23 – Local public body confidences  
FOIP 24 – Advice from Officials  
FOIP 25 – Disclosure harmful to economic and other interests of a public body

Proposed Motion:

That Council close the meeting to the public to discuss Strategic Development and Planning as per FOIP 23 – Local public body confidences, FOIP 24 – Advice from Officials and FOIP 25 – Disclosure harmful to economic and other interests of a public body.

Proposed Motion:

That Council open the meeting to the public

10. ADJOURNMENT

Proposed Motion: That Council adjourn the meeting.



**TOWN OF DRUMHELLER**  
COMMITTEE OF THE WHOLE MEETING

**MINUTES**

TIME & DATE: 4:30 PM – Monday, March 11, 2024

LOCATION: Council Chambers, 224 Centre St and ZOOM Platform and  
[Live Stream on Drumheller Valley YouTube Channel](#)

---

**IN ATTENDANCE**

Mayor Heather Colberg  
Councillor Patrick Kolafa  
Councillor Stephanie Price  
Councillor Tony Lacher  
Councillor Crystal Sereda  
Councillor Lisa Hansen-Zacharuk  
Councillor Tom Zariski (Via Zoom)

Chief Administrative Officer: Darryl Drohomerski  
Director of Corporate & Community Services: Victoria Chan  
Acting Director of Infrastructure: Kevin Blanchett  
Dir. of Emergency and Protective Services: Greg Peters  
Flood Mitigation Project Manager: Deighen Blakely  
Communication Officer: Bret Crowle  
Reality Bytes IT: David Vidal  
Recording Secretary: Mitchell Visser

---

1. CALL TO ORDER

Mayor Colberg called the meeting to order at 4:30 PM

2. OPENING COMMENTS

Travel Drumheller Annual General Meeting (AGM) on Thursday, April 18<sup>th</sup> from 6:00 PM to 7:30 PM at the Badlands Amphitheatre. Board positions are available, interested individuals are encouraged to attend.

March 17<sup>th</sup> Is St Patrick's Day, don't forget to "get you green on" and help the Town celebrate.

3. ADDITIONS TO THE AGENDA

No additions to the Agenda.

4. ADOPTION OF AGENDA

4.1 Agenda for Monday, March 11, 2024, Regular Council Meeting

M2024.103 Moved by Councillor Kolafa, Councillor Price  
that Council adopt the agenda for Monday, March 11, 2024, Committee of the Whole  
meeting as presented.

CARRIED UNANIMOUSLY

5. MEETING MINUTES

5.1 Minutes for February 12, 2024, Committee of the Whole meeting

Agenda Attachment: Committee of the Whole meeting – February 12, 2024 - Minutes

M2024.104 Moved by Councillor Lacher, Councillor Hansen-Zacharuk that Council approve the minutes for the February 12, 2024 Committee of the Whole meeting as presented.

CARRIED UNANIMOUSLY

6. COUNCIL BOARDS AND COMMITTEES

6.1 Minutes: Drumheller and District Solid Waste Association (DDWSA)

Agenda Attachments: Regular Meeting – December 14, 2023 – Minutes; Budget Meeting – December 14, 2023 – Minutes.

M2024.105 Moved by Councillor Kolafa, Councillor Hansen-Zacharuk that Council accept as information the Drumheller and District Solid Waste Association (DDWSA) regular meeting minutes of December 14<sup>th</sup>, 2023 and the budget meeting minutes of December 14<sup>th</sup>, 2023 as presented.

CARRIED UNANIMOUSLY

6.2 Minutes: Drumheller and District Seniors Foundation (DDSF)

Agenda Attachment: Regular Meeting – January 31, 2024 – Minutes.

M2024.106 Moved by Councilor Zariski, Councillor Sereda that Council accept as information the Drumheller and District Seniors Foundation (DDSF) regular meeting minutes of January 31, 2024 as presented.

CARRIED UNANIMOUSLY

7. DELEGATION

7.1 Alberta Environment and Protected Areas (EPA) – 2024 Provincial Drought Update

Agenda Attachment: Presentation

Todd Assen and Roger Ramcharita from Alberta Environment presented on the current drought situation in the Province of Alberta and the Red Deer River Basin.

## 7.2 Travel Drumheller – Resident Sentiment Survey

Julia Fielding, Executive Director and Lana Philips, Destination Development Plan Implementation Manager presented the Resident Sentiment Survey and provided an update on the Destination Development Plan.

The Travel Drumheller Annual General Meeting will be taking place on Thursday, April 18<sup>th</sup> at 6:00pm at the Badlands Amphitheatre. Board positions are available, interested individuals are encouraged to attend.

Agenda Attachment: Presentation

## 7.3 Drumheller & District Chamber of Commerce – 2024 Update

Lana Phillips, President and Heather Bitz, Executive Director, presented a 2024 update on the activities of the Drumheller and District Chamber of Commerce (DDCC)

The DDCC Annual General Meeting (AGM) will be taking place on Wednesday, March 27, 2024 at 7:00pm at the Badlands Community Facility (Hall C). The Chamber of Commerce is looking to fill (5) positions on the Board of Directions. The Chamber encouraged all interested individuals to attend.

Agenda Attachment: Presentation

## 8. REPORTS FROM ADMINISTRATION

OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER

CORPORATE AND COMMUNITY SERVICES DEPARTMENT

EMERGENCY AND PROTECTIVE SERVICES

INFRASTRUCTURE DEPARTMENT

### 8.2 Utilities Manager

#### 8.2.1 Presentation: Town of Drumheller Information on Drought Conditions

Bill Adams, Utility manager, presented on current drought conditions in the Town of Drumheller and in the Red Deer River Basin.

Agenda Attachment: Presentation

### 8.3 Utilities Manager, Capital Project Manager and Associated Engineering

#### 8.3.1 Briefing Note: Water Distribution System Master Servicing Study

Kelcie Wilson, Capital Project Manager and Associated Engineering provided a high-level overview of the Water Distribution System Master Servicing Study.

Agenda Attachment: Briefing Note; Presentation; Water Master Servicing Study

### 8.3 Director of Infrastructure

#### 8.3.1 Request for Direction: (Draft) Flag Pole Banner and Decorative Crosswalk Policy IS-C-01

The Mayor stated that, as this is a Committee of the Whole Meeting, the *Flag Pole Banner and Decorative Crosswalk Policy IS-C-01* is only being brought forward for discussion, and is not being voted on at this time. The Policy is being introduced to create a formal process for handling the increasing number of requests for installing flags and decorative crosswalks from members of the general public. The Mayor reiterated that Council has not viewed the Policy in advance, and that Council received the Policy at the same time as the general public. In order for the Policy to move forward, a vote will take place at a Regular Council Meeting.

Darryl Drohomerski, Chief Administrative Officer (CAO) provided an overview of the *Flag Pole Banner and Decorative Crosswalk Policy IS-C-01*.

Agenda Attachment: Request for Direction; (Draft) Policy IS-C-01

## CORPORATE AND COMMUNITY SERVICES DEPARTMENT

### 8.4 Director of Corporate and Community Services

#### 8.4.1 Request for Direction: Asset Retirement Obligation (ARO) Policy - Draft

Victoria Chan, Acting Chief Administrative Officer provided an overview of the draft Asset Retirement Obligation (ARO) policy.

Agenda Attachment: Request for Direction; (Draft) Policy CS-C-01

## 9. CLOSED SESSION

### 9.1 Strategic Development and Planning

FOIP 23 – Local public body confidences

FOIP 24 – Advice from Officials

FOIP 25 – Disclosure harmful to economic and other interests of a public body

M2024.107 Moved by Councillor Price, Councillor Hansen-Zacharuk that Council close the meeting to the public to discuss Strategic Development and Planning as per FOIP 23 – Local public body confidences, FOIP 24 – Advice from Officials and FOIP 25 – Disclosure harmful to economic and other interests of a public body.

CARRIED UNANIMOUSLY

Council closed the meeting to the public at 7:08 pm

M2024.108 Moved by Councillor Lacher, Councillor Hansen-Zacharuk that Council open the meeting to the public

CARRIED UNANIMOUSLY

Council opened the meeting to the public at 8:13 PM

10. ADJOURNMENT

M2024.109 Moved by Councillor Kolafa, Councillor Price that Council adjourn the meeting

CARRIED UNANIMOUSLY

Council adjourned the meeting at 8:13 PM

---

MAYOR

---

CHIEF ADMINISTRATIVE OFFICER



# DRUMHELLER HOUSING ADMINISTRATION - DRU

September 19, 2023 – 12:00pm Century 21 Boardroom

## BOARD MEETING

### CALL TO ORDER

The meeting was called to order at 12:15 pm

#### In attendance:

- Board Chair Crystal Sereda
- Board member Gerald Martynes
- Board member Brendon Huntley
- Board member Patrice Wolf
- CAO Bob Shedy, Cass Houston, Mitch Smith, Linda Lacher

#### APPROVAL OF MINUTES – June 15, 2023

On motion of Gerald and seconded by Brendon the Minutes of June 15, 2023 were accepted as read. Everyone was in favor.

Carried

#### OLD BUSINESS

- 102 Sandstone Colton's Place MOU - We need to know who is responsible for rent (TOD or Salvation Army). Crystal will follow up and provide an update to the Board.
- Housing Strategy Update - Copy of Housing Strategy was provided to the Board. It highlights a dire need for houses and rising rents. Does not contain solutions, just highlights the current issues.
- Bill of Sale from DHA to Town of Drumheller for the Recycling Trailer - DHA to invoice DDSWM \$100.00 for the recycling trailer for the year end audit. The TOD double paid the invoice to DHA and a refund cheque of \$100.00 was issued back.

#### MANAGEMENT REPORT

- Fall Clean up so Barricades put out for Greentree, Hunts & Sandstone - There was a good amount of items put out by tenants, making use of the fall cleanup.
- Update on \$40,000.00 loan from the Town of Drumheller - DHA has still not received payment from the Government going over budget in 2022. Bob and Mitch have been following up with Kevin Trudel to get updates on the process and when funds will be received. Crystal will speak to Darryl Drohomersky to see if they are wanting to get a partial payment from DHA.

#### MAINTENANCE REPORT

- Hunts furnace replacement completed - \$6190.80 as quoted by Hems Mechanical for unit #13 Hunts.

#### FINANCIAL REPORTS

- \$200,841 in Sandstone Capital Reserve with the Town of Drumheller
- Monthly Expenditure Lists - approved
- DHA Financials - approved
- Sandstone Financials - approved
- Sandstone Reconciliation
- DHA A/R List - approved

IN CAMERA - On motion of Crystal and seconded by Gerald the motion to proceed in camera was accepted. All in favor. Carried.

- 
- 

Meeting adjourned at 1:30 pm.

Minutes Accepted on 12 day of December, 2023

  
Crystal Sereda  
BOARD CHAIR

# DRUMHELLER HOUSING ADMINISTRATION - DRU

December 12, 2023 – 12:00 pm Boston Pizza Mezzanine

## BOARD MEETING

### CALL TO ORDER

The meeting was called to order at 12:11pm

#### In attendance:

- Board Chair Crystal Sereda
- Board member Gerald Martynes
- Board member Brendon Huntley
- CAO Bob Sheddy, Cass Houston, Mitch Smith, Linda Lacher

#### APPROVAL OF MINUTES – September 19, 2023

On motion of Gerald and seconded by Brendon the Minutes of September 19, 2023 were accepted as read. Everyone was in favor. Carried

#### OLD BUSINESS

- 102 Sandstone Colton's Place MOU - MOU is still not signed. Crystal will follow up and provide an update to the Board.
- Sandstone Reserve Fund Payment \$40,000.00 to be made. On motion of Brendon and seconded by Gerald the motion to make a \$40,000.00 Reserve Fund payment was approved. Everyone was in favor. Carried.

#### MANAGEMENT REPORT

- News Release: \$200,000.00 Funding for Housing - Bob met with Andy Hau in regards to projects to be done (they can't involve Hunts due to the 50 year agreement ending)
- Letters from Board Chair to Minister Nixon's Office - Crystal met with Minister Nixon in regards to the delays in receiving the funds from 2022 budget overages. Funds were finally received and the \$40,000.00 loan repayment cheque was provided by Crystal to the Town of Drumheller
- 2022 Audit Review Letter from Alberta Seniors, Community and Social Services
- DHA funding was received November 28, 2023, in the amount of \$67,177.06 and was deposited by electronic transfer to the Rent Supplement Account: \$54,677.06 - 2022 over budget and \$12,500.00 - Deferred Operating Reserve Fund

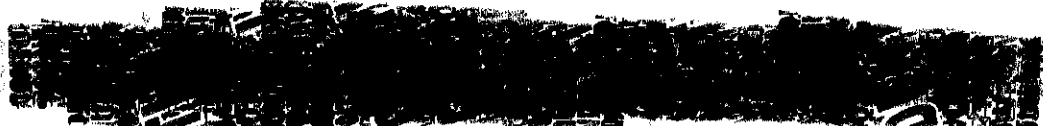
#### MAINTENANCE REPORT

- 18 Hunts , 33 Pine Place, 73 Cedar Cr - 3 units had high water consumption: Maintenance replaced 2 flush valves and a hot water tank

#### FINANCIAL REPORTS

- \$200,841 in Sandstone Capital Reserve with the Town of Drumheller
- Monthly Expenditure Lists - approved
- DHA Financials - approved
- Sandstone Financials - approved
- Sandstone Reconciliation
- DHA A/R List - approved

IN CAMERA - On motion of Gerald and seconded by Brendon the motion to proceed in camera was accepted. All in favor. Carried.



On motion of Brendon and seconded by Gerald the motion to come out of camera was accepted. All in favor. Carried.

Meeting adjourned at 1:15 pm.

Minutes Accepted on 12 day of March, 2024

Crystal Sereda  
 BOARD CHAIR - April 15, 2024

**DRUMHELLER AND DISTRICT SENIORS' FOUNDATION**

**REGULAR BOARD MEETING FEBRUARY 29, 2024**

**PRESENT: TOM ZARISKI, STEVE WANNSTROM, M'LISS EDWARDS, MARY TAYLOR,  
MELANIE GRAFF, GLENDA YOUNGBERG**

- 1.0 **CALL TO ORDER**  
Meeting called to order at 3:00 by Tom Zariski
- 2.0 **APPROVAL OF AGENDA**  
**Motion by Mary Taylor to approve the amended agenda.**  
**Seconded by Steve Wannstrom**  
**CARRIED**
- 3.0 **MINUTES**  
3.01 **Motion by Steve Wannstom to approve the January 31, 2024, Regular Meeting Minutes.**  
**Seconded by M'Liss Edwards**  
**CARRIED**
- 4.0 **REPORTS**  
4.01 Administrator Report on file.  
4.02 Financial Reports  
**Motion by Mary Taylor to accept the financial reports for January 2024.**  
**Seconded by M'Liss Edwards**  
**CARRIED**
- 5.0 **CORRESPONDENCE**  
5.01 Letter from Alberta Senior Housing re the return of SL4 grant money.
- 6.0 **UNFINISHED BUSINESS**  
none
- 7.0 **NEW BUSINESS**  
7.01 **Motion by Steve Wannstrom to return the grant money designated for the failed construction project of 26 bed, SL4 facility, as requested by the department of Alberta Seniors and Housing.**  
**Seconded by M'Liss Edwards**  
**CARRIED**  
7.02 **Motion by M'Liss Edward to hire JMAA Architects to start the design plans for a new Sunshine Lodge kitchen as per their quote. Money for this be taken from the Lodge operating reserve funds.**  
**Seconded by Mary Taylor**  
**CARRIED**  
unanimous.  
7.03 **Motion by Mary Taylor to rescind Motion 5.01, August 24, 2023, and motioned that the Lodge operating reserve to converted to "Capital Expenditures".**  
**Seconded by Steve Wannstom**  
**CARRIED**

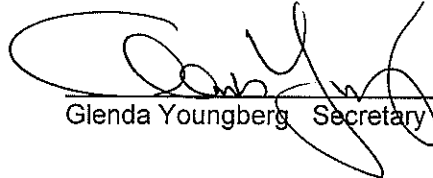
7.04 The Board would like the pile of topsoil located on the portion of land purchased from the Town of Drumheller to be leveled and spread out prior to the chain link fence installation.

8.0 Teams meeting with JMAA Architects regarding Sunshine Lodge kitchen design.

9.0 MOTION by Mary Taylor to adjourn the meeting.

**NEXT MEETING March 28, 2024, at 3pm**

  
\_\_\_\_\_  
Tom Zariski Chairman

  
\_\_\_\_\_  
Glenda Youngberg Secretary

## REQUEST FOR DIRECTION

<b>TITLE:</b>	Land Use Amending Bylaw #12.24
<b>DATE:</b>	April 15, 2024
<b>PRESENTED BY:</b>	Colt Maddock; Mitchell Visser
<b>ATTACHMENTS:</b>	Land Use Amending Bylaw #12.24 Bylaw #16.20 (Tracked Changes) Bylaw #16.20 (Original)

**SUMMARY:**

Administration began the process of reviewing Land Use Bylaw #16.20 (LUB) at the beginning of 2024 in order to make changes to the use of Solar Energy Systems and Secondary Suites. After an initial review and input from Palliser Regional Municipal Services (PRMS), it was determined that a more comprehensive review and amendment was needed in order to create consistency throughout the document and improve the comprehensibility for both the Development Authority and general population.

The majority of proposed amendments involve general clerical changes (capitalization, punctuation, numbering, font and formatting) and changes to the wording of provisions (in order to improve comprehensibility and consistency). These changes do not change the overall meaning of the provisions, but assist in interpretation. These changes can be seen in Land Use Amending Bylaw #12.24 and in the tracked changes of Bylaw #16.20.

In addition to these documents, major changes that affect the provisions of the LUB have been summarized below:

Section	Type of Change	Type of Change
2.1.4(3)	This provision was in place when the Town still used static Land Use District Maps. As the Palliser Web Map allows scaling of the maps, this provision is no longer relevant.	Removal
2.5.3(3)	As “Design Flood Cross Sections” are no longer used by the Province of Alberta, the flood construction level for proposed developments will now be set at the highest flood level elevation for each parcel, which is determined by using the Provincial Flood Maps.	Change
2.5.3(10)	Moved this provision from the definition for “Freeboard” to General Regulations.	Addition

2.5.4	Combined section 2.5.4 and section 2.5.5 into one section (2.5.4) and removed section 2.5.5.	Change
2.5.6 (2)	This section is a duplicate of 2.5.3(7) under “General Regulations” and can therefore be removed.	Removal
2.5.6 (4)	allows new buildings constructed on the foundation of an original building (existing prior to the construction of the berms) to maintain the original minimum setback to the flood mitigation structure	Addition
2.5.7	Added provisions for “High Hazard Flood Fringe” upon suggestion of the Drumheller Flood Office.	Addition
2.6	Moved “Manufactured Home Park Standards” from Neighbourhood District to the Overlay Section as this better aligns with the function of the section.	Addition
3.5.1(1)(e)	Added requirement for a principal building to be present on a parcel before an accessory building can be constructed in residential land use districts	Addition
3.5.1(16)	Removal of Tourist Dwelling, as this is now regulated by the Business Licence Bylaw 06.23.	Removal
3.5.1(17)	Removal of Solar Energy System, to be replaced by Solar Energy System – Freestanding and Solar Energy System Rooftop.	Removal
3.5.1(18)	Removal of Tourist Dwelling (Duplicate).	Removal
3.5.1(20)	Addition of Solar Energy System – Freestanding with associated provisions.	Addition
3.5.1(21)	Addition of Solar Energy System – Rooftop with associated provisions.	Addition
3.5.1.(1)(1)(b)	Removal of restriction on both a secondary suite and garden suite on the same parcel to allow greater density, where appropriate.	Removal
3.5.1.(1)(1)(m)	Allows Garden Suites to be pre-manufactured, but requires them to complement the existing principal building.	Addition
3.5.1.(1)(3)(d)	Removal of prohibition of both a secondary and garden suite from a parcel, in order to encourage density.	Removal
3.5.2	In order to simplify this section, the majority of the technical requirements have been removed and replaced by the requirement that all development adjacent to river valley, bench and coulee slopes must complete a geotechnical slope assessment.	Change

	Additionally, minimum setbacks from, the toe or the top of the slope have remained in place.	
3.5.6 (3)	Removed as this should be handled by the Community Standards Bylaw instead of the Land Use Bylaw.	Removal
3.5.6 (4)	Removed as this should be handled by the Community Standards Bylaw instead of the Land Use Bylaw	Removal
3.5.6 (5)	Removed as this should be handled by the Community Standards Bylaw instead of the Land Use Bylaw	Removal
3.5.7 (4)	This regulation is too vague to be enforceable, unenforceable or vague provisions are recommended for removal.	Removal
4.1.18	Addition of provision that Only allow two (2) signs per parcel at any time, in order to maintain the aesthetics of the Town.	Addition
5.4.2	Consolidated section 5.4.2 and 5.4.3 into a single section (5.4.2) in order to add clarity. Section 5.4.3 will be removed.	Change
5.5.1(3)	Provision removed in order to grant the Development Officer more authority in regards to approving variances.	Removal
5.5.1(4)	Only allows a Development Officer to approve variances that increase the setback, building height or site coverage by less than 20%.	Addition
5.5.3	Require all variances over 20% to be reviewed by the Municipal Planning Commission (MPC).	Addition
5.5.4	Only allows MPC to approve variances that increase the setback, building height or site coverage by less than 50%.	Addition
5.5.5	Clarifies the variance power of the Subdivision Authority.	Addition
5.26	New section outlines when a person will require a development permit. An individual will require a Development Permit if a building has been vacant for more than six (6) months.	Addition

Additionally, there are changes to the uses in the following eight (8) Land Use Districts:

- (1) Badlands District (BD);

- (2) Rural Development District (RDD);
- (3) Countryside District (CSD);
- (4) Neighbourhood District (ND);
- (5) Neighbourhood Centre District (NCD);
- (6) Downtown District (DTD);
- (7) Tourism Corridor District (TCD); and,
- (8) Employment District (ED).

These changes are as follows:

Change	Description
Removal of “Dwelling Unit – Moved-On.”	This is not technically a land use. Additionally, the requirements for the relocation of various dwelling units is found in 3.5.2. (1)(4). Removed from all Land Use Districts.
Removal of “Dwelling Unit – Ready-to-Move.”	This is not technically a land use. Additionally, the requirements for the relocation of various dwelling units is found in 3.5.2. (1)(4). Removed from all Land Use Districts.
Change of “Dwelling Unit – Manufactured” from Discretionary to Permitted Use.	Changed from Discretionary to Permitted Use in RDD and CSD to reflect the rural characteristics of these land use districts.
Addition of “Manufactured Home Park.”	Was originally listed as a discretionary use in ND. Has been added as a discretionary use in RDD and CSD.
Removal of “Tourist Dwelling.”	“Tourist Dwellings” or Short-Term Rentals” are now regulated through the Business Licence Bylaw 06.23. Removed from all Land Use Districts.
Addition of “Solar Energy System – Freestanding.”	Replaces “Solar Energy System.” Added as a permitted use and added specific use standards for all in all Land Use Districts (with the exception of BD).
Addition of “Solar Energy System – Rooftop.”	Replaces “Solar Energy System.” Added as a permitted use and added specific use standards for all in all Land Use Districts (with the exception of BD).
Removal of “Solar Energy System.”	Replaced by Solar Energy System – Freestanding and Solar Energy System – Rooftop. Removed from all Land Use Districts.
Removal of “Communications Structure.”	Communications Structures will be now be regulated through a Council Policy. Removed from all Land Use Districts.



Addition of “Mixed-Use Development.”	New use added to address multiple mixed-use development uses throughout the Town, especially in the DTD. Added as a Discretionary Use in NCD and as a permitted use in DTD.
Change of “Accessory Building – Portable” from Discretionary Use to Permitted Use	Changed from a Discretionary Use to a Permitted Use in RDD and CSD to reflect the rural characteristics of these land use districts.
Addition/Change of “Storage Structure”	Added as a discretionary use in NCD and DTD. Changed from a Discretionary Use to a Permitted Use in RDD and CSD to reflect the rural characteristics of these land use districts.
Change of “Dwelling Unit - Secondary Suite” from Discretionary to Permitted Use	Changed from Discretionary to Permitted Use in RDD, CSD, ND, NCD and DTD to align with objectives of the MDP and Drumheller Valley Housing Strategy
Projection into Setbacks	Decks below 0.6 metres can project by 100%, while decks above 0.6 metres can project by 50% into RDD, CCD and ND. All Decks can project up to 50% in NCD and DTD
Parcel Width to Parcel Area	In CSD the Minimum Parcel Width of 30 Metres has been changed to a Minimum Parcel Area of 0.5 Acres. In the RDD the Minimum Parcel Area of 100 Metres has been changed to a Minimum Parcel Area of 2 Acres.

Additionally, there has been substantial change throughout Section 6 (definitions). As the definitions should not contain any stipulations, all provisions have been removed from Section 6 and moved into their respective locations within the LUB, where applicable. Additionally, Administration has updated the language and improved the wording of multiple definitions in order to increase clarity.

The following are significant changes to Definitions:

Definition	Description	Type of Change
Agriculture – Pasturage	means a <b>use</b> limited to the limited to the grazing and keeping of livestock.	Addition
Alberta Private Sewage Disposal System Standard of Practice	Added reference to legislation.	Addition
Communications Structure	Communications Structures will be now be regulated through a Council Policy.	Removal
Designated Design Event	Designated Design Event is no longer defined and regulated by the Province of Alberta.	Removal
Design Flood Cross Sections	Design Flood Cross Sections is no longer defined and regulated by the Province of Alberta.	Removal

Dwelling Unit	Added for clarity of provisions throughout the LUB.	Addition
Dwelling Unit-Moved On	This is not technically a land use. Additionally, the requirements for the relocation of various dwelling units is found in 3.5.2. (1)(4).	Removal
General Requirements	definition is not used in the LUB.	Removal
Government of Alberta Flood Hazard Maps	Added a reference to add clarity.	Addition
Historical Resources Act	Added reference to legislation.	Addition
Home Occupation	Added to align with Business Licence Bylaw 06.23.	Addition
Home Occupation - Basic	Old definition was inaccurate. Changed to align with Business Licence Bylaw 06.23.	Change
Home Occupation - Rural	Old definition was inaccurate. Changed to align with Business Licence Bylaw 06.23.	Change
Home Occupation - Urban	Old definition was inaccurate. Changed to align with Business Licence Bylaw 06.23.	Change
Intermunicipal Subdivision and Development Appeal Board	Added reference to legislation.	Addition
Land Titles Act	Added reference to legislation.	Addition
Land Use District	Added a reference to add clarity.	Addition
Provincial Offences Procedures Act	Added reference to legislation.	Addition
Reserve Land [Bylaw #12.24]	Added to increase clarity regarding what is deemed to be "Reserve Land."	Addition
Residential Mixed-Use Development	New use added to address multiple mixed-use development uses throughout the Town, especially in the DTD.	Addition
Residential Land Use District [Bylaw #12.24]	Defines a Residential Land Use District as a ND, NCD and DTD. Added definition as "Residential Districts" were referenced throughout the LUB but never defined.	Addition
Responsible Pet Ownership Bylaw [Bylaw 12.24]	Added reference to legislation.	Addition
Safety Codes Act [Bylaw #12.24]	Added reference to legislation.	Addition
Show Home	definition is not used in the LUB.	Removal

Single Detached Dwelling	Removed as this is a duplicate of the Dwelling Unit- Single Detached.	Removal
Solar Energy System	Removed to be replaced by, to be replaced by Solar Emery System – Freestanding and Solar Energy System Rooftop.	Removal
Solar Emery System – Freestanding	Added as Use, Replaces “Solar Energy System.”	Addition
Solar Energy System Rooftop	Added as Use, Replaces “Solar Energy System.”	Addition
Subdivision and Development Regulations	Added reference to legislation.	Addition
Temporary Barriers	Added as temporary barriers will be used in conjunction with flood mitigation structures to determine what is defined as the “Protected Flood Fridge.”	Addition
Tourist Dwelling	Removed as it is now regulated by Business Licence Bylaw 06.23.	Removal

Please note, the following changes, that do not change the intent or interpretation of a provision, but are intended to add clarity or fix existing mistakes, are not recorded in the Amending Bylaw #12.24 or as a tracked changed:

- (a) General clerical changes including changes to capitalization, punctuation, numbering, font and formatting; and,
- (b) Verbal descriptions of numerical values have been added, where necessary.
- (c) The addition of prepositions and conjunctions, where these additions are intended to add clarity and do not change the nature of the provision.
- (d) The addition of abbreviations and acronyms were added to the organization or association title, where necessary.

**RECOMMENDATION:**

Council review and provide feedback on the recommended changes. Any feedback will be incorporated into the attached documents and brought to first reading on April 22, 2024.

**DISCUSSION:**

As per the 5.7.2 of this Bylaw, Council shall hold a public hearing prior to second reading of the Act. Dates for the Public Hearing and Public Engagement Sessions will be established at first reading.

**FINANCIAL IMPACT:**

Administration costs associated with holding a public hearing and public engagement session. As well as administration costs associated with amending the bylaw.

**STRATEGIC POLICY ALIGNMENT:**

Changes align with the goals established in the Municipal Development Plan and the Drumheller Valley Housing Strategy.

**COMMUNICATION STRATEGY:**

A communications Brief will be submitted at first reading

*Mitchell Visser*

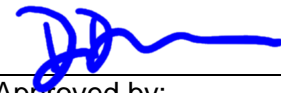
---

Prepared by:  
Mitchell Visser  
Sr. Administrative  
Assistant

*Colt Maddock*

---

Reviewed by:  
Colt Maddock  
Development Officer in  
Training



---

Approved by:  
Darryl Drohomerski  
CAO

**TOWN OF DRUMHELLER  
BYLAW NUMBER 12.24  
DEPARTMENT: PLANNING & DEVELOPMENT**

*Amends Bylaw 16.20*

A BYLAW IN THE TOWN OF DRUMHELLER TO PROVIDE FOR THE AMENDMENT OF  
LAND USE BYLAW 16.20

**WHEREAS**, pursuant to *Section 640* of the Municipal Government Act, RSA2000, Chapter M-26, the Town of Drumheller (the “Town”) has adopted *Land Use Bylaw 16.20*;

**AND WHEREAS** the Town deems it desirable to amend *Land Use Bylaw 16.20* in accordance with *Section 191* of the *Municipal Government Act*;

**NOW THEREFORE**, the Town of Drumheller, in the Province of Alberta, hereby enacts as follows:

**1. SHORT NAME**

This Bylaw shall be cited as “12.24 - Land Use Amending Bylaw.”

**2. CHANGES**

2.1 The following changes shall be applied to Bylaw 16.20:

- a) General clerical changes including changes to capitalization, punctuation, numbering, font and formatting; and,
- b) Verbal descriptions of numerical values have been added, where necessary.
- c) The addition of prepositions and conjunctions, where these additions are intended to add clarity and do not change the nature of the provision.
- d) The addition of abbreviations and acronyms were added to the organization or association title, where necessary.
- e) Where appropriate, the following terms have been changed in order to create consistency:
  - I. “Alberta Safety Codes Act” is changed to “Safety Codes Act.”
  - II. “back lane” has been changed to “rear lane.”
  - III. “billboard” is changed to “billboard sign.”
  - IV. “camp” is changed to “work camp.”
  - V. “district” has been changed to “land use district.”
  - VI. “dwelling unit – secondary” and “secondary suite” had been changed to

“dwelling unit – secondary suite.”

- VII. “Dwelling – Duplex” has been changed to “Dwelling Unit – Duplex”
- VIII. “Dwelling – Multi Unit” has been changed to “Dwelling Unit – Multi Unit”
- IX. “Dwelling – Single Detached” and “single detached dwellings” have been changed to “Dwelling Unit – Single Detached.”
- X. “Land Use” has been changed to “Use.”
- XI. “lot(s)” or “propertie(s)” have have been changed to “parcel(s).”
- XII. “manufactured dwelling” has been changed to “dwelling unit – manufactured.”
- XIII. “motor vehicle” has been changed to “vehicle.”
- XIV. “municipality” is changed to “town.”
- XV. “percent” has been changed to “%.”
- XVI. “primary” had been changed to “principal.”
- XVII. “primary yard” is changed to “front yard.”
- XVIII. “residential district(s)” and “residential areas” have been changed to “residential land use district(s)”
- XIX. “residential land uses” has been changed to “residential uses.”
- XX. “Subdivision and Development Appeal Board” is changed to “Intermunicipal Subdivision and Development Appeal Board.”
- XXI. “utilites” has been changed to “public utilites”

2.2 The following changes shall be applied to Section 1:

- a) In Section 1.1:
  - I. Section 1.1.1 the sentence “is to regulate the use and development of land and buildings” is changed to “is to regulate the use and sustainable development of land and buildings;” and,
  - II. Section 1.1.1 the sentence “This Bylaw strives to enable sustainable development and all planning applications, including land use, subdivision, and development permit applications will be evaluated using the principles of the Municipal Development Plan” is changed to “All planning applications

pursuant to this Bylaw, including land use, subdivision, and development permit applications will be evaluated using the principles of the Municipal Development Plan.

- b) In Section 1.2:
  - I. Section 1.2.1 the word “action” is changed to “authority”; and,
- c) In Section 1.4:
  - I. Section 1.4.3 the words “Statutory Document” is changed to “Statutory Plan,” and;
  - II. Section 1.4.3 the words “Land Use Zoning” is changed to “Land Use Districts.”

2.3 The following changes shall be applied to Section 2:

- a) In Section 2.1:
  - I. Section 2.1.2 the web address is changed from “<http://dlu.palliserwebmap.ca/>” to “<https://gis.palliserwebmap.ca/>.”
  - II. Section 2.1.4 the word “Boundary” has been changed to “**Land Use District** boundary.”
  - III. Section 2.1.4(1) is changed from “A boundary shown as approximately following a **parcel boundary** shall be deemed to follow the **parcel boundary**” to “a **Land Use District** boundary shown as running through the centre of a **parcel**, shall be deemed to be following the nearest **parcel boundary**.”
- b) In Section 2.2:
  - I. Section 2.2.1(5) the sentence “Lands subject to an **overlay** are indicated on the maps provided in this section of the **Bylaw**” is changed to “Lands subject to an **overlay** are delineated on the Land Use Map, in accordance with Section 2.1.2 of this **Bylaw**.”
- c) In Section 2.4:
  - I. Section 2.4.1(1) the words “identified on the Land Use Map” are removed.
- d) In Section 2.5
  - I. Section 2.5.3(3) the sentence ““The elevation of the **flood construction level** is variable along the length of the Valley and is determined by the interpolation of **design flood cross sections**.” to “The elevation of the

**flood construction level** is variable along the length of the Valley and is determined by the **Development Officer** from the **Government of Alberta Flood Hazard Map** as the highest elevation on the subject **parcel**, typically found at the upstream boundary.”

- II. Section 2.5.3(6) the words “Outdoor storage” is changed to “Storage.”
- III. Section 2.5.3.(1)(1) the word “designated” is changed to “located.”
- IV. Section 2.5.4 the title “**Flood Fringe** and **High Hazard Flood Fringe Use** and Regulations” is changed to “**Flood Fringe Use** and Regulations.”

2.4 The following changes shall be applied to Section 3:

- a) In Section 3.5:
  - I. In Section 3.5.1(1)(a) “the requirements of the Alberta Safety Codes Act” is changed to “the requirements of this **Bylaw**”
  - II. In Section 3.5.1(1)(c) the sentence “No **accessory buildings** or **uses** shall be located in the **front yard** of a **residential district**” is changed to “No **accessory buildings** or uses shall be located in the **front yard** of a **residential use**.”
  - III. In Section 3.5.2(a) the sentence “Shall meet the setback requirements for an accessory building in the appropriate Land Use District, while meeting all the requirements of the Alberta Safety Codes Act” is changed to remove “while meeting all the requirements of the Alberta Safety Codes Act.”
  - IV. In Section 3.5.1(2)(c) the sentence “Shall not exceed 18 square metres lot coverage” is changed to “**Floor area** shall not exceed 18 square metres.
  - V. In Section 3.5.1(3) the sentence “The maximum **use area** for Adult Entertainment is 550 square metres” is changed to “The maximum **use area** shall be 550 square metres.”
  - VI. In Section 3.5.1(4) the sentence “May be developed only in a **Dwelling Unit**” is changed to “Shall only be developed in a **dwelling unit**.”
  - VII. In Section 3.5.1(4) the sentence “ Bed & Breakfast establishments shall conform to the following, or such standards as the Alberta Building Code may have, whichever is greater” is changed to “Bed & Breakfast establishments shall conform to the following, or the Alberta Building Code, whichever is greater.”



- VIII. Section 3.5.1(6)(a)(iii) the words “approving authority” is changed to “**Development Authority.**”
- IX. In Section 3.5.1(7)(a) the sentence “unless otherwise approved, no fence, wall, tree, hedge or other **structure**, object, or plant exceeding 1.2 metres in height shall be permitted within the **corner visibility triangle**” is changed to remove “unless otherwise approved.”
- X. In Section 3.5.1(7)(d) the sentence “Fences shall not alter or disrupt the drainage pattern as established in the approved surface drainage plan” is changed to “Fences shall not alter or disrupt the drainage pattern as established in an approved **stormwater management plan.**”
- XI. In Section 3.5.1(11)(a) the words “of the parcel” are added to the end of the provision.
- XII. Section 3.5.1(12)(d) the sentence “All animals to be kept indoors during quiet hours of the Town of Drumheller Community Standards Bylaw” is changed to “All animals shall be kept indoors during quiet hours in accordance with the Town of Drumheller Community Standards Bylaw 06.19 as amended from time to time, and is successor legislation.”
- XIII. Section 3.5.1(15)(b) the sentence “A **storage structure** shall not be permitted in residential **parcels** or where the primary land **use** of a **parcel** is residential” is changed to “A **storage structure** shall not be permitted on **parcels** that contain a **residential use.**”
- b) In Section 3.1.2 (now changed to 3.5.1.(1)):
- I. The heading “3.1.2” is changed to “3.5.1.(1).”
  - II. In Section 3.5.1.(1)(1)(d) the sentence “Shall be restricted to a single storey dwelling (max. 5 meters in height) and may include an attached single car garage, unless the Dwelling Unit – Garden is located in the loft of an Accessory Building.” Is changed to 3.5.1.(1)(1)(d) “Shall be restricted to a single-storey **dwelling unit** with a maximum height of five (5) metres and 3.5.1.(1)(1)(d.1) notwithstanding subsection d), a **dwelling unit-garden** may be located in the loft of an **accessory building**, which may include an attached single car garage.
  - III. In Section 3.5.1.(1)(1)(j) the word “**setback**” is changed to “**yard.**”
  - IV. Section 3.5.1.(1)(2) the words “Land Use Bylaw” is changed to “**Bylaw.**”
  - V. In Section 3.5.1.(1)(3) the sentence “A separate entrance door to a

secondary suite shall not be located on any front *building* elevation facing a public *street*. Notwithstanding this, a single-entry door providing access to an enclosed, shared landing area from which both the main *dwelling unit* and the secondary suite gain access, may be located on any front *building* elevation facing a public *street*” is changed to “A separate entrance door to a ***dwelling unit - secondary suite*** shall not be located on any front façade of a ***building*** facing a public ***street***. Notwithstanding this, a single-entry door providing access to an enclosed, shared landing area from which both the ***principal dwelling unit*** and the ***dwelling unit - secondary suite*** gain access, may be located on any front of a ***building*** facing a public ***street***.”

- VI. In Section 3.5.1.(1)(3)(e) “Alberta Building Code for bedrooms in basements must be met” is removed.
  - VII. In Section 3.5.1.(1)(4)(a) the sentence “Notwithstanding Section 5.10 When a ***Development Permit*** is Not Required a development permit shall be required for the relocation of any building to any ***parcel*** in the Town of Drumheller” is changed to “A development permit shall be required for the relocation of any building to any ***parcel*** in the ***Town***, except when exempted in accordance with Section 5.10.”
  - VIII. In Section 3.5.1.(1)(4)(b) the sentence “may include conditions of approval that:” is changed to “may include the following conditions of approval:”
  - IX. In Section 3.5.1.(1)(4)(b)(i) the word “located” is changed to “relocated to.”
- c) In Section 3.5.6:
- I. Section 3.5.6(6) the sentence “residential ***parcel***” is changed to “***parcel*** with a ***residential use***.”
  - II. Section 3.5.6(7)(b) the sentence “residential parcel” is changed to “***parcel*** that contains a ***residential use***.”
- d) In Section 3.5.7:
- I. Section 3.5.7(1) the sentence “Alberta Private Sewage Disposal System Standard of Practice, 1999 or a successor thereto” is changed to “***Alberta Private Sewage Systems Standard Practice***.”
- e) In Section 3.5.8:
- I. Section 3.5.8(1) the sentence “In addition to the land ***use*** rules for ***permitted*** and ***discretionary uses*** in the appropriate land use district,

the Town may impose conditions on a development permit as provided for in Architectural Guidelines attached to the title by caveat” is changed to “In addition to the rules for **permitted** and **discretionary uses** in the respective **Land Use Districts**, the **Town** may impose conditions on a development permit, as provided for in Architectural Guidelines, attached to the Certificate of Title by caveat.

- f) In Section 3.6
  - I. In Section 3.6.2(1) “Agriculture – General” is changed to “Agriculture – Pasturage”
- g) In Section 3.7, 3.8, 3.9, 3.10, 3.11:
  - I. “**Dwelling Unit - Secondary Suite**” is changed from a “Discretionary Use” to a “Permitted Use”
- h) In Section 3.7 and 3.8:
  - I. “**Dwelling Unit - Manufactured**” is changed from a “Discretionary Use” to a “Permitted Use”
  - II. “**Storage Structure**” is changed from a “Discretionary Use” to a “Permitted Use”
  - III. “**Accessory Building – Portable**” is changed from a “Discretionary Use” to a “Permitted Use”
- i) In Section 3.7:
  - I. Section 3.7.2(6) the sentence:
    - i. “Accessory Building or Structure” is changed to “Accessory Building.”
    - ii. “**Fascia Sign** associated with an approved Lodging, Commercial, or Institutional development on the same lot” is changed to “**Fascia Signs** are considered a **permitted use when** associated with an approved Lodging, Commercial, or Institutional **development** on the same **parcel.**”
  - II. Section 3.7.4(1) “Parcel Width” is changed to “Parcel Area” and “minimum 100 metres” is changed to “minimum 2.0 acres.”
  - III. Section 3.7.6(5)(v) the sentence “balconies may project into a side setback” is changed to “and may project into a side setback”
  - IV. Section 3.7.8(3) the words “the Institutional Use Category in

Subsection 3.3.2” is changed to “subsection 3.7.2(4).”

- V. Section 3.7.9(2)(b) the words “industrial and commercial properties” is changed to “**uses** listed in subsection 3.7.2(3) and 3.7.2(4).”

j) In Section 3.8:

I. Section 3.8.2(6) the sentence:

i. “Accessory Building or Structure” is changed to “Accessry Building.”

ii. “**Fascia Sign** associated with an approved Lodging, Commercial, or Institutional development on the same lot” is changed to “**Fascia Signs** are considered a **permitted use when** associated with an approved Lodging, Commercial, or Institutional **development** on the same **parcel**.”

II. In Section 3.8.3(1) the sentence “Dwelling units shall be limited to detached dwellings with opportunities for secondary dwelling units located in an accessory building” is changed to “**Dwelling units** shall be limited to **dwelling unit – single detached uses** with opportunities for an additional **dwelling unit – garden** or **dwelling unit – secondary suite**.”

III. In Section 3.8.3(2) and Section 3.8.3(3) the word “ Part 4” is changed to “Part 4 of this Bylaw.”

IV. Section 3.8.4(1) “Parcel Width” is changed to “Parcel Area” and “minimum 30 metres” is changed to “minimum 0.5 acres.”

V. Section 3.8.6(5)(a)(iv) the sentence “an unenclosed deck, **porch** or other similar **structure**, below 0.6 metres in height” is changed to “an unenclosed deck, **porch** or other similar **structure**, below 0.6 metres in height may project up to 100% into a **front setback** or **rear setback**.”

VI. Section 3.8.6(5)(a)(v) the sentence “eaves, chimneys, cantilevers, bay windows, or other similar architectural features may project up to 0.6 metres into a minimum **front setback** or **side setback** and up to 1.5 metres into a minimum **rear setback**; and” is change to remove the word “minimum”

VII. Section 3.8.6(5)(a)(vi) the sentence “an unenclosed deck, **porch** or other similar **structure**, above 0.6 metres in height, may project up to 50% into a minimum **front setback** or minimum **rear setback**” is changed to remove the word “minimum”

VIII. Section 3.8.6(5)(a)(vii) the sentence “balconies may project into a side

setback” is changed to “and may project into a side setback”

- IX. In Section 3.8.9(3) the words “the Institutional Use Category in Subsection 3.4.2” is changed to “subsection 3.8.2(4).”
- X. In Section 3.8.10(1) the sentence “the Commercial Use Category in Section 3.4.2” is changed to “subsection 3.8.2(3).”
- XI. Section 3.8.10(2) the words “perimeter planting” is changed to “**landscaping** along the perimeter of the parking area.”
- XII. Section 3.8.13(2)(b) the words “industrial and commercial properties” is changed to “**uses** listed in subsection 3.8.2(3) and 3.8.2(4).”

k)

In Section 3.9:

- I. Section 3.9.1(1) the words “building types” is changed to “building types including:.”
- II. Section 3.9.1(2) the words “the Institutional Use Category in Subsection 3.5.2” is changed to “subsection 3.9.2(4).”
- III. Section 3.9.2(5) the sentence “Accessory Building or Structure” is changed to “Accessry Building.”
- IV. In Section 3.9.3(1) and 3.9.3(2) the word “Part 4” is changed to “Part 4 of this Bylaw.”
- V. Section 3.9.4(5)(a)(iv) the sentence “an unenclosed **deck, porch** or other similar **structure** below 0.6 metres in height may project 50% into a **front setback or rear setback**” is changed to “an unenclosed deck, **porch** or other similar **structure**, below 0.6 metres in height may project up to 100% into a **front setback or rear setback.**”
- VI. Section 3.9.4(5)(a)(v) the sentence “an unenclosed deck, porch or other similar structure above 0.6 metres in height may project 50% into a front setback or rear setback” is changed to “an unenclosed deck, **porch** or other similar **structure**, above 0.6 metres in height may project up to 50% into a **front setback or rear setback.**”
- VII. Section 3.9.4(5)(vii) the sentence “balconies may project into a side setback” is changed to “and may project into a side setback”
- VIII. Section 3.9.6(2) the sentence “Site coverage must not exceed coverage of principal building. Foot print of **Accessory Building** must not exceed 80% footprint coverage of principal building” is changed to “**Floor area** of an **accessory building** must not exceed 80% **floor area**”

coverage of the **principal building.**”

- IX. Section 3.9.7(2)(c) the sentence “Maximum 5 meters if no Dwelling Unit - Garden is associated” is changed to “Maximum 5.0 metres if not associated with a **dwelling unit – garden.**”
  - X. Section 3.9.7(3) the sentence “Institutional Use Category in Subsection 3.5.2” is changed to “subsection 3.9.2(4).”
  - XI. Section 3.9.8(1)(a) the words “the Commercial **Use** Category in Section 3.5.2” is changed to “subsection 3.9.2(3).”
  - XII. 3.9.8(1)(b) the sentence “the Residential Use Category in Section 3.5.2” is changed to “subsection 3.9.2(1).”
  - XIII. Section 3.9.8(2)(d) the words “perimeter planting” is changed to “**landscaping** along the perimeter of the parking area.”
  - XIV. Section 3.9.8(2) (e) the sentence “Any parking area containing ten or more parking stalls should incorporate internal islands/planting areas” is changed to “Any parking area containing ten (10) or more parking stalls shall provide and maintain **landscaping** in the internal parking area and along the perimeter of the parking area.”
  - XV. Section 3.9.8(3)(d) the sentence “**Parcels** shall have 2 or more **access** points if required for emergency **access**” is changed to “**Parcels** shall have two (2) or more **access** points in order to provide adequate egress in the event of an emergency.”
  - XVI. Section 3.9.9(5) the sentence “The minimum number of shrubs required for a residential, mixed-use, or commercial development shall be 1 shrub per 15 square metres of landscaped area” is changed to “The minimum number of shrubs required for a **development** shall be one (1) shrub per 15 square metres of **landscaped area.**”
  - XVII. Section 3.9.11(2)(b) the words “for industrial and commercial properties” is changed to “for **uses** listed in the subsection 3.9.2(3) and 3.9.2(4).”
- I) In Section 3.10:
- I. Section 3.10.2(5) the sentence:
    - i. “Accessory Building or Structure” is changed to “Accessory Building.”
    - ii. “The following sign forms when associated with an approved Lodging, Commercial, or Institutional development on the same

lot” is changed to “The following **signs** are considered a **permitted use** when associated with an approved Lodging, Commercial, or Institutional **development** on the same **parcel**.”

- II. Section 3.10.2.(1)(2)(a) the sentence “Shall only be located at the intersection of two or more **streets** or highways, or as part of shopping centre” is changed to “Shall only be located at the intersection of two (2) or more **streets** or highways, or within the parking lot of a Commercial Use, as listed in 3.10.2(3).”
- III. Section 3.10.2. (1)(2)(b) the sentence “Should locate pumps to the side or rear of the **building**” is changed to “Pumps should be located to the side or rear of the **parcel**.”
- IV. Section 3.10.3(6)(a)(iv) the sentence “an unenclosed **deck, porch** or other similar **structure** may project 50% into a **front setback** or **rear setback**” is changed to “an unenclosed deck, **porch** or other similar **structure** may project up to 50% into a **front setback** or **rear setback**.”
- V. Section 3.10.5(2) the word “Foot print” is changed to “**Floor area**.”
- VI. Section 3.10.6(2)(b) the word “Maximum” is changed to “Maximum height.”
- VII. Section 3.10.6(2)(c) the sentence “Maximum 5 metres if no **Dwelling Unit – Garden** is associated” is changed to “Maximum height of 5.0 metres, if not associated with a **dwelling unit – garden**.”
- VIII. Section 3.10.6(3) the sentence “the Institutional Use Category in Subsection 3.6.2.” is changed to “subsection 3.10.2(4).”
- IX. Section 3.10.7(1)(a) the words “the Commercial Use Category or Institutional Use Category in Section 3.6.2” is changed to “subsection 3.10.2(3).”
- X. Section 3.10.7(1)(b) the sentence “the Residential Use Category in Section 3.6.2” is changed to “subsection 3.10.2(1).”
- XI. Section 3.10.7(2)(d) the words “perimeter planting” is changed to “**landscaping** along the perimeter of the parking area.”
- XII. Section 3.10.7(2)(e) the sentence “Any parking area containing ten or more parking stalls should incorporate internal islands/planting areas” is changed to “Any parking area containing ten (10) or more parking stalls shall provide and maintain **landscaping** in the internal parking area and along the perimeter of the parking area.”

- XIII. Section 3.10.7(3)(a) the sentence “The regulations in subsections (ii) through (iv) apply only to the **uses** listed in the Residential Use Category in Section 3.5.2” is changed to “The following regulations apply only to the **uses** listed in subsection 3.10.2(1):”
  - XIV. Section 3.10.7(3)(a)(v) the sentence “**Parcels** shall have 2 or more **access** points if required for emergency access” is changed to “**Parcels** shall have two (2) or more **access** points in order to provide adequate egress in the event of an emergency.”
  - XV. Section 3.10.8(1) the words “the Residential Use Category in Section 3.5.2” is changed to “subsection 3.10.2(1).”
  - XVI. Section 3.10.10(2) the words “industrial and commercial properties” is changed to “the **uses** listed in subsection 3.10.2(3) and 3.10.2(4).”
- m) In Section 3.11:
- I. Section 3.11.2(5) the sentence:
    - i. “Accessory Building or Structure” is changed to “Accessory Building.”
    - ii. “The following **sign** forms when associated with an approved Lodging, Commercial, Industrial **development** on the same lot” is to change “The following **signs** are considered a **permitted use** when associated with an approved Lodging, Commercial, Industrial **development** on the same **parcel**.”
  - II. Section 3.11.3(1) the sentence “Buildings with 1 **Dwelling Unit** or in the form of a single detached dwelling are a discretionary use and shall be limited to locations in proximity to similar structures” is changed to “**Dwelling unit — single-detached** is a **discretionary use** and shall be limited to locations in proximity to similar **structures**.”
  - III. Section 3.11.4(5)(a)(iv) the sentence “an unenclosed **deck, porch** or other similar **structure** below 0.6 metres in height may project 50% into a **front setback or rear setback**” is changed to “an unenclosed **deck, porch** or other similar **structure** may project up to 50% into a **front setback or rear setback**.”
  - IV. Section 3.11.4(5)(a)(vii) the sentence “balconies may project into a side setback” is changed to “and may project into a side setback”
  - V. Section 3.11.7(1)(a) the words “the Commercial Use Category or Institutional Use Category in Section 3.7.2” is changed to “subsection 3.11.2(3) and 3.11.2(4).”



- VI. Section 3.11.7(1)(b) the sentence “the Residential Use Category in Section 3.7.2” is changed to “subsection 3.11.2(1).”
  - VII. Section 3.11.7(2)(e) the words “perimeter planting” is changed to “**landscaping** along the perimeter of the parking area.”
  - VIII. Section 3.11.7(2)(f) the sentence “Any parking area containing ten or more parking stalls should incorporate internal islands/planting areas” is changed to “Any parking area containing ten (10) or more parking stalls shall provide and maintain **landscaping** in the internal parking area and along the perimeter of the parking area.”
  - IX. Section 3.11.7(3)(e) the sentence “**Parcels** shall have 2 or more access points if required for emergency access” is changed to “**Parcels** shall have two (2) or more **access** points in order to provide adequate egress in the event of an emergency.”
  - X. Section 3.11.9(2)(a) the subsection “(ii)” is changed to “(b).”
  - XI. Section 3.11.9(2)(b) the words “the Commercial Use Category in Section 3.6.2” is changed to “subsection 3.11.2(3).”
  - XII. Section 3.11.10(2)(b) the words “industrial and commercial properties” is changed to “the **uses** listed in subsection 3.11.2(3) and 3.11.2(4).”
  - XIII. 3.11.10(3)(a) the sentence “Exterior finish to be wood, metal or similar siding, brick or stucco to the satisfaction of the **Development Authority**. The finish of buildings should complement other structures and natural site features” is changed to “Exterior finish shall be wood, metal or similar siding, brick or stucco and shall be to the satisfaction of the **Development Authority**. The finish of buildings should complement other **structures** in the vicinity and natural **site** features.”
- n) In Section 3.12:
- I. Section 3.12.2(4) the sentence:
    - i. “Accessory Building or Structure” is changed to “Accessry Building.”
    - ii. “The following **sign** forms when associated with an approved Lodging, Commercial, Industrial **development** on the same lot” is to change “The following **signs** are considered a **permitted use** when associated with an approved Lodging, Commercial, Industrial **development** on the same **parcel**.”
  - I. Section 3.12.3(2)(a) the sentence “Should located pumps to the side or rear

of the building and provide additional **front setback area** and/or **landscaping** to better integrate the Gas Station with the public realm” is changed to “Pumps should be located to the side or rear of the **parcel** and provide additional **front setback area** and/or **landscaping** to better integrate the **gas station** with the public realm.”

- II. Section 3.12.4(3)(b) the sentence “Minimum 6 metres where the **parcel** shares a side **parcel boundary** with the Neighbourhood District or Countryside District” is changed to “Minimum 6.0 metres where the **parcel** is **adjacent** to a **residential use**.”
  - III. Section 3.12.5(3)(b) the sentence “Minimum 6 metres where the parcel shares a **side parcel boundary** with the Neighbourhood District or Countryside District” is changed to “Minimum 6.0 metres where the **parcel** is **adjacent** to a **residential use**.”
  - IV. Section 3.12.6(3) the sentence “the Institutional Use Category in Subsection 3.8.2.” is changed to “subsection 3.12.2(4).”
  - V. Section 3.12.7(2)(e) the sentence “perimeter planting” is changed to “**landscaping** along the perimeter of the parking area.”
  - VI. Section 3.12.7(2)(f) the sentence “Any parking area containing ten or more parking stalls should incorporate internal islands/planting areas” is changed to “Any parking area containing ten (10) or more parking stalls shall provide and maintain **landscaping** in the internal parking area and along the perimeter of the parking area.”
  - VII. Section 3.12.7(4)(a) the words “Commercial and industrial uses” is changed to “the **uses** listed in subsection 3.12.2(3) and 3.12.2(4).”
  - VIII. Section 3.12.9(c) the word “neighbourhood” is changed to “**residential use**.”
  - IX. Section 3.12.10(2)(b) the sentence “industrial and commercial properties” is changed to “the **uses** listed in subsection 3.10.2(3) and 3.10.2(4).”
- o) In Section 3.13:
- I. Section 3.13.2(6) the sentence:
    - i. “Accessory Building or Structure” is changed to “Accessry Building.”
    - ii. “The following **sign** forms when associated with an approved Lodging, Commercial, Industrial **development** on the same lot” is to change “The following **signs** are considered a **permitted use** when associated with an approved Lodging, Commercial, Industrial

**development on the same parcel.”**

- II. In Section 3.13.3(2)(a) the sentence “Should located pumps to the side or rear of the **building** and provide additional **front setback area** and/or landscaping to better integrate the Gas Station with the public realm” is changed to “Pumps should be located to the side or rear of the **parcel** and provide additional **front setback area** and/or **landscaping** to better integrate the **gas station** with the public realm.”
- III. Section 3.13.3(4)(a)(i) the sentence “the location, type, and purpose of the camp; **adjacent** land uses” is changed to “the location, type, and purpose of the **work camp**.”
- IV. Section 3.13.3(6)(d) the words “Alberta Environmental Protection” is changed to “the Ministry of Environment and Protected Areas.”
- V. Section 3.13.5(3) the sentence “No requirement unless the **parcel** shares a **side parcel boundary** with the Neighbourhood District or the Countryside District, where the **side setback** shall be a minimum of 6 metres” is changed to “No requirement unless the **parcel** shares a **side parcel boundary** with a **residential use**, in which case the **side setback** shall be a minimum of 6.0 metres.”
- VI. Section 3.13.5(4) the sentence “No requirement unless the **parcel** shares a **rear parcel boundary** with the Neighbourhood District or the Countryside District, where the rear **setback** shall be a minimum of 6 metres” is changed to “No requirement unless the **parcel** shares a **rear parcel boundary** with a **residential use**, in which case the **rear setback** shall be a minimum of 6.0 metres.”
- VII. Section 3.13.6(3) the words “the Institutional Use Category in Subsection 3.9.2.” is changed to “subsection 3.13.2(4).”
- VIII. Section 3.13.7(2)(e) the words “perimeter planting” is changed to “**landscaping** along the perimeter of the parking area.”
- IX. Section 3.13.7(2)(f) the sentence “Any parking area containing ten or more parking stalls should incorporate internal islands/planting areas” is changed to “Any parking area containing ten (10) or more parking stalls shall provide and maintain **landscaping** in the internal parking area and along the perimeter of the parking area.”
- X. Section 3.13.7(3)(b) the sentence “**Parcels** shall have 2 or more access points if required for emergency access, or if at the discretion of the **Development Authority**” is changed to “**Parcels** shall have two (2) or more **access** points in order to provide adequate egress in the event of an emergency, or shall be at the discretion of the **Development Authority**.”

- XI. Section 3.13.7(4)(a) the words “commercial and industrial **uses**” is changed to “the **uses** listed in in subsection 3.13.2(3) and 3.13.2(4).”
- XII. Section 3.13.10(2)(b) the sentence “industrial and commercial properties” is changed to “the **uses** listed in subsection 3.10.2(3) and 3.10.2(4).”

2.5 The following changes shall be applied to Section 4:

- (a) In Section 4.1:
  - II. Section 4.1.3 the words “amenities of the neighbourhood” is changed to “public realm.”
  - III. Section 4.1.17 the sentence “No digital **sign** shall be permitted in any location within 30 meters of any parcel boundary of a **dwelling unit** or parcel zoned for residential purposes” is changed to “No digital **sign** shall be permitted in any location within 30 metres of any **parcel boundary** that contains a **residential use**.”
- (b) In Section 4.6:
  - II. Section 4.6.5 the words “residential **parcel**” is changed to “**residential use parcel**.”
- (c) In Section 4.8:
  - II. Section 4.8.1(8) the words “**parcel** zoned” is changed to “**parcel**.”
- (d) In Section 4.9:
  - II. Section 4.9.6 the word “Bench” is changed to “**Bench sign**.”

2.6 The following changes shall be applied to Section 5:

- (a) In Section 5.2:
  - II. Section 5.2.3(10) the sentence “Issues decisions and, if necessary, state terms and conditions for **development permit** applications for those **uses** listed as permitted **uses** in the subject land use district” is changed to “Issue decisions for **permitted uses** in the relevant **Land Use District** and outline the terms and conditions required for the **development permit** application;”
  - III. Section 5.2.3(11) the sentence “Issues decisions and, if necessary, state terms and conditions for **development permit** applications for those **uses** listed as **discretionary uses** in the subject land use district where, in the opinion of the **Development Officer**, the proposed **development** meets all the standards of the **Bylaw** and is compatible with surrounding **uses**; and”

is changed to “Issue decisions for **discretionary uses** in the relevant **Land Use District**, determine whether the proposed **development** meets the standards of this **Bylaw** and is compatible with surrounding uses, and outline the terms and conditions required for the **development permit** application; and,”

(b) In Section 5.3:

- II. Section 5.3.2 the sentence ““**Council** may delegate any or all of their **Subdivision Authority** powers and duties to the **CAO**, the **Development Officer**, or other employee of the **Town**” is changed to “**Council** may delegate any or all of their **Subdivision Authority** powers and duties to the **CAO**, the **Development Officer**, an external agency or other employee(s) of the **Town**.”

(c) In Section 5.5:

- II. Section 5.5.1 the sentence “The **Development Authority** or **Subdivision Authority** may approve at their discretion, with or without conditions, an application for **development** that does not comply with this **Bylaw** where the proposed **development**, with variance would not” is changed to “The **Development Officer** may grant a variance to a **permitted use development** that does not comply with this **Bylaw** if, in the **Development Officers** opinion the proposed **development** would not.”
- III. Section 5.5.2 the sentence “If a variance is granted pursuant to this section, the **Subdivision Authority** or **Development Authority** shall specify its nature in the **subdivision** or **development permit** approval” is changed to “If a variance is granted pursuant to this section, the **Development Authority** or **Subdivision Authority** shall specify its nature in the **development permit** or **subdivision** approval.”

(d) In Section 5.7:

- II. Section 5.7.1 the sentence “**Council**, on its own initiative, may amend this **Bylaw**, pursuant to the **Act**” is changed to “**Council** may amend this **Bylaw**, pursuant to the **Act**.”
- III. Section 5.7.5 the sentence “The analysis shall, among other things, consider the following impact criteria” is changed to “The analysis shall, consider the following impact criteria.”
- IV. Section 3.7.5(8) the word “appropriateness” is changed to “validity.”

(e) In Section 5.10:

- II. Section 5.10.2(1) the words “Those **Uses**” is changed to “**Uses**.”

- III. Section 5.10.2(3) the sentence “The completion of any **development** which has lawfully commenced before the passage of this **Bylaw** or any amendment to this **Bylaw**, provided that the **development** is completed in accordance with the terms of any permit granted in respect of it, and provided that it is completed within twelve (12) months of the date of commencement” is changed to “The completion of a **building**, which was lawfully under construction at the date this **Bylaw** or amendments to this **Bylaw** comes into full force and effect, for which the **Development Authority** has issued a **development permit**, provided that: (a) The **building** is completed in accordance with the terms of any permit granted by the **Development Authority**, subject to the conditions of that permit, including timeframe for completion; and, (b) the **use** of the **development** is consistent with the original **development permit** issued by the **Development Authority**.”
  - IV. Section 5.10.2(7) the words “residential purposes” is changed to “**residential uses**.”
- (f) In Section 5.11:
- II. Section 5.11.2(9) the words “qualified security professional” is changed to “**qualified professional**.”
  - III. Section 5.11.3(2) the sentence “the name and address of the lawful owner of the property and/or **building sign** or **mural** is proposed to be affixed (if different from **applicant**)” is changed to “the name and address of the lawful owner of the property and/or **building** on which the **sign** or **mural** is proposed to be affixed (if different from **applicant**).”
  - IV. Section 5.11.6 the reference “7(ii)” is changed to “5.11.4.”
- (g) In Section 5.12:
- II. Section 5.12.1(2) the words “purpose statements” is changed to “general intent.”
  - III. Section 5.12.1(4) the word “neighbourhood” is changed to “public realm.”

2.7 The following changes shall be applied to Section 6:

- (a) In Section 6.2:
  - I. A-Board Sign:
    - i. The sentence “means a self-supporting **sign** with no more than 2 faces joined at the top of the **sign**, that is intended for temporary use during the hours of the business to which it relates, and that

can be placed and moved manually without mechanical aid” is changed to “means a self-supporting **sign**, designed for temporary use during the operating hours of the related business, with no more than two faces joined at the top of the **sign** that can be manually placed and moved without the need for mechanical assistance.”

II. Access:

- i. The sentence “means the place, means, or way by which pedestrians and/or vehicles shall have adequate ingress and egress to a property” is changed to “means the area and method by which persons and/or vehicles shall have sufficient ingress and egress to a **parcel** or **dwelling unit**.”

III. Accessory Building:

- i. The sentence “means a building, structure, or use which is detached from and subordinate, incidental, and directly related to the principal building or use” is changed to “means a **building** separate and subordinate to the **principal building**, the **use** of which is incidental to that **principal building** and is located on the same **parcel**.”

IV. Accessory Building – Portable:

- i. The sentence “means a temporary structure designed by virtue of easy assembly and dismantling, commercially constructed of metal or synthetic tube and fabric, plastic or similar materials, and covered with waterproof sheeting, synthetic sheeting or plastic film, which shall meet all the requirements of the Alberta Safety Code. Accessory Buildings – Portable may only be erected between October-April unless otherwise approved by the Development Authority” is changed to “means a temporary **accessory building** that is designed by virtue of easy assembly and dismantling, commercially constructed of metal or synthetic tube and fabric, plastic or similar materials, and covered with waterproof sheeting, synthetic sheeting or plastic film, which shall meet all the requirements of the **Safety Codes Act**.”

V. Act:

- i. The sentence “means the Municipal Government Act, RSA 2000 c M26 as amended or replaced” is changed to “means the **Municipal Government Act**, RSA 2000 c. M- 26 as amended from time to time, and its successor legislation.”

VI. Adult Entertainment:

- i. The sentence “means any premises or part thereof in which is provided, in pursuance of a trade, calling, business or occupation, services appealing to or services designed to appeal to erotic or sexual appetites or inclinations” is changed to “means any premises or part thereof wherein live performances, motion pictures, video tapes, video disks, slides, electronic or photographic reproductions, the main feature of which is the nudity or partial nudity of any person, are performed or shown.”

VII. Bench Sign:

- i. The word “sign” is changed to “**bench sign**.”

VIII. Billboard Sign:

- i. The sentence “means a sign placed adjacent to, though not within, the Right-of-way that is designed and intended to provide a leasable advertising copy area on one or both sides. That advertises goods, products, services or facilities which directs persons to a different location from the site where the Sign is located” is changed to “means a **sign** placed **adjacent** to, though not within, the **right-of-way** that is intended to advertise goods, products or services directing persons to a different location from the **site** where the **sign** is located. This does not include a **freestanding sign**.”

IX. Building Permit:

- i. The words “Alberta Safety Codes Act” is changed to “**Safety Codes Act**.”

X. Bylaw:

- i. The sentence “means the Town of Drumheller Land Use Bylaw” is changed to “means the Town of Drumheller Land Use Bylaw 16.20 as amended from time to time.”

XI. Cannabis:

- i. The words “Cannabis Act” is changed to “Cannabis Act, S.C. 2018, c.16.”

XII. CAO:

- i. The sentence “mean the Chief Administrative Officer as



appointed by **Council**” is changed to “means the Chief Administrative Officer of the **Town** as appointed by **Council**.”

XIII. Cemetery:

- i. The sentence “means land or a **building** for the burial or interment of the deceased” is changed to “means land or a **building** for the burial or interment of dead human bodies or human remains and registered as a cemetery in accordance with the Cemeteries Act, R.S.A. 2000, Chapter C-3 as amended from time to time, and its successor legislation.”

XIV. Concept Plan:

- i. A Concept Plan is a non-statutory plan, subordinate to an **Area Structure Plan**, and may be adopted by bylaw or resolution. Concept Plans provide detailed land use direction, **subdivision** design, and **development** guidance to **Council**, administration, and the public. Concept Plans are meant to be developed within the framework of an ASP” is changed to “means a **non-Statutory Plan**, subordinate to an **Area Structure Plan**, adopted by bylaw or resolution, that provides detailed land **use** direction, **subdivision** design, and **development** guidance to **Council**, administration, and the public. **Concept plans** are meant to be developed within the framework of an **Area Structure Plan**.”

XV. Confined Feeding Operation:

- i. The sentence “means an activity on land that is fenced or enclosed or within buildings where livestock is confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing and requires registration or approval under the conditions set forth in the Agricultural Operations Practices Act (AOPA) through the Natural Resources Conservation Board (NRCB)” is changed to “means a land **use** that is fenced or enclosed or within buildings where livestock is confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing and requires registration or approval under the conditions set forth in the Agricultural Operations Practices Act RSA 2000 Chapter A-7) through the Natural Resources Conservation Board (NRCB).”

XVI. Corner Visibility Triangle:

- i. The word “site” is changed to “**parcel**.”

XVII. Culture:

- i. The words “entertainment establishment” is changed to “entertainment facility.”

XVIII. Day Home:

- i. The sentence “means a childcare facility operated from a private residence for up to 6 children up to 12 years of age and complies with the Alberta Family Day Home Standards but does include childcare programs as defined by the Child Care Licensing Act” is changed to “means a childcare facility operated from a private residence for a maximum of six (6) children up to 12 years of age and complies with the Alberta Family Day Home Standards Manual but does include a “child care program” as defined by the Early Learning and Child Care Act, RSA 2007 Chapter E-0.1.”

XIX. Development Officer:

- i. The sentence “means a development officer established pursuant to Section 5.2 of this **Bylaw**” is changed to “means the position established pursuant to Section 5.2 of this **Bylaw**.”

XX. Development Permit:

- i. The sentence “means a document that is issued under this **Bylaw** and authorizes a **development**” is changed to “means a permit that is issued in accordance with Part 5 of this **Bylaw** and authorizes a **development**.”

XXI. Dwelling Unit- Manufactured:

- i. The sentence “means a **use** where a transportable, single or multiple section **building** conforming to CSA standards at the time of construction that contains a **Dwelling Unit** and when placed on a permanent foundation is ready for **residential use** and occupancy. A **Manufactured Dwelling** includes such styles known as modular homes, manufactured homes and Ready to Move (RTM) Homes” is changed to “means a transportable, single or multiple section prefabricated **building** containing a dwelling unit, designed for long term occupancy when placed on a permanent foundation, and conforming to the requirements of the Canadian Standards Association (CSA) at the time of construction.”

XXII. Dwelling Unit-Multiple Unit (Attached Housing):

- i. The sentence “means a **building** designed and built to contain

three (3) or more dwellings separated from each other by a fire rated wall with each unit having separate entrances from **grade** level (For purposes of this Bylaw; linked, row, townhouses and multiplex units that meet these criteria are considered to be attached housing)” is changed to “means a **building** designed and built to contain three (3) or more dwellings separated from each other by a fire rated wall with each unit having separate entrances from **grade**.”

XXIII. Dwelling Unit – Single-Detached:

- i. The sentence “means a use where a building designed for residential use contains one principal Dwelling Unit” is changed to “means a **building** designed and built to only contain one dwelling.”

XXIV. Dwelling Unit - Secondary Suite:

- i. The sentence “Means an accessory dwelling unit that is located on the same parcel, and attached to or contained within, another dwelling unit which meets the requirements of this Bylaw and meets the requirements of the Alberta Safety Codes Act. A Principal Building containing a Dwelling Unit - Secondary may not be converted into condominiums” is changed to " means an accessory dwelling that is located on the same **parcel**, and attached to or contained within, another **dwelling unit** which meets the requirements of this **Bylaw** and meets the requirements of the **Safety Codes Act**.”

XXV. Dwelling Unit – Garden:

- i. The sentence “Means a self-contained, secondary Dwelling Unit, installed in the Rear Yard or Side Yard of a lot with an existing, permanent, single-family dwelling, usually containing cooking, eating, living, sleeping, and sanitary facilities; A Dwelling Unit – Garden may take the form of a Garden Suite, Laneway Home, or Carriage House A Dwelling Unit - Garden may take the form of a park model or manufactured home, however must be designed to complement the existing Primary Building on the site” is changed to “means a self-contained, secondary **dwelling unit**, installed in the **rear yard** or **side yard** of a **parcel** with an existing, permanent, single-family dwelling, usually containing cooking, eating, living, sleeping, and sanitary facilities.”

XXVI. Education:

- i. The sentence “means public and private places of learning for

any age including licensed childcare facilities” is changed to “means a **development** providing places of public or private learning for any age. This includes licensed childcare facilities.”

XXVII. Flood Construction Level:

- i. The word “minimum” is removed from the sentence” a minimum flow rate of 1,850 **m<sup>3</sup>/s**.

XXVIII. Freeboard [Bylaw #16.22]:

- i. the sentence “Freeboard within the **town** of Drumheller is a minimum of 0.5 metres” is removed from the end of the definition.”

XXIX. Front Parcel Boundary:

- i. The sentence “means, in the case of an interior parcel, the boundary which abuts a road and in the case of a corner parcel, means the shorter of the 2 parcel boundaries which abut a road” is changed to “means, in the case of an interior **parcel**, the **parcel boundary** opposite of the **rear parcel boundary**. In the case of a **corner parcel**, means the shorter of two (2) **parcel boundaries** which abut a **road**.”

XXX. Front Yard:

- i. The word “wall” is changed to “façade.”

XXXI. Floodway:

- i. The sentence “The river channel and adjoining lands indicated on the Flood Hazard Area Maps that would provide the pathway for flood waters in the event of a flood of a magnitude likely to occur once in one hundred years. The Floodway is the portion of the Flood Hazard Area where the flows are deepest, fastest and most destructive” is changed to “means the river channel and adjoining lands indicated on the **flood hazard area** maps that would provide the pathway for flood waters during the 1-in-100-year return period regulated flood event, as defined by the Province of Alberta. The **floodway** is the portion of the **flood hazard area** where the flows are deepest, fastest and most destructive.”

XXXII. Flood Fringe:

- i. The sentence “Those lands abutting the Floodway, the boundaries of which are indicated on the Flood Hazard Area Maps that would be inundated by floodwaters of a magnitude likely to occur once in

one hundred years. River flows in the Flood Fringe are typically shallower and slower flowing than the Floodway” is changed to “means those lands abutting the **floodway**, the boundaries of which are indicated on the **flood hazard area** maps that would be inundated by floodwaters during the 1-in-100-year return period regulated flood event, as defined by the Province of Alberta. River flows in the **flood fringe** are typically shallower and slower flowing than the **floodway**.”

XXXIII. Home Occupation – Basic:

- i. The sentence “means an **accessory use** by a resident of a **Dwelling Unit** for small-scale business activities that are undetectable from outside the **Dwelling Unit** and does not adversely affect the residential character of the property and has no client visits to the property” is changed to “means a **home occupation** that does not employ persons living outside of the **dwelling unit**, does not have client or customer visits, and does not have external **signs**.”

XXXIV. Home Occupation – Rural:

- i. The sentence “means an **accessory use** by a resident of a **Dwelling Unit** and/or **Accessory Building** for small-scale rural or agricultural-related business activities that does not adversely affect the rural character of the property and may have limited client visits to the property. Uses may include small-scale retail, services, or manufacturing” is changed to “means a **home occupation** located in the Countryside District (CSD) or Rural Development District (RDD) that may employ persons living outside of the **dwelling unit**, may have client or customer visits, and may have external **signs**.”

XXXV. Home Occupation – Urban:

- i. The sentence “means an accessory use by a resident of a Dwelling Unit and/or Accessory Building for small-scale business activities that does not adversely affect the residential character of the property and may have limited client visits to the property. Uses do not include fabrication, manufacturing, or mechanic shops” is changed to “means a **home occupation** located in the Neighbourhood District (ND), Neighbourhood Centre District (NCD) or Downtown District (DD) that may employ persons living outside of the **dwelling unit**, may have client or customer visits, and may have external **signs**.”

XXXVI. Human Services:

- i. means an establishment that provides services to persons in need of assistance due to age, physical or mental disability, addiction, illness, or injury. **Uses** may include, but are not limited, assisted living facilities, treatment centres, and community support services” is changed to “means a development providing services to persons in need of assistance due to age, physical or mental disability, addiction, illness, or injury. **Uses** may include, but are not limited, assisted living facilities, treatment centres, and community support services.”

XXXVII. Industrial - Cannabis Production:

- i. The sentence “means the use of land or structures for the purpose of growing, processing, infusing, packaging, testing, destroying, storing and/or shipping of cannabis used for the purposes as authorized by a license issued from the Federal Government or any amendments thereto” is changed to “means the use of land or **structures** for the purpose of growing, processing, infusing, packaging, testing, destroying, storing and/or shipping of **cannabis** used for the purposes as authorized by a license issued in accordance with the Cannabis Act, S.C. 2018, c.16.”

XXXVIII. Manufactured Home Parks:

- i. The word “title” is changed to “Certificate of Title” and “**parcels**” is changed to “lots.”

XXXIX. Municipal Planning Commission:

- i. The sentence “means the Town’s Municipal Planning Commission established pursuant to the Act” is changed to “means the **Town’s Municipal Planning Commission** established pursuant to the **Act** and Bylaw #32.08, as amended from time to time, and its successor legislation.”

XL. Mural:

- i. The words “Town of Drumheller” is changed to “**Town.**”

XLI. Overlay:

- i. The sentence “means an area which is applied over or more underlying land use district, establishing additional or alternative standards for development in addition to those of the underlying land use district. An overlay is introduced to address a special situation or achieve specific goals. Where a regulation in a district and an overlay are in conflict, the regulation in the overlay

shall apply” is changed to “means a special zoning district placed over an existing **Land Use District**, establishing additional or alternative standards for **development**, in addition to those of the underlying **Land Use District**.”

XLII. Parcel Coverage:

- i. The sentence “means the portion of the parcel area covered by all covered structures” is changed to “means the cumulative coverage of all covered **buildings** on a **parcel**.”

XLIII. Portable Sign:

- i. means a sign which is not in a permanently installed or affixed position” is changed to “means a **sign** which is not in a permanently installed or affixed position, but does not include an **a-board sign**.”

XLIV. Principal Building or Uses:

- i. The definition “Principal Building or Use” is changed to “Principal Building or Principal Use.”

XLV. Protected Flood Fringe

- i. The sentence “those lands within the Floodway or Flood Fringe protected by structural mitigation in the form of a flood berm. These lands may be flooded if dedicated flood berms fail or do not work as designed during the 1:100-year return period design flood, even if they are not overtopped and areas in Protected Flood Fringe are still susceptible to groundwater and pluvial flooding” is changed to “means those lands within the **floodway** or **flood fringe** protected by **flood mitigation structures** in the form of a flood berm and **temporary barriers** in accordance with the **Town’s** Emergency Response Plan. These lands may be flooded if dedicated flood berms fail or do not work as designed during the 1-in-100-year return period regulated flood event, as defined by the Province of Alberta, even if they are not overtopped and areas in **protected flood fringe** are still susceptible to groundwater and pluvial flooding.”

XLVI. Rear Yard:

- i. The sentence “means a **yard** extending across the full width of a **parcel** from the rear wall of the **principal building** situated on the **parcel** to the **rear parcel boundary** of the **parcel**” is changed to “means a yard extending across the full width of a

**parcel from the rear parcel boundary to the rear facade of the principal building.”**

XLVII. Sign:

- i. The sentence “means a visual medium used to convey information by way of words, pictures, images, graphics, emblems, or symbols, or any device used for the purpose of providing direction, identification, advertisement, business promotion, or the promotion of a person, product, activity, service, event, or idea” is changed to “means a visual medium used to convey information by way of words, pictures, images, graphics, emblems, or symbols, or any device used for the purpose of providing direction, identification, advertisement, business promotion, or the promotion of a person, product, activity, service, event, or idea and includes **a-board signs, billboard signs, fascia signs, portable signs, and projection signs.**”

XLVIII. Stop Order:

- i. The sentence “means an order issued by the **Development Authority** pursuant to Section 645 of the **Act**” is changed to “means an order issued by the **Development Authority** pursuant section 5.25 of this **Bylaw** and Section 645 of the **Act.**”

XLIX. Storage Structure:

- i. The sentence “A storage structure may be in the form of a shipping container, trailer or other structure. Shall not be connected to utilities. A storage structure may be approved on a temporary basis” is changed to “means a **structure** in the form of a shipping container, trailer or other **structure.**”

L. Subdivision:

- i. The words “one or smaller” is changed to “one or more smaller.”

LI. Town:

- i. The sentence “mean the Town of Drumheller” is changed to “means the Town of Drumheller, a municipal corporation in the Province of Alberta, and includes the area contained within the corporate boundaries of the Town of Drumheller, as the context may require.”

### 3. DELETIONS



3.1 The following sections are removed from Section 2.1.4:

- (3) District boundaries not referenced specifically in subsections 2.1.4(1) and 2.1.4(2) shall be determined on the basis of the scale of the Land Use Map; and,

3.2 The following sections are removed from Section 2.5:

2.5.1 Floodway, Flood Fringe and Protected and High Hazard Flood Fringe [Bylaw #16.22]

2.5.5 Building Design in the Flood Fringes [Bylaw #16.22]:

- (1) All **buildings** in the **flood fringe** must be designed in the following manner:
  - (a) the first floor of all **buildings** must be constructed at or above the **Flood Construction Level**;
  - (b) all electrical and mechanical equipment within a **building** shall be located at or above the flood construction level; and
  - (c) a sewer back-up valve must be installed in every building.
- (2) The rules regarding building design referenced in subsection (1) do not apply to:
  - (a) an addition that does not increase the gross floor area of the building by more than 20.0 per cent of the gross floor area legally existing as of March 1, 2021
  - (b) a fence, gate, deck, landing, patio, ramp, air conditioning unit, satellite dish, hot tub, and/or above or in-ground private swimming pool. 20 Town of Drumheller Land Use Bylaw 16.20 Consolidated to include amendments to March 2023
- (3) Notwithstanding subsection (3); to buildings that increase the gross floor area of the building over 20 per cent of the gross floor area legally existing as of March 1, 2021 must:
  - (a) fully mitigate as per subsection (1) and (2).

3.3 The following section is removed from Section 2.5.6:

- (2) All buildings and structures within the Protected Flood Fringe shall be setback by a minimum of 7.5 metres from the toe or base of a flood mitigation structure.

3.4 The following sections are removed from Section 3.5.1(14):

- (a) Shall comply with all Provincial requirements.

3.5 The following sections are removed from Section 3.5.1:

<p>(16) Tourist Dwelling</p>	<p>(a) May be developed only in a Dwelling Unit.</p> <p>(b) An owner or manager shall be available within the Town of Drumheller at all times when the Tourist Dwelling is occupied.</p> <p>(c) No Signs are permitted.</p> <p>(d) A development permit for a Tourist Dwelling may be revoked at any time if, in the opinion of the Development Authority, the operator of the Tourist Dwelling has violated any provisions of the Bylaw and/or the conditions of the development permit. [Bylaw # 18.21]</p> <p>(e) Maximum occupancy to be limited by the number of rooms available for sleeping accommodation and shall be determined by the Development Authority based on number of bedrooms. [Bylaw #16.22]</p> <ul style="list-style-type: none"> <li>i. no cooking facilities in guest rooms;</li> <li>ii. minimum room size of 7 m2 per single occupant and 4.6 m2 per person for multiple occupants. The maximum occupants in one room shall be two (2) adults;</li> <li>iii. window compulsory for guest room;</li> <li>iv. sanitation and potable water as required by Health Unit;</li> <li>v. smoke alarms required for each level of buildings; and</li> <li>vi. portable fire extinguisher required for each level of building</li> </ul>
<p>(17) Solar Energy System</p>	<p>(a) A <b>Solar Energy System</b> attached to a <b>building</b> shall not extend beyond the outermost edge of the roof or wall to which it is mounted.</p>
<p>(18) Tourist Dwelling</p>	<p>(a) May be developed only in a Dwelling Unit.</p> <p>(b) An owner or manager shall be available within the Town of Drumheller at all times when the Tourist Dwelling is occupied.</p> <p>(c) No Signs are permitted.</p> <p>(d) A development permit for a Tourist Dwelling may be revoked at any time if, in the opinion of the Development Authority, the operator of the Tourist Dwelling has violated any provisions of</p>

	<p>the Bylaw and/or the conditions of the development permit. [Bylaw # 18.21]</p> <p>(e) Maximum occupancy to be limited by the number of rooms available for sleeping accommodation and shall be determined by the Development Authority based on number of bedrooms. [Bylaw #16.22]</p> <ul style="list-style-type: none"> <li>i. no cooking facilities in guest rooms;</li> <li>ii. minimum room size of 7 m2 per single occupant and 4.6 m2 per person for multiple occupants. The maximum occupants in one room shall be two (2) adults;</li> <li>iii. window compulsory for guest room;</li> <li>iv. sanitation and potable water as required by Health Unit;</li> <li>v. smoke alarms required for each level of buildings; and</li> <li>vi. portable fire extinguisher required for each level of building</li> </ul>
--	---

3.6 The following sections are removed from Section 3.5.1.(1)(1):

- (b) **Parcels** with an existing **dwelling unit - secondary suite** are prohibited to have a **dwelling unit – garden** and vice versa.

3.6 The following sections are removed from Section 3.5.1.(1)(2):

- (b) The following criteria will apply to all **dwelling unit – manufactured**;

3.7 The following sections are removed from Section 3.5.1.(1)(3):

- (d) **Parcels** with an existing **dwelling unit – garden** are prohibited to have a **dwelling unit - secondary** and vice versa.

3.8 Section 3.5.2 is removed as follows:

<p>(1) Sloped Areas</p>	<ul style="list-style-type: none"> <li>(a) For hummocks, buttes, or other isolated land <b>projections</b>, slopes of greater than 20% are considered unsuitable for <b>development</b> unless otherwise determined by the <b>Development Authority</b>.</li> <li>(b) Slopes greater than 15% may require special engineering and other treatment. If these</li> </ul>
-------------------------	--

	<p>topographic features are leveled, resulting slopes shall not exceed 20% and the leveling, compaction, and other engineering as well as environmental considerations must be to the satisfaction of relevant authorities. Related to the foregoing, satisfactory proposed contour and other plans may be required.</p> <p>(c) These sloped area definitions area meant as thresholds to identify <b>sites</b> that require more specific analysis to identify geotechnical issues and provide geotechnical recommendations for the proposed <b>development</b>. Any <b>sites</b> flatter than this are classified as suitable for <b>development</b> without further slope review.</p>
<p>(2) Earth Grading</p>	<p>(a) Protrusions of escarpments within a minimum width of 91.5 metres at its widest point shall not be removed.</p> <p>(b) All protrusions of escarpments that are removed or leveled must result in <b>grades</b> where the protrusion formerly existed of not greater than 15% not including the adjoining escarpment wall.</p> <p>(c) A maximum slope of 33% shall result for escarpment lands when protrusions are removed or leveled (i.e. for the escarpment wall formed by the cut of the former protrusions).</p>
<p>(3) Slope Stability</p>	<p>Slope stability is described in terms of a factor of safety (FS) against slope failure which is the ratio of total forces promoting failure divided by the sum of forces resisting failure.</p> <p>In general, a FS of less than 1 indicates that failure is expected and a FS of more than 1 indicates that the slope is stable. A steepened slope will fail over time to establish a stable profile for the existing soil and groundwater conditions. The FS of a slope will increase slightly as vegetation is established on the face to protect the subgrade soil from weathering. Given the possibility of soil variation, groundwater fluctuation, erosion and other factors, slopes with FS ranging between 1.0 and 1.3 are considered to be marginally stable and a “long term” stable slope is considered to have a FS of over 1.3.</p> <p>Similar FS analysis is calculated for the predicted run-out distance at the base of a slope in the event of a land slide.</p>

<p>(4) Geotechnical Analysis and Recommendations</p>	<p>(a) A geotechnical slope assessment report is required for all proposed <b>development adjacent</b> to river valley, <b>bench</b> and coulee slopes; unless otherwise determined by the <b>Development Authority</b>.</p> <p>(b) For any proposed <b>development adjacent</b> to river valley, <b>bench</b> and coulee slopes proposing a relaxation of the <b>Town's</b> default <b>setbacks</b> from the toe or crest of a slope, a geotechnical slope assessment report is required; with no exceptions.</p> <p>(c) For any <b>development</b> proposing a relaxation of the <b>Town's</b> default <b>setbacks</b> from the toe or crest of a slope, the geotechnical slope assessment must be based on a drilled borehole data, survey contours or profiles of the slope and analysis using industry recognized numerical slope modelling software. The report must be prepared by a qualified member in good standing of the Association of Professional Engineers and Geoscientists of Alberta.</p> <p>(d) Geotechnical slope assessment reports must provide an assessment of the pre- and post-<b>development</b> slope stability in terms of FS; which supports the proposed <b>development</b> plans. The report must provide geotechnical recommendations for <b>development</b> of the property to ensure these FS conditions are maintained.</p>
<p>(5) <b>Setbacks</b></p>	<p>(a) For proposed developments, two (2) levels of top-of-slope and/or toe-of slope <b>setbacks</b> must be determined in the geotechnical slope assessment report:</p> <ul style="list-style-type: none"> <li>i. Urban <b>Development Setbacks</b> (UDS). For top-of-slope <b>development</b> a FS of at least 1.3 is desired for the critical failure surface which is the failure surface with the lowest calculated FS intersecting the proposed infrastructure or property lines of private <b>development</b>, and</li> <li>ii. Structural <b>Building Setbacks</b> (SBS). <b>Structures</b> generally represent a higher risk and potential for loss of investment, therefore a FS of at least 1.5 is recommended for the slope or the proposed <b>structure</b> is "set back" a distance from the crest to provide this factor of safety</li> </ul> <p>(b) Default UDS <b>setbacks</b> have been developed. The</p>

	<p>intent of these <b>setbacks</b> is to provide a conservative starting point for <b>development</b> planning. The <b>Development Authority</b> may relax the default UDS <b>setbacks</b> established in subsections 3.1.2(e) and 3.1.2(f) if it is satisfied the findings of the developer's geotechnical report(s) confirm that the reduced <b>setbacks</b> will not impact slope stability.</p>
<p>(6) Default UDS <b>Setbacks</b> from Toes of Slopes</p>	<p>(a) Unless otherwise determined by the <b>Development Authority</b>, <b>setbacks</b> from toes of slopes shall be as follows:</p> <ul style="list-style-type: none"> <li>i. <b>Intensive Land Use</b>        A minimum of 9.1 metres from the toe of a slope when the height of the slope is greater than 3.2 metres. When a slope is steeper than 33% and higher than 27.4 metres, the minimum <b>setback</b> from the point where begins to rise steeper than 33% shall be one-third (1/3) of the height of the slope; and</li> <li>ii. <b>Extensive Land Use</b>        A minimum of 9.1 metres from the toe of a slope when the height of the slope is greater than 15.2 metres. <b>Lanes</b> and utilities may be constructed within the <b>setback area</b>.</li> </ul> <p>(b) The <b>Development Authority</b> may relax the required <b>setbacks</b> established in subsections 3.1.2(c)(1) and 3.1.2(c)(2) by a maximum of 30% if it is satisfied that the reduced <b>setbacks</b> will not impact slope stability. <b>Applicants</b> will be required to provide drill testing data and a report prepared by a member in good standing of the Association of Professional Engineers and Geoscientists of Alberta.</p>

<p>(7) Default UDS <b>Setbacks</b> from Valley or Coulee Breaks (top of the escarpment)</p>	<p>(a) The following default <b>setbacks</b> for property lines from front edge top of the escarpment (i.e. crest) apply unless otherwise determined by the <b>Development Authority</b>:</p> <ul style="list-style-type: none"> <li>i. Where the average height of slope is between 0 and 15.4 metres, the minimum <b>setback</b> from the top of the escarpment is 22.8 metres;</li> <li>ii. Where the average depth of valley is between 15.5 metres and 30.5 metres, the minimum <b>setback</b> is 45.7 metres; and; and,</li> <li>iii. Where the average depth of valley is more than 30.5 metres, the minimum <b>setback</b> is 61 metres or the height of the slope, whichever is greater.</li> </ul> <p>(b) The <b>Development Authority</b> may increase the <b>setbacks</b> established in subsections 3.1.2(d)(i)(1), 3.1.2(d)(i)(2), and 3.1.2(d)(i)(3), at their discretion, with consideration for the direction that the valley faces and other relevant factors such as soil type.</p> <p>(c) <b>Lanes</b> and utilities may not be developed within the <b>setback area</b> established in subsections 3.1.2(d)(i)(1), 3.1.2(d)(i)(2), 3.1.2(d)(i)(3), and 3.1.2(d)(i)(4) unless where agreed upon by relevant authorities to serve public reserve <b>parcels</b>.</p>
<p>(8) <b>Setbacks</b> for escarpment <b>benches</b></p>	<p>(a) The <b>setbacks</b> from the upslope toe and downslope crest of <b>bench</b> areas shall be determined by detailed geotechnical assessment conducted by a member in good standing of the Association of Professional Engineers and Geoscientists of Alberta.</p>

3.9 The following sections are removed from Section 3.5.6:

- (5) A holiday trailer parked on a **parcel** may be used for living and sleeping.
- (6) Accommodation by a bona fide tourist for a period not to exceed three (3) weeks.
- (7) No livestock shall be kept in any district unless otherwise permitted in the **Responsible Pet Ownership Bylaw**.

3.10 The following sections are removed from Section 3.5.7:

- (4) Livestock shall not present a public health problem 3.1.8 Minimum **site** area requirements.

3.9 Section 3.6.3 is removed:

3.6.3 Specific **Use** Standards:

(1) <b>Agriculture – General</b>	<b>Agriculture – General</b> shall be limited to the grazing and keeping of livestock.
----------------------------------	--

3.10 The following sections are removed from Section 3.7(1), 3.8(1), 3.9(1), 3.10(1) and 3.11(1) under Discretionary Uses:

Use Category	Permitted Uses	Discretionary Uses
(1) Residential [Bylaw #16.22]		<b>Dwelling Unit – Move On</b>

3.11 The following sections are removed from Section 3.7(2), 3.8(2), 3.9(2), 3.10(2) and 3.11(2) under Permitted Uses:

Use Category	Permitted Uses	Discretionary Uses
(2) Lodging	<b>Tourist Dwelling</b>	

3.12 The following sections are removed from Section 3.7(6), 3.8(6), 3.9(6), 3.10(6) and 3.11(6), 3.12(6), 3.13(6) under Discretionary Uses:

Use Category	Permitted Uses	Discretionary Uses
(6) Other <b>Uses</b>		<b>Solar Energy System</b> <b>Communication Structure</b>

3.13 The following sections are removed from Section 3.9.2(1) under Permitted Uses:

Use Category	Permitted Uses	Discretionary Uses
(1) Residential [Bylaw #16.22]	<b>Dwelling Unit – Manufactured located within an established and approved Manufactured Home Park</b>	



3.14 The following sections are removed from Section 3.11.2(1) and Section 3.11.2(6):

Use Category	Permitted Uses	Discretionary Uses
(1) Residential [Bylaw #16.22]	<i>Residential accommodation accessory to a principal commercial use</i>	<i>Dwelling Unit – Ready-to- move (RTM)</i>
(5) Other <i>Uses</i>		<i>A-Board Sign</i>

2.13 The following sections are removed from Section 3.9.10(2)

- (c) A fence located in a **front yard** shall be a maximum height of 1.2 metre
- (d) All other fences shall be a maximum height of 1.8 metres” shall be removed

2.14 The following sections are removed from Section 3.7.3, 3.8.3, 3.11.3, respectively:

(2) <b>Dwelling Unit</b>	<i>Dwelling units</i> shall be limited to single detached dwellings with or without a secondary <b>dwelling unit</b> .
(1) <b>Dwelling Unit</b>	<i>Dwelling units</i> shall be limited to detached dwellings with opportunities for secondary <b>dwelling units</b> located in an <b>accessory building</b> .
(1) <b>Dwelling Unit</b>	Buildings with 1 <b>Dwelling Unit</b> or in the form of a single detached dwelling are a discretionary use and shall be limited to locations in proximity to similar structures. [Bylaw #18.21]

2.15 Section 3.9.12 is removed:

**3.9.12 NEIGHBOURHOOD DISTRICT – MANUFACTURED HOME PARK STANDARDS [BYLAW #16.22]**

General Intent:

The purpose of this section is to permit the placement of manufactured homes in rental parks within the Neighbourhood District. Once approved as a **manufactured home park** within the

Neighbourhood District, the following requirements overrule those of the Neighbourhood District.

3.5.13 Uses:

Use Category	Permitted Uses	Discretionary Uses
(1) Residential	<b><i>Dwelling Unit – Manufactured</i></b>	
(2) Commercial	<b><i>Home Occupation – Basic Home Occupation – Urban</i></b>	<b><i>Retail and Service – General</i></b>
(3) Institutional	<b><i>Recreation – Non-Intensive</i></b>	
(4) Other <i>Uses</i>	<b><i>Accessory Building or Structure</i></b>	<b><i>Accessory Building – Portable</i></b>

3.5.14 **Parcel** Standards:

(1) <b>Site Area</b>	2.0 hectares (5.0 acres) for <b>site area</b>
(2) <b>Density</b>	Maximum of ten (10) units per acre.
(3) <b>Lot Area</b>	325 square metres (3500 sqft) for single wide manufactured homes.  370 square metres (4000 sqft) for double wide manufactured homes.
(4) <b>Building Height</b> Standards	<ol style="list-style-type: none"> <li>1. 5.0 metres for manufactured home</li> <li>2. 5.0 metres for accessory buildings.</li> <li>3. (c)Other <b>uses</b> at the discretion of the <b>Development Authority</b>.</li> </ol>

3.5.15 **Setbacks** for **Manufactured Homes**:

(1) <b>Front Setback</b>	Minimum 3.0 metres from any internal <i>road</i> or common parking area.
(2) <b>Secondary Front Setback</b>	Minimum 3.0 metres from any internal <i>road</i> or common parking area.
(3) <b>Side Setback</b>	Minimum 1.2 metres.
(4) <b>Rear Setback</b>	Minimum 1.2 metres.

<p><b>(5) Other <i>Setbacks</i></b></p>	<p>(a) Minimum 4.5 meters between manufactured homes including any porch or addition (b)</p> <p>(b) Minimum 10.5 meters from a boundary of a park abutting a public street or highway and 3 meters from remaining park boundaries – these setbacks shall be landscaped and or fenced and protected from any further development</p>
---	---

3.5.16 Parking, Roads and Walkways:

<p><b>(1) Vehicle Parking</b></p>	<p>(a) No on-street parking shall be permitted.</p> <p>(b) A minimum of one (1) car parking shall be provided on each manufactured home lot.</p> <p>(c) Visitor parking shall be one off-street parking stall for every four (4) manufactured home lots. Visitor parking shall be dispersed throughout the park and clearly identified.</p>
<p><b>(2) Roads and Walkways</b></p>	<p>(a) All roads in the manufactured home park shall be paved and constructed to the municipality's specifications.</p> <p>(b) Internal pedestrian walkways shall be hard-surfaced and have a minimum width of 1.5 meters</p> <p>(c) Each manufactured home lot shall abut a park roadway and have an access way with a minimum width of 4.3 m (14 ft.). (d</p> <p>(d) The removal of snow from all internal pedestrian walkways and park vehicular areas, excluding individual parking areas, shall be the responsibility of the park owner</p>

3.5.17 *Landscaping* Standards:

	<p>Each application for a manufactured home park shall be accompanied by a landscaping and site development plan.</p>
--	---

3.5.18 Additional Standards:

	<ul style="list-style-type: none"><li>(a) No accessory building or use shall be located in the front yard of a manufactured home lot.</li><li>(b) A screened storage compound shall be provided for trucks, campers, travel trailers, snowmobiles, boats, etc. at a location and in a manner satisfactory to the <b>Development Authority</b>.</li><li>(c) All utility lines shall be placed underground.</li><li>(d) A minimum of 10% of the total area of the manufactured home park shall be set aside for recreational uses.</li><li>(e) Identification and directional signs shall be of a size, height and type satisfactory to the <b>Development Authority</b>.</li></ul>
--	---

2.16 The following sections are removed from 3.11.4(5)(a):

- v. an unenclosed deck, porch or other similar structure above 0.6 metres in height may project 50% into a front setback or rear setback;

2.17 The following sections are removed from Section 3.13.3(5):

- (a) Must adhere all Federal, Provincial and Municipal laws and regulations and shall comply with the following conditions

3.16 The following sections are removed from Section 4.1.13:

- (1) remove the **sign** including all related structural components within thirty (30) days from the date of receipt of such notice;
- (2) restore the immediate area around the **sign** to the satisfaction of the **Town**; and
- (3) bear all the costs related to such removal and restoration;

3.17 Section 5.4.3 is removed:

5.4.3 The **Municipal Planning Commission** may:

- (1) Direct the **Development Officer** to review, research, or make recommendations on any other planning and **development** matter; an
- (2) Make recommendations to **Council** on planning and **development** matters.

2.19 The following sections are removed from Section 5.5.1:

- (3) The **use** proposed is allowed by this **Bylaw**.

3.18 The following sections are removed from Section 5.10.2:

- (3) The **use** of any such **development** as is referred to in subsection (3) for the purpose of which **development** was commenced;

3.20 The following will be removed from Section 6.2:

<p><b>Communication Structure</b></p>	<p>means an exterior transmitting device – or group of devices – used to receive and/or to transmit radio-frequency (RF) signals, microwave signals, or other federally-licensed communications energy transmitted from, or to be received by, other antennas. Antenna Systems include the antenna, and may include a supporting tower, mast or other supporting <b>structure</b>, and an equipment shelter. This protocol most commonly refers to the following two types of Antenna Systems:</p> <p>Freestanding Antenna System: a <b>structure</b> (e.g. tower or mast) built from the ground for the expressed purpose of hosting an Antenna System or Antenna Systems; and</p> <p><b>Building/Structure</b>-Mounted Antenna System: an Antenna System mounted on an existing <b>structure</b>, which could include a <b>building</b> wall or rooftop, a light standard, water tower, utility pole or other.</p>
<p><b>Designated Design Event</b>          [Bylaw #16.22]</p>	<p>The designated design event is the 1 in 100-year return period flood event (1% annual exceedance probability event); as determined by the Province of Alberta. The <i>Designated Design Event</i> is a regulated flood on the Red Deer River considering the upstream benefit of Dickson Dam, and an unregulated flood event on the Michichi Creek, Rosebud River and Willow Creek.</p>
<p><b>Design Flood Cross Sections</b>          [Bylaw #16.22]</p>	<p>The geodetic elevation determined by the nearest upstream cross section made available and determined from the Alberta Government Provincial Flood Hazard Mapping, available at <a href="https://floods.alberta.ca/">https://floods.alberta.ca/</a>.</p>
<p><b>Dwelling Unit – Moved On</b>          [Bylaw #16.22]</p>	<p>means a <b>single detached dwelling</b> that has previously been lived in, used as a residence or other purpose in a previous location, that has now been relocated to a new <b>parcel</b> for use as a dwelling;</p>
<p><b>General Requirements</b> [Bylaw #18.21]</p>	<p>means additional clauses outlined within an approved <b>development permit</b> not otherwise applicable to conditions, that may include but not limited to, reminders of other municipal, provincial, federal legislation, or</p>

	recommendations from the <b>town</b> not otherwise stated within this Land Use <b>Bylaw</b> .
<b>Show Home</b>	means a <b>development</b> constructed for the temporary purpose of illustrating to the public the type or character of a dwelling or dwellings to be constructed in other parts of a <b>subdivision</b> or <b>development</b> area.
<b>Single Detached Dwelling</b> [Bylaw #18.21] [	means a use where a <b>building</b> contains only one dwelling unit.
<b>Solar Energy System</b>	means <b>structures</b> and accessories designed to convert solar radiation into electrical or thermal energy.
<b>Tourist Dwelling</b>	means a single <b>Dwelling Unit</b> occupied by a single party of guests for a period of 28 days or less and contains sleeping and sanitary facilities, and may include cooking and eating facilities.

#### 4. ADDITIONS

4.1 The following section will be added to section 2.5.2

- (2) For the purposes of this overlay, the **flood hazard areas** are:
  - (a) **Floodway;**
  - (b) **Flood fringe;**
  - (c) **Protected flood fringe;** and
  - (d) **High hazard flood fringe.**

4.2 The following section will be added to section 2.5.3

- (10) The minimum **freeboard** height that will be added to a **flood mitigation structure** during a flood event will be 0.5 metres [Bylaw #12.24].

4.3 The following section will be added to Section 2.5.4

- (1) For lands within the **flood fringe**, the **permitted uses** and **discretionary uses** listed in the underlying **Land Use District** shall apply.
- (2) All **buildings** in the **flood fringe** must be designed in the following manner:
  - (a) the first floor of all **buildings** must be constructed at or above the **flood construction level**;
  - (b) all electrical and mechanical equipment within a **building** shall be located at or above the **flood construction level**; and

- (c) a sewer back-up valve must be installed in every **building**.
- (3) The rules regarding **building** design referenced in subsection (2) do not apply to:
  - (a) an addition that does not increase the gross **floor area** of the **building** by more than 20% of the gross **floor area** legally existing as of March 1, 2021, and;
  - (b) a fence, gate, **deck**, landing, **patio**, ramp, air conditioning unit, satellite dish, hot tub, and/or above or in-ground private swimming pool.
- (4) No **habitable area** within a **building** or **structure** shall be constructed, reconstructed, altered, moved, or extended below the specified elevation of the **flood construction level**.
- (5) **Building height** shall be measured from the specified elevation of the **flood construction level**.
- (6) An application for a **development permit** for a **parcel** located within the **flood fringe** must be accompanied by a report prepared by a member in good standing of the Association of Professional Engineers and Geoscientists of Alberta (APEGA), ~~qualified professional~~ demonstrating how the regulations of the Flood Hazard and the **flood construction level** are met.
- (7) All **buildings** must be set back 6.0 metres from the edge of the **floodway**.
- (8) Only those goods that are easily moveable may be stored on a **parcel** in the **flood fringe**.

#### 4.4 The following section will be added to Section 2.5.6

- (4) Notwithstanding Section 2.5.3(7), a new **building** constructed on the foundation of an original building must maintain the original setback to the flood mitigation structure.

#### 4.5 The following section will be added to Section 2.5

##### 2.5.7 **High Hazard Flood Fringe Use** and Regulations [Bylaw #12.24]

- (1) For **parcels** located in the **floodway** on which a **building** exists and where the **use** of that **parcel** has been previously approved, the **use** may continue as a **permitted** or **discretionary use** provided that the use is listed in the **Land Use District** in which the **parcel** is located.
- (2) The following **uses** shall be allowed in the **floodway**, when listed as a **permitted use** or **discretionary use** in the underlying **Land Use District**:
  - (a) Agriculture – general;
  - (b) **Recreation – non-intensive**;
  - (c) Natural areas;
  - (d) Parks; and,
  - (e) **Public utilities**.
- (3) No **development** shall be allowed within the **high hazard flood fringe** that has the potential to increase the obstruction of floodwaters or potential for a detrimental effect on the hydrological system, water quality, or on existing **development**.

- (4) New **development** and structural alterations to existing **development** is not allowed except to:
- (a) Accommodate **public utilities**, including **flood mitigation structures** and erosion control measures;
  - (b) Replace an existing **building** or **structure** on the same location and footprint, and for the same use, provided that the **flood hazard** can be overcome, as demonstrated by a member in good standing of the Association of Professional Engineers and Geoscientists of Alberta, and in a manner that is acceptable to the **Town**, including meeting **flood construction level** requirements; and
  - (c) Renovate an existing **building** or **structure**, provided that:
    - i. There is no increase to the **floor area** below the **flood construction level**;
    - ii. The renovation does not create a new **dwelling unit**; and,
    - iii. The renovation may not construct **decks**, docks, fences, **patios**, walls, riprap or other obstructions unless being constructed by or on behalf of the **Town** for the purpose or erosion control where the primary purpose is to protect public infrastructure.
- (5) Notwithstanding Sections 2.5.7(3) and 2.5.7(4), The **Development Authority** may approve a proposed **development** if it is determined by a member in good standing of the Association of Professional Engineers and Geoscientists of Alberta (APEGA) that the **flood hazard** can be overcome in a manner that is acceptable to the **Town**.

4.6 The following section will be added to Part 2:

**2.6 MANUFACTURED HOME PARK STANDARDS [BYLAW #16.22]**

2.6.1 General Intent:

- (5) Establish specific regulations for the placement of **dwelling units – manufactured** within an approved **manufactured home park**.

2.6.2 **Uses:**

Use Category	Permitted Uses	Discretionary Uses
(1) Residential	<b>Dwelling Unit – Manufactured</b>	
(2) Commercial	<b>Home Occupation – Basic</b> <b>Home Occupation – Urban</b>	<b>Retail and Service – General</b>
(3) Institutional	<b>Recreation – Non-Intensive</b>	
(4) Other <b>Uses</b>	<b>Accessory Building or Structure</b>	<b>Accessory Building – Portable</b>

2.6.3 **Parcel** Standards:



(1) <b>Site Area</b>	Maximum <b>site</b> area of 5.0 acres.
(2) <b>Density</b>	Maximum of ten (10) units per acre.
(3) Lot Area	(a) 325 square metres for single wide <b>dwelling units – manufactured</b> . (b) 370 square metres for double wide <b>dwelling units – manufactured</b> .
(4) <b>Building Height</b> Standards	(a) 5.0 metres for <b>dwelling units – manufactured</b> . (b) 5.0 metres for <b>accessory buildings</b> . (c) Other <b>uses</b> at the discretion of the <b>Development Authority</b> .

2.6.4 **Setbacks for Manufactured Homes:**

(1) <b>Front Setback</b>	Minimum 3.0 metres from any internal <b>road</b> or common parking area.
(2) <b>Secondary Front Setback</b>	Minimum 3.0 metres from any internal <b>road</b> or common parking area.
(3) <b>Side Setback</b>	Minimum 1.2 metres.
(4) <b>Rear Setback</b>	Minimum 1.2 metres.
(5) Other <b>Setbacks</b>	(a) Minimum 4.5 metres between each <b>dwelling unit – manufactured</b> including any <b>porch</b> or addition. (b) Minimum 10.5 metres from a boundary of a <b>manufactured home park</b> abutting a public <b>street</b> or highway and 3.0 metres from other <b>manufactured home park</b> boundaries. (c) <b>Setbacks</b> shall be <b>landscaped</b> and or <b>screened</b> and protected from any further <b>development</b> .

2.6.5 **Parking, Roads and Walkways:**

(1) Vehicle Parking	(a) No on-street parking shall be permitted. (b) A minimum of one (1) parking stall shall be provided on each lot.
---------------------	---

	(c) Visitor parking shall consist of one (1) off-street parking stall for every four (4) lots. Visitor parking shall be dispersed throughout the park and shall be clearly identified.
(2) Roads and Walkways	<p>(a) All <b>roads</b> in the <b>manufactured home park</b> shall be paved and constructed to the specifications of the <b>Town</b>.</p> <p>(b) Internal pedestrian walkways shall be hard-surfaced and have a minimum width of 1.5 metres.</p> <p>(c) Each lot shall abut a park roadway and have an <b>access</b> way with a minimum width of 4.3 metres.</p> <p>(d) The removal of snow from all internal pedestrian walkways, <b>roads</b> and communal parking stalls, shall be the responsibility of the <b>manufactured home park</b> owner.</p>

2.6.6 **Landscaping** Standards:

(1) General <b>Landscaping</b> Standards	Each application for a <b>manufactured home park</b> shall be accompanied by a <b>landscaping</b> and <b>site development</b> plan.
--	---

2.6.7 Additional Standards:

(1) General Additional Standards	<p>(a) No <b>accessory building</b> or <b>use</b> shall be located in the <b>front yard</b> of a lot.</p> <p>(b) A <b>screened</b> storage compound shall be provided for trucks, campers, travel trailers, snowmobiles, boats, and other large vehicles at a location and in a manner satisfactory to the <b>Development Authority</b>.</p> <p>(c) All <b>public utility</b> lines shall be placed underground.</p> <p>(d) A minimum of 10% of the total area of the <b>manufactured home park</b> shall be set aside for recreational <b>uses</b>.</p> <p>(e) Identification and directional <b>signs</b> shall be of a size, height and type satisfactory to the <b>Development Authority</b>.</p>
----------------------------------	---

4.7 The following will be added to Section 3.5.1(1):

- (e) In a **Residential Land Use District**, an existing **principal building** must be present on a **parcel** before an **accessory building** can be developed.

4.8 The following will be added to Section 3.5.1(20):

<p>(20) <b>Solar Energy System – Freestanding</b> [Bylaw #12.24]</p>	<p>(a) Is considered an <b>accessory building</b> and must abide by the standards of Section 3.1.1 (1).</p> <p>(b) Shall not be located in the front yard, secondary front yard, or side yard of the parcel.</p> <p>(c) Shall not exceed a maximum height of 1.8 metres from the grade.</p> <p>(d) Shall be screened from adjacent parcels with a fence or landscaping.</p> <p>(e) Shall be positioned in a manner to not direct glare onto an adjacent parcel or right-of-way.</p>
--	---

4.9 The following will be added to Section 3.5.1(21):

<p>(21) <b>Solar Energy System – Rooftop</b> [Bylaw #12.24]</p>	<p>(a) Shall not project more than 1.0 metres above the roof line in <b>Residential Land Use Districts</b>.</p> <p>(b) Shall not project more than 1.8 metres above the roof line in all other <b>Land Use Districts</b>.</p> <p>(c) The attachment of a solar energy device to a <b>principal</b> or <b>accessory building</b> shall not exceed the maximum <b>building</b> height of the applicable <b>Land Use District</b>.</p> <p>(d) Solar energy devices attached to a principal or accessory building should be integrated with the roof of the structure.</p>
---	--

4.10 The following will be added to Section 3.5.1.(1)(1):

- (m) may take the form of a **dwelling unit — manufactured**, but must be designed to complement the existing **principal building**.

4.11 The following will be added to Section 3.5.2

<p>(1) General Provisions [Bylaw #12.24]</p>	<p>(a) A geotechnical slope assessment report prepared by a qualified Geotechnical Engineer is required for all proposed development adjacent to river valley, bench and coulee slopes; unless otherwise determined by the Development Authority.</p> <p>(b) The Development Authority may increase the setbacks established in the section 3.5.2(2) and 3.5.2(3) at their discretion based on the evidence</p>
--	---

	submitted in a geotechnical slope assessment.
(2) Toe of Slope Setback [Bylaw #12.24]	(a) Unless otherwise determined by the Development Authority, the minimum setback from the toe of slopes shall be as follows: <ul style="list-style-type: none"> <li>i. 9.1 metres, when the height of the slope is greater than 3.2 metre; or,</li> <li>ii. One-third (1/3) the height of the slope, from the point where the slope begins to rise steeper than 33%, when a slope is steeper than 33% and higher than 27.4 metres.</li> </ul>
(3) Top of Slope Setback [Bylaw #12.24]	(a) Unless otherwise determined by the Development Authority, the minimum setback from the front edge top of slopes, shall be as follows: <ul style="list-style-type: none"> <li>i. 22.8 metres, when the average height of the slope is between 0.0 and 15.4 metres;</li> <li>ii. 45.7 metres, when the average depth of the valley is between 15.5 metres and 30.5 metres; and,</li> <li>iii. 61 metres, or the height of the slope, whichever is greater, when the average depth of the valley is more than 30.5 metres.</li> </ul>

4.12 the following will be added to Section 3.7.6(5)(a):

- (vi) an unenclosed deck, porch or other similar structure, below 0.6 metres in height may project up to 100% into a front setback or rear setback;
- (vi) an unenclosed deck, porch or other similar structure, above 0.6 metres in height, may project up to 50% into a front setback or rear setback;

4.11 The following will be added to Section 3.7(1), 3.8(1) under Discretionary Uses:

Use Category	Permitted Uses	Discretionary Uses
(1) Residential [Bylaw #16.22]		<b><i>Manufactured Home Park</i></b>

4.12 The following will be added to Section 3.7(6), 3.8(6), 3.9(5),3.10(5) 3.11(5) 3,12(4), and 3.13(6) under Permitted Use:

Use Category	Permitted Uses	Discretionary Uses
(4) Other Uses	<b>Solar Energy System —            Freestanding</b>  <b>Solar Energy System —            Rooftop</b>	

Use Category	Permitted Uses	Discretionary Uses
(5) Other Uses	<b>Solar Energy System —            Freestanding</b>  <b>Solar Energy System —            Rooftop</b>	

Use Category	Permitted Uses	Discretionary Uses
(6) Other Uses	<b>Solar Energy System —            Freestanding</b>  <b>Solar Energy System —            Rooftop</b>	

4.13 The following will be added to Section 3.10(1) under Discretionary Uses:

Use Category	Permitted Uses	Discretionary Uses
(1) Residential [Bylaw #16.22]		<b>Mixed-Use Development</b>

4.14 The following will be added to Section 3.11(1) under Permitted Uses:

Use Category	Permitted Uses	Discretionary Uses
(1) Residential [Bylaw #16.22]	<b>Mixed-Use Development</b>	

4.15 The following will be added to Section 3.11(5) and 3.10(5) under Discretionary Uses:

Use Category	Permitted Uses	Discretionary Uses

(1) Residential [Bylaw #16.22]		<b>Storage Structure</b>
--------------------------------	--	--------------------------

4.16 The following will be added to Section 3.7.3:

(3.1) <b>Solar Energy System – Rooftop</b>	Shall not project more than 1.8 metres above the roof line of any <b>principal</b> or <b>accessory building</b> .
--	---

4.17 The following will be added to Section 3.8.3:

(4.1) <b>Solar Energy System - Rooftop</b>	Shall not project more than 1.0 metres above the roof line of any <b>principal</b> or <b>accessory building</b> .
--	---

4.18 The following will be added to Section 3.9.3:

(3.1) <b>Solar Energy System – Rooftop</b>	Shall not project more than 1.0 metres above the roof line of any <b>principal</b> or <b>accessory building</b> .
--	---

4.19 The following will be added to Section 3.10.2.(1):

(3.1) <b>Solar Energy System – Rooftop</b>	Shall not project more than 1.0 metres above the roof line of any <b>principal</b> or <b>accessory building</b> .
--	---

4.20 The following will be added to Section 3.11.3:

(2.1) <b>Solar Energy System - Rooftop</b>	Shall not project more than 1.0 metres above the roof line of any <b>principal</b> or <b>accessory building</b> .
--	---

4.21 The following will be added to Section 3.12.3:

(3.1) <b>Solar Energy System - Rooftop</b>	Shall not project more than 1.8 metres above the roof line of any <b>principal</b> or <b>accessory building</b> .
(4) Additional Standards	All <b>uses</b> shall mitigate any potential <b>nuisance</b> , such as noise, vibration, smoke, dust, fumes, odors, heat, light, or traffic generation, to the satisfaction of the <b>Development Authority</b> .

4.22 The following will be added to Section 3.13.3:

(6.1) <b>Solar Energy System – Rooftop</b>	Shall not project more than 1.8 metres above the roof line of any <b>principal</b> or <b>accessory building</b> .
--	---

4.23 The following will be added to Section 4.1:

4.1.18 Only two (2) **signs** will be permitted per **parcel** at any time.

4.24 The following will be added to Section 5.4:

- (3) Direct the **Development Officer** to review, research, or make recommendations on any other planning and **development** matter; and
- (4) Make recommendations to **Council** on planning and **development** matters.

4.25 The following will be added to Section 5.5.1:

- (4) Involve a variance of any **setback**, **building height**, and **site coverage** by more than 20%.

4.26 The following will be added to Section 5.5:

- 5.5.3 The **Development Officer** shall refer all applications that require a variance over 20% to the **Municipal Planning Commission**.
- 5.5.4 The **Municipal Planning Commission** may grant a variance for **setbacks**, **building** heights, and **site** coverage up to 50%.
- 5.5.5 The **Subdivision Authority** may approve at their discretion, with or without conditions, an application for a **development** that does comply with this **Bylaw** where the proposed **development**, with variance would not:
  - (1) Unduly interfere with the amenities of the neighbourhood; or
  - (2) Materially interfere with or affect the use, enjoyment, or value of neighbouring properties.

4.27 The following will be added to Section 5.26:

- 5.26.1 Any proposed change of **use** for a **building** that is not the same **use** previously operating requires a **development permit** regardless of the length the building has been vacant.”
- 5.26.2 Any **building** that has been vacant for more than six (6) months requires a **development permit** for a change in occupancy regardless of the previous **use**”
- 5.26.3 Notwithstanding Section 5.26.2, If a building has been vacant less than six (6) months and the proposed **use** is similar to the previous **use** a **development permit** is not required.

4.11 The following will be added to Section 6.2:

<b>Agriculture – Pasturage</b>	means a <b>development</b> limited to the grazing and keeping of
--------------------------------	--

	livestock.
<b>Alberta Private Sewage Disposal System Standard of Practice</b> [Bylaw #12.24]	means the design standards, installation standards, and material requirements for on-site private sewage systems handling less than 25 cubic metres of sewage volume per day.
<b>Direct Control District</b> [Bylaw #12.24]	means a land use designation for parcels that, because of unique characteristics or innovative design, requires specific regulations unavailable in other <b>land use districts</b> .
<b>Dwelling Unit</b> [Bylaw #12.24]	means a: (b) <b>dwelling unit – duplex;</b> (c) <b>dwelling unit – manufactured;</b> (d) <b>dwelling unit – multiple unit (apartment);</b> (e) <b>dwelling unit – multiple unit (attached housing);</b> (f) <b>dwelling unit – single-detached;</b> (g) <b>dwelling unit – secondary suite; and,</b> (h) <b>dwelling unit – garden.</b>
<b>Government of Alberta Flood Hazard Maps</b> [Bylaw #12.24]	means the maps demonstrating the risk of flooding within the <b>Town</b> . The maps can be accessed at <a href="http://floods.alberta.ca">floods.alberta.ca</a> .
<b>Historical Resources Act</b> [Bylaw #12.24]	means the Historical Resources Act, RSA 2000, c H-9, as amended from time to time, and its successor legislation.
<b>Home Occupation</b> [Bylaw #12.24]	means an <b>accessory use</b> by a resident of a <b>dwelling unit</b> for small-scale business activities that do not adversely affect the residential character of the property.
<b>Intermunicipal Subdivision and Development Appeal Board Bylaw</b> [Bylaw #12.24]	means the Intermunicipal Subdivision and Development Appeal Board Bylaw 17.21, as amended from time to time, and its successor legislation.
<b>Land Titles Act</b> [Bylaw #12.24]	means the Land Title Act, RSA 2000, c L-4, as amended from time to time, and its successor legislation.
<b>Land Use District</b> [Bylaw #12.24]	means the areas within the jurisdiction of the <b>Town</b> that have been delineated in Section 2 of this <b>Bylaw</b> , and in accordance with the <b>Act</b> .
<b>Residential Mixed-Use</b> [Bylaw #12.24]	means a <b>development</b> that has both a residential <b>use</b> and



	a commercial <b>use</b> within a shared building, with the commercial <b>use</b> located on the ground floor. A <b>Residential Mixed-Use Development</b> may contain the commercial <b>uses</b> listed as permitted and discretionary for the respective <b>land use district</b> where the <b>Residential Mixed-Use Development</b> is located.
<b>Provincial Offences Procedures Act</b> [Bylaw #12.24]	means the Provincial Offences Procedures Act RSA, c P-34, as amended from time to time, and its successor legislation.
<b>Reserve Land</b> [Bylaw #12.24]	means any <b>parcel</b> designated as municipal reserve, environmental reserve, municipal and school reserve, school reserve, conservation reserve, or community services reserve, as defined in the <b>Act</b> or noted as community reserve on a Certificate of Title.
<b>Residential Land Use District</b> [Bylaw #12.24]	means: (a) Neighbourhood District (b) Neighbourhood Centre District (c) Downtown District
<b>Residential Use</b> [Bylaw #12.24]	means a particular usage that falls under the residential <b>use</b> category designated for each specific <b>Land Use District</b> .
<b>Responsible Pet Ownership Bylaw</b> [Bylaw #12.24]	means the Responsible Pet Ownership Bylaw 06.13, as amended from time to time, and its successor legislation.
<b>Safety Codes Act</b> [Bylaw #12.24]	means the Safety Codes Act, RSA 2000, C. S-1, as amended from time to time, and its successor legislation.
<b>Solar Energy System – Freestanding</b> [Bylaw #12.24]	means a device and accessories designed to convert solar radiation into electrical or thermal energy which is placed on the ground.
<b>Solar Energy System – Rooftop</b> [Bylaw #12.24]	means a device and accessories designed to convert solar radiation into electrical or thermal energy mounted to the roof of a <b>building</b> or <b>structure</b> .
<b>Subdivision and Development Regulations</b> [Bylaw #12.24]	means the Subdivision and Development Regulation, A/R 84/2022, as amended from time to time, and its successor legislation.
<b>Temporary Barriers</b> [Bylaw #12.24]	means <b>adaptive fill</b> or any other structure temporarily installed during a flooding event in accordance with the

	<b>Town's</b> Emergency Response Plan.
--	--

DRAFT



# Town of Drumheller

## Land Use Bylaw

Bylaw: 16.20 | December 7, 2020

Consolidated to include amendments to March 2023



this page intentionally left blank

## Amendments to Land Use Bylaw 16.20

Bylaw No.	Date	Description
14.21	July 28, 2021	Amends Land Use District Map for a portion of lands described as Lot 2, Block C, Plan 891 1337, Lot 1 Plan 761 0349 and SE 'ASec.29, TWP 28, RGE 19, W4M, in the Town of Drumheller, from Badlands District (BD), Rural Development District (RDD), and Neighborhood District (ND) to Employment District (ED).
18.21	September 13, 2021	Textual Amendments package – September 2021  Includes; addition to general requirements for Flood Hazard Overlay, additional categories for Signs requirements, additional uses and descriptions, and alterations to clerical errors.
16.22	March 6, 2023	Textual Amendments package Includes additional regulations for:  <ul style="list-style-type: none"> <li>    Dwelling Unit types</li> <li>    - Murals</li> <li>    - Industrial Uses within the Employment District</li> <li>    - Manufactured Home Parks</li> <li>    - Discretionary Uses</li> </ul> Removal of mapping within Bylaw  Complete rewriting of Flood Hazard Overlay to Flood Hazard Areas and make terminology consistent with Alberta Government  Reclassification for all Dwelling Units to provide more clarity.
12.24	June 3, 2024	Amendments include the following changes: <ul style="list-style-type: none"> <li>• General Clerical Changes</li> <li>• Multiple changes to the Flood Overlay section</li> <li>• Addition of “High Hazard Flood Fringe” provisions</li> <li>• Simplification of the Slope Stability Section</li> <li>• Removal of Tourist Dwelling</li> <li>• Changes to Solar Systems</li> <li>• Removal of Communications Structures</li> <li>• Changes to Variance Powers</li> <li>• Changed Secondary Suites to a Permitted Use in all Land Use Districts</li> <li>• Addition of Mixed-Use Development as a use</li> </ul>

---

# Table of Contents

<b>1. Purpose and Authority</b>	
1.1 GENERAL PURPOSE .....	1
1.2 AUTHORITY.....	1
1.3 APPLICABILITY .....	1
1.4 TRANSITION.....	1
<b>2. Maps and Overlays</b>	
2.1 LAND USE MAPS .....	2
2.2 OVERLAYS OVERVIEW .....	9
2.3 DEVELOPMENT OPPORTUNITY OVERLAY .....	9
2.4 WAYNE VALLEY NEIGHBOURHOOD OVERLAY .....	9
2.5 FLOOD HAZARD AREAS .....	10
2.6 MANUFACTURED HOME PARK STANDARDS [BYLAW #16.22] .....	14
<b>3. Land Use Districts</b>	
3.5 RULES THAT APPLY TO ALL LAND USE DISTRICTS .....	23
3.6 BADLANDS DISTRICT .....	44
3.7 RURAL DEVELOPMENT DISTRICT .....	45
3.8 COUNTRYSIDE DISTRICT .....	51
3.9 NEIGHBOURHOOD DISTRICT .....	58
3.10 NEIGHBOURHOOD CENTRE DISTRICT .....	66
3.11 DOWNTOWN DISTRICT .....	74
3.12 TOURISM CORRIDOR DISTRICT .....	81
3.13 EMPLOYMENT DISTRICT .....	87
<b>4. Signs</b>	
4.1 GENERAL REQUIREMENTS FOR SIGNS .....	96
4.2 FREESTANDING SIGNS .....	97
4.3 FASCIA SIGNS .....	98
4.4 PROJECTING SIGNS .....	98
4.5 ROOFTOP SIGNS.....	98
4.6 PORTABLE SIGNS .....	98
4.7 A-BOARD SIGNS .....	99
4.8 BILLBOARD SIGNS .....	99
4.9 BENCH SIGNS [BYLAW #18.21].....	100
4.10 MURALS [BYLAW #16.22] .....	100

4.11	SIGNS NOT REQUIRING A DEVELOPMENT PERMIT .....	101
<b>5.</b>	<b>Administration</b>	
5.1	DEVELOPMENT AUTHORITY .....	103
5.2	DEVELOPMENT OFFICER .....	103
5.3	SUBDIVISION AUTHORITY .....	104
5.4	MUNICIPAL PLANNING COMMISSION .....	104
5.5	VARIANCE POWERS .....	105
5.6	SUBDIVISION AND DEVELOPMENT APPEAL BOARD .....	106
5.7	AMENDMENTS TO THIS BYLAW .....	106
5.8	SUBDIVISION APPLICATIONS .....	107
5.9	SUBDIVISION AGREEMENTS .....	109
5.10	WHEN A DEVELOPMENT PERMIT IS NOT REQUIRED .....	109
5.11	DEVELOPMENT PERMIT APPLICATIONS .....	110
5.12	DISCRETIONARY USES .....	113
5.13	APPLICATION NOTIFICATION REQUIREMENTS .....	114
5.14	DEVELOPMENT AGREEMENT FOR DEVELOPMENT PERMITS .....	114
5.15	CONDITIONS OF DEVELOPMENT PERMIT .....	114
5.16	NOTICE OF DECISION .....	115
5.17	PERMIT VALIDITY .....	116
5.18	APPEALS .....	116
5.19	FORMS, NOTICES, OR ACKNOWLEDGMENTS .....	117
5.20	NON-CONFORMING USES AND BUILDINGS .....	117
5.21	CONTRAVENTION .....	118
5.22	RIGHT OF ENTRY .....	118
5.23	VIOLATION TAGS .....	118
5.24	FINES .....	119
5.25	STOP ORDERS .....	119
5.26	VACANCY .....	120
<b>6.</b>	<b>Interpretation and Definitions</b>	
6.1	RULES OF INTERPRETATION .....	121
6.2	DEFINITIONS .....	122

---

# 1. Purpose and Authority

## 1.1 GENERAL PURPOSE

- 1.1.1 The purpose of this **Bylaw**, entitled the “Town of Drumheller Land Use Bylaw,” is to regulate the **use** and **sustainable development** of land and **buildings** in the Town of Drumheller, pursuant to Part 17 of the **Act**. All planning applications pursuant to this **Bylaw**, including This **Bylaw** strives to enable sustainable **development** and all planning applications, including land **use**, **subdivision**, and **development permit** applications will be evaluated using the principles of the **Municipal Development Plan**.

## 1.2 AUTHORITY

- 1.2.1 The authority action of the **Town**, in the adoption of this **Bylaw**, is authorized under the **Act**, as amended.
- 1.2.2 No person shall commence any **development** within the **Town** except in compliance with this **Bylaw**.
- 1.2.3 This **Bylaw** is implemented to advance the vision, principles, and policies established in the **Municipal Development Plan** and any other Statutory Plan or non-Statutory Plan.

## 1.3 APPLICABILITY

- 1.3.1 The provisions of this **Bylaw** apply to all lands and **buildings** within the boundaries of the **Town**, pursuant to Part 17 of the **Act**.
- 1.3.2 Compliance with the requirements of this **Bylaw** does not exempt any person from the requirements of any Statutory Plan.
- 1.3.3 Nothing in this **Bylaw** exempts a person from obtaining a **development permit** as required by this or any other bylaw.
- 1.3.4 In addition to the requirements of this **Bylaw**, a person is required to comply with all federal, provincial, and other municipal legislation.
- 1.3.5 The provisions for this **Bylaw**, when in conflict, shall take precedence over those of other municipal bylaws.

## 1.4 TRANSITION

- 1.4.1 This **Bylaw** shall come into force and take effect on March 1, 2021. Land Use Bylaw 10-08, as amended, is hereby repealed.
- 1.4.2 Applications for **subdivision** or **development** which were submitted prior to adoption of this **Bylaw** shall be evaluated under the provisions of Land Use Bylaw 10-08, as amended.
- 1.4.3 Where a Land-use designation in a previously approved **Area Structure Plan** or other Statutory Plan Document does not align with the Land Use Districts is Land Use Zoning of this **Bylaw**, an application for **subdivision** or **development** shall be considered by the **Development Authority** and the most similar **Land Use District** considered.



---

## 2. Maps and Overlays

### 2.1 LAND USE MAPS

2.1.1 The **Town** is hereby divided into the following eight (8) **Land Use Districts**:

- (1) Badlands District;
- (2) Rural Development District;
- (3) Countryside District;
- (4) Neighbourhood District;
- (5) Neighbourhood Centre District;
- (6) Downtown District;
- (7) Tourism Corridor District; and,
- (8) Employment District.

2.1.2 The **Land Use Districts** listed in Section 2.1.1 are delineated on the Palliser Web GIS Portal, which shall be known as the “Land Use Map.” For the most current interactive view of the **Land Use Districts** scan the QR code below or enter the web address <https://gis.palliserwebmap.ca/>. ~~<http://dlu.palliserwebmap.ca/>~~ [Bylaw #16.22]



2.1.3 The Land Use Map may be amended or replaced by bylaw from time to time.

2.1.4 Where the location of a district boundary on the Land Use Map is not clearly understood, the following rules shall apply:

- (1) A **Land Use District** boundary shown as running through the centre of a parcel, approximately following a parcel boundary shall be deemed to be following the nearest parcel boundary;
- (2) A **Land Use District** boundary shown as following a **road, lane**, railway, stream, or canal shall be deemed to follow the centre line thereof; and,
- (3) ~~[Removed by Bylaw #12.24] District boundaries not referenced specifically in subsections 2.1.4(1) and 2.1.4(2) shall be determined on the basis of the scale of the Land Use Map; and,~~
- (4) A **Land Use District** boundary location which cannot be resolved shall be referred to the **Development Authority** to decide on the boundary location.

Page removed - [Bylaw #16.22]

Page removed - [Bylaw #16.22]

Page removed - [Bylaw #16.22]

Page removed - [Bylaw #16.22]

Page removed - [Bylaw #16.22]

Page removed - [Bylaw #16.22]

## 2.2 OVERLAYS OVERVIEW

### 2.2.1 Purpose:

- (1) The purpose of an **overlay** is to facilitate the implementation of specific goals and objectives contained in the **Municipal Development Plan**, including protecting **development** from environmental hazards ~~and vice versa~~ and identifying opportunities for growth and **development**.
- (2) The regulations established within an **overlay** apply in addition to the regulations of the underlying **Land Use District**.
- (3) Only those regulations explicitly addressed in an **overlay** are impacted by the **overlay**. All remaining regulations from the underlying **Land Use District** remain in effect.
- (4) If there is a conflict between the regulations of an **overlay** and the underlying **Land Use District**, the **overlay** shall take precedence.
- (5) Lands subject to an **overlay** are [delineated on the Land Use Map, in accordance with Section 2.1.2 two \(2\) of this Bylaw](#). ~~indicated on the maps provided in this section of the~~

## 2.3 DEVELOPMENT OPPORTUNITY OVERLAY

### 2.3.1 General Intent:

- (1) To identify lands within the **Town** that are suitable for growth and **development**.

### 2.3.2 **Uses** and Regulations:

- (1) **Uses** lawfully existing at the date of adoption of this **Bylaw** are permitted to continue.
- (2) No **subdivision** or **development** is allowed without an approved **Area Structure Plan**.
- (3) Following the approval of an **Area Structure Plan** by the **Development Authority**, the **uses** and regulations of the underlying **Land Use District** shall apply.

## 2.4 WAYNE VALLEY NEIGHBOURHOOD OVERLAY

### 2.4.1 General Intent:

- (1) The following alternate regulations shall apply to all **parcels** located within the Wayne Valley Neighbourhood Overlay. ~~identified on the Land Use Map~~. The purpose of the Wayne Valley Neighbourhood Overlay is to retain the unique characteristics of the Wayne Valley.

### 2.4.2 **Parcel** Width Standards:

(1) <b>Parcel</b> Width	No minimum.
-------------------------	-------------



2.4.3 **Setbacks for Principal Buildings:**

(2)	<b>Front Setback</b>	Minimum 6.0 metres.
(3)	<b>Secondary Front Setback</b>	Minimum 4.5 metres.
(4)	<b>Side Setback</b>	Minimum 1.5 metres.
(5)	<b>Rear Setback</b>	Minimum 7.5 metres.

2.4.4 **Setbacks for Accessory Buildings:**

(1)	<b>Front Setback</b>	Minimum 6.0 metres.
(2)	<b>Secondary Front Setback</b>	Minimum 4.5 metres.
(3)	<b>Side Setback</b>	Minimum 1.0 metres.
(4)	<b>Rear Setback</b>	Minimum 7.0 metres.

2.4.5 **Parcel Coverage Standards:**

(1)	<b>Parcel Coverage</b>	No maximum.
-----	------------------------	-------------

2.4.6 **Building Height Standards:**

(1)	<b>Parcel Coverage</b>	Maximum 11 metres.
(2)	<b>Accessory Building</b>	Maximum 7.5 metres.

**2.5 FLOOD HAZARD AREAS**

2.5.1 [\[Removed by Bylaw 12.24\] Floodway Use and Regulations \[Bylaw #16.22\]](#)

2.5.2 General Intent:

- (1) To identify **flood hazard areas** ~~lands~~ within the **Town** ~~that are susceptible to flooding during high water events~~ and to regulate the **use** and **development** of land within ~~these areas, susceptible to flooding~~
- (2) For the purposes of this overlay, the **flood hazard areas** are:
  - (a) **Floodway**;
  - (b) **Flood fringe**;
  - (c) **Protected flood fringe**; and
  - (d) **High hazard flood fringe**.

2.5.3 General Regulation:

- (1) For **parcels** located in the **flood hazard areas** (~~*Floodway, Flood Fringe, Protected Flood Fringe or High Hazard Flood Fringe*~~), the requirements of Section 2.5 apply and prevail when there is any conflict between the requirements of this Section and any other requirements of this **Bylaw**.
- (2) Each **development** and **subdivision** application shall be reviewed against the **Government of Alberta Flood Hazard Maps** and existing protection reviewed to confirm the suitability of the **site** for **development**.
- (3) ~~The elevation of the **flood construction level** is variable along the length of the Valley and is determined by the **Development Officer** from the **Government of Alberta Flood Hazard Map** as the highest elevation on the subject **parcel**, typically found at the upstream boundary.~~ ~~is variable along the length of the Valley and is determined by the interpolation of **design flood cross sections**.~~
- (4) No new **cemeteries** shall be constructed within the **flood hazard areas**.
- (5) All electrical, heating, air conditioning, and other mechanical equipment shall be located at or above the specified elevation of the **flood construction level**.
- (6) ~~**Outdoor**~~ Storage of chemicals, explosives, flammable liquids, and/or toxic or waste materials that cannot be readily removed in the event of a flood is prohibited.
- (7) All new **buildings** and **structures** within the **flood hazard areas** shall be **setback** by a minimum of 7.5 metres from the toe or base of a **flood mitigation structure**.
- (8) No **subdivision** of any **parcel** greater than 1.2 hectares shall be approved unless undertaken in conformity with an approved **Area Structure Plan**, or if the **development** is considered **infill**.
- (9) No **habitable area** within a **building** or **structure** shall be constructed, reconstructed, altered, moved, or extended below the specified elevation of the **flood construction level**.
- (10) The minimum **freeboard** height that will be added to a **flood mitigation structure** during a flood event will be 0.5 metres [Bylaw #12.24].

2.5.3.(1) **Floodway Use** and Regulations [Bylaw #16.22]:

- (1) For **parcels** located in the **floodway** on which a **building** exists and where the **use** of that **parcel** has been previously approved, the **use** may continue as a **permitted** or **discretionary use** provided that the **use** is listed in the **Land Use District** in which the **parcel** is ~~located~~ ~~designated~~.
- (2) The following **uses** shall be allowed in the **floodway**, when listed as a **permitted use** or **discretionary use** in the underlying **Land Use District**:
  - (a) **Agriculture – general**;
  - (b) **Recreation – non-intensive**;
  - (c) Natural areas;
  - (d) Parks; and,
  - (e) **Public utilities**.

- (3) No **development** shall be allowed within the **floodway** that has the potential to increase the obstruction of floodwaters or potential for a detrimental effect on the hydrological system, water quality, or on existing **development**.
- (4) New **development** and structural alterations to existing **development** is not allowed except to:
  - (a) Accommodate **public utilities**, including **flood mitigation structures** and erosion control measures;
  - (b) Replace an existing **building** or **structure** on the same location and footprint, and for the same **use**, provided that the flood hazard can be overcome, as demonstrated by a member in good standing of the Association of Professional Engineers and Geoscientists of Alberta (APEGA), and in a manner that is acceptable to the **Town**, including meeting **flood construction level** requirements; and
  - (c) Renovate an existing **building** or **structure**, provided that:
    - i. There is no increase to the **floor area** below the **flood construction level**;
    - ii. The renovation does not create a new **dwelling unit**, and,
    - iii. The renovation may not construct **decks**, docks, fences, **patios**, walls, riprap or other obstructions unless being constructed by or on behalf of the **Town** for the purpose or erosion control where the primary purpose is to protect public infrastructure.

2.5.4 **Flood Fringe and High-Hazard Flood Fringe Use** and Regulations [\[Bylaw # 12.24\]](#)

- (1) [For lands within the flood fringe, the permitted uses and discretionary uses listed in the underlying Land Use District shall apply.](#)
- (2) [All buildings in the flood fringe must be designed in the following manner:](#)
  - (a) [the first floor of all buildings must be constructed at or above the flood construction level;](#)
  - (b) [all electrical and mechanical equipment within a building shall be located at or above the flood construction level; and](#)
  - (c) [a sewer back-up valve must be installed in every building.](#)
- (3) [The rules regarding building design referenced in subsection \(2\) do not apply to:](#)
  - (a) [an addition that does not increase the gross floor area of the building by more than 20% of the gross floor area legally existing as of March 1, 2021, and;](#)
  - (b) [a fence, gate, deck, landing, patio, ramp, air conditioning unit, satellite dish, hot tub, and/or above or in-ground private swimming pool.](#)
- (4) [No habitable area within a building or structure shall be constructed, reconstructed, altered, moved, or extended below the specified elevation of the flood construction level.](#)
- (5) [Building height shall be measured from the specified elevation of the flood construction level.](#)

- (6) An application for a **development permit** for a **parcel** located within the **flood fringe** must be accompanied by a report prepared by a member in good standing of the Association of Professional Engineers and Geoscientists of Alberta (APEGA), **qualified professional** demonstrating how the regulations of the Flood Hazard and the **flood construction level** are met.
- (7) All **buildings** must be set back 6.0 metres from the edge of the **floodway**.
- (8) Only those goods that are easily moveable may be stored on a **parcel** in the **flood fringe**.

2.5.5 [Removed by Bylaw #12.24]

2.5.6 **Protected Flood Fringe Use** and Regulations [Bylaw #16.22]

- (1) For lands within the **protected flood fringe**, the **permitted uses** and **discretionary uses** listed in the underlying **Land Use Districts** shall apply.
- (2) [Removed by #Bylaw 12.24]. All buildings and structures within the Protected Flood Fringe shall be setback by a minimum of 7.5 metres from the toe or base of a flood mitigation structure.
- (3) The first floor of all **buildings** shall be constructed with first floor to the 1:20 year flood, as determined by the **Government of Alberta Flood Hazard Maps**.
- (4) Notwithstanding Section 2.5.3(7), a new **building** constructed on the foundation of an original building must maintain the original setback to the flood mitigation structure.

2.5.7 **High Hazard Flood Fringe Use** and Regulations [Bylaw #12.24]

- (1) For **parcels** located in the **floodway** on which a **building** exists and where the **use** of that **parcel** has been previously approved, the **use** may continue as a **permitted** or **discretionary use** provided that the use is listed in the **Land Use District** in which the **parcel** is located.
- (2) The following **uses** shall be allowed in the **floodway**, when listed as a **permitted use** or **discretionary use** in the underlying **Land Use District**:
  - (a) Agriculture – general;
  - (b) **Recreation – non-intensive;**
  - (c) Natural areas;
  - (d) Parks; and,
  - (e) **Public utilities.**
- (3) No **development** shall be allowed within the **high hazard flood fringe** that has the potential to increase the obstruction of floodwaters or potential for a detrimental effect on the hydrological system, water quality, or on existing **development**.
- (4) New **development** and structural alterations to existing **development** is not allowed except to:

- (a) Accommodate **public utilities**, including **flood mitigation structures** and erosion control measures;
- (b) Replace an existing **building or structure** on the same location and footprint, and for the same use, provided that the **flood hazard** can be overcome, as demonstrated by a member in good standing of the Association of Professional Engineers and Geoscientists of Alberta, and in a manner that is acceptable to the **Town**, including meeting **flood construction level** requirements; and
- (c) Renovate an existing **building or structure**, provided that:
  - i. There is no increase to the **floor area** below the **flood construction level**;
  - ii. The renovation does not create a new **dwelling unit**; and,
  - iii. The renovation may not construct **decks**, docks, fences, **patios**, walls, riprap or other obstructions unless being constructed by or on behalf of the **Town** for the purpose or erosion control where the primary purpose is to protect public infrastructure.
- (5) Notwithstanding Sections and 2.5.7(3) and 2.5.7(4), The **Development Authority** may approve a proposed **development** if it is determined by a member in good standing of the Association of Professional Engineers and Geoscientists of Alberta (APEGA) that the **flood hazard** can be overcome in a manner that is acceptable to the **Town**.

**2.6 NEIGHBOURHOOD DISTRICT – MANUFACTURED HOME PARK STANDARDS [BYLAW #16.22]**

2.6.1 General Intent:

- (1) Establish specific regulations for the placement of **dwelling units – manufactured** within an approved **manufactured home park**. The purpose of this section is to permit the placement of manufactured homes in rental parks within the Neighbourhood District. Once approved as a **manufactured home park** within the Neighbourhood District, the following requirements overrule those of the Neighbourhood District.

2.6.2 **Uses:**

Use Category	Permitted Uses	Discretionary Uses
(1) Residential	<b>Dwelling Unit – Manufactured</b>	
(2) Commercial	<b>Home Occupation – Basic Home Occupation – Urban</b>	<b>Retail and Service – General</b>
(3) Institutional	<b>Recreation – Non-Intensive</b>	
(4) Other <b>Uses</b>	<b>Accessory Building or</b>	<b>Accessory Building –</b>

	<b>Structure</b>	<b>Portable</b>
--	------------------	-----------------

2.6.3 **Parcel Standards:**

(1) <b>Site Area</b>	Maximum <b>site</b> area of 5.0 acres, 2.0 hectares ( <del>5.0 acres</del> ) for <b>site area</b>
(2) <b>Density</b>	Maximum of ten (10) units per acre.
(3) Lot Area	(f) 325 square metres ( <del>3500 sqft</del> ) for single wide <b>dwelling units – manufactured</b> . (g) 370 square metres ( <del>4000 sqft</del> ) for double wide <b>dwelling units – manufactured</b> .
(4) <b>Building Height Standards</b>	(a) 5.0 metres for <b>dwelling units – manufactured</b> . (b) 5.0 metres for <b>accessory buildings</b> . (c) Other <b>uses</b> at the discretion of the <b>Development Authority</b> .

2.6.4 **Setbacks for Manufactured Homes:**

(1) <b>Front Setback</b>	Minimum 3.0 metres from any internal <b>road</b> or common parking area.
(2) <b>Secondary Front Setback</b>	Minimum 3.0 metres from any internal <b>road</b> or common parking area.
(3) <b>Side Setback</b>	Minimum 1.2 metres.
(4) <b>Rear Setback</b>	Minimum 1.2 metres.
(5) Other <b>Setbacks</b>	(a) Minimum 4.5 metres between each <b>dwelling unit – manufactured</b> including any <b>porch</b> or addition. (b) Minimum 10.5 metres from a boundary of a <b>manufactured home park</b> abutting a public <b>street</b> or highway and 3.0 metres from other <b>manufactured home park</b> boundaries. (c) <b>Setbacks</b> shall be <b>landscaped</b> and or <b>screened</b> and protected from any further <b>development</b> .

2.6.5 **Parking, Roads and Walkways:**

<p>(1) Vehicle Parking</p>	<p>(a) No on-street parking shall be permitted.</p> <p>(b) A minimum of one (1) <del>car parking parking stall</del> shall be provided on each <del>dwelling unit—manufactured</del> lot.</p> <p>(c) Visitor parking shall <del>consist of be</del> one (1) off-street parking stall for every four (4) <del>dwelling unit—manufactured</del> lots. Visitor parking shall be dispersed throughout the park and <del>shall be</del> clearly identified.</p>
<p>(2) Roads and Walkways</p>	<p>(a) All <b>roads</b> in the <b>manufactured home park</b> shall be paved and constructed to the <del>municipality's</del> specifications <u>of the Town</u>.</p> <p>(b) Internal pedestrian walkways shall be hard-surfaced and have a minimum width of 1.5 metres.</p> <p>(c) Each <del>dwelling unit—manufactured</del> lot shall abut a park roadway and have an <b>access</b> way with a minimum width of 4.3 metres.</p> <p>(d) The removal of snow from all internal pedestrian walkways, <del>park vehicular areas</del> <u>roads</u> and communal parking stalls <del>excluding individual parking areas</del>, shall be the responsibility of the <u>manufactured home park</u> <del>park</del> owner.</p>

2.6.6 **Landscaping** Standards:

<p>(1) <u>General Landscaping Standards</u></p>	<p>Each application for a <b>manufactured home park</b> shall be accompanied by a <b>landscaping</b> and <b>site development</b> plan.</p>
---	--

2.6.7 Additional Standards:

<p>(1) <a href="#">General Additional Standards</a></p>	<p>(a) No <b>accessory building</b> or <b>use</b> shall be located in the <b>front yard</b> of a <del>dwelling unit—</del> <del>manufactured</del> lot.</p> <p>(b) A <b>screened</b> storage compound shall be provided for trucks, campers, travel trailers, snowmobiles, boats, <a href="#">and other large vehicles</a> <del>etc.</del> at a location and in a manner satisfactory to the <b>Development Authority</b>.</p> <p>(c) All <b>public utility</b> lines shall be placed underground.</p> <p>(d) A minimum of 10% of the total area of the <b>manufactured home park</b> shall be set aside for recreational <b>uses</b>.</p> <p>(e) Identification and directional <b>signs</b> shall be of a size, height and type satisfactory to the <b>Development Authority</b>.</p>
---	---



|

Page removed - [Bylaw #16.22]

Page removed - [Bylaw #16.22]

Page removed - [Bylaw #16.22]

Page removed - [Bylaw #16.22]

|

Page removed - [Bylaw #16.22]

### 3. Land Use Districts

#### 3.5 RULES THAT APPLY TO ALL LAND USE DISTRICTS

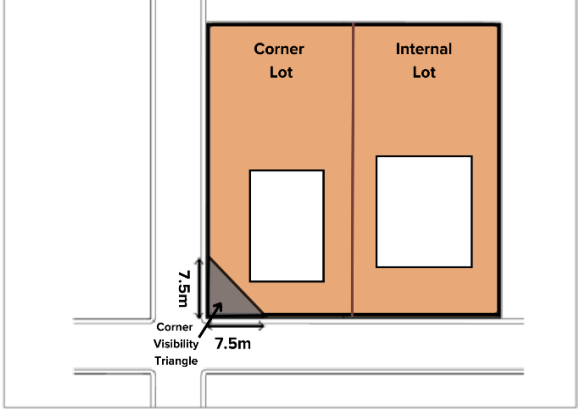
##### 3.5.1 Specific Use Standards:

<p>(1) <b>Accessory Buildings</b></p>	<p>(a) No <b>accessory building</b> shall be used as a <b>dwelling unit</b> unless the <b>building</b> meets the requirements of <a href="#">this Bylaw</a>, <del>the Alberta Safety Codes Act</del>.</p> <p>(b) A <b>structure</b> which is attached to the <b>principal building</b> by a roof, floor, or a foundation is not an <b>accessory building</b>, it is considered part of the <b>principal building</b> and shall comply with all requirements applicable to the <b>principal building</b>.</p> <p>(c) No <b>accessory buildings</b> or <b>uses</b> shall be located in the <b>front yard of a residential use</b>; <del>in a of a residential district</del> the <b>Development Authority</b> may permit the <b>development</b> of an <b>accessory building</b> and/or <b>use</b> in the <b>front yard</b> under special circumstances dictated by <b>site</b> conditions [Bylaw #16.22].</p> <p>(d) An <b>accessory building</b> shall be located at least 2.0 metres from any <b>principal building</b> [Bylaw #16.22].</p> <p>(e) <a href="#">In a Residential Land Use District, an existing principal building must be present on a parcel before an accessory building can be developed</a> [Bylaw #12.24].</p>
<p>(2) <b>Accessory Buildings – Portable</b> [Bylaw #18.21]</p>	<p>(a) Shall meet the <b>setback</b> requirements for an <b>accessory building</b> in the appropriate <a href="#">Land Use District</a>, <del>while meeting all the requirements of the Alberta Safety Code</del>.</p> <p>(b) <del>Accessory Buildings – Portable</del> May only be erected between October and April unless otherwise approved by the <b>Development Authority</b>.</p> <p>(c) <a href="#">Floor area</a> shall not exceed 18 square metres [Bylaw #16.22]. <del>lot coverage</del>.</p>
<p>(3) <b>Adult Entertainment</b></p>	<p>(a) The maximum <b>use area</b> <del>shall be for adult entertainment</del> is 550 square metres.</p> <p>(b) Shall not include any exterior display related to the <b>use</b>.</p>

<p>(4) <b>Bed &amp; Breakfast</b></p>	<p>(a) <del>Shall only</del> <del>May</del> be developed <del>only</del> in a <b>dwelling unit</b>.</p> <p>(b) One (1) <b>sign</b> is permitted, in accordance with Part 4 of this <b>Bylaw</b>.</p> <p>(c) Bed &amp; Breakfast establishments shall conform to the following, or <del>such standards as</del> the Alberta Building Code <del>may have</del>, whichever is greater [Bylaw #16.22]:</p> <ul style="list-style-type: none"> <li>i. no cooking facilities in guest rooms;</li> <li>ii. minimum room size of 7.0 square metres per single occupant and 4.0 square metres per person for multiple occupants;</li> <li>iii. window compulsory for guest room;</li> <li>iv. sanitation and potable water, as required by Health Unit;</li> <li>v. smoke alarms required for each level of the <b>building</b>; and,</li> <li>vi. portable fire extinguisher required for each level of the <b>building</b>.</li> </ul>
<p>(5) <b>Campground</b></p>	<p>(a) Where possible, existing topography and natural features such as tree stands shall be integrated in the <b>site</b> design.</p> <p>(b) The whole <b>site</b> perimeter shall be <b>landscaped</b> sufficiently at the discretion of the <b>Development Authority</b>.</p>

<p>(6) Drive Through Facility</p>	<p>(a) May have outdoor speakers provided they are:</p> <ul style="list-style-type: none"> <li>i. Not located within 20 metres of a <b>parcel boundary</b> of any <b>parcel</b> designated Neighbourhood District, Neighbourhood Centre District, or Countryside District; or</li> <li>ii. Separated from a <b>parcel boundary</b> of any <b>parcel</b> designated Neighbourhood District, Neighbourhood Centre District, or Countryside District by a <b>building</b>; and,</li> <li>iii. Appropriately <b>screened</b> and/or designed so that the noise from the speaker does not adversely affect <b>adjacent residential land-uses parcels</b> with <b>residential uses</b> at the discretion of the <b>Development Authority</b>. <del>approving authority</del>. [Bylaw #16.22].</li> </ul> <p>(b) Drive through aisles shall be appropriately <b>screened</b> from <b>adjacent Residential uses residential land-uses</b>. [Bylaw #16.22].</p> <p>(c) Shall not have any drive through aisles in a <b>setback area</b>.</p> <p>(d) Shall not have pedestrian <b>access</b> that crosses a drive through aisle.</p> <p>(e) Shall provide queuing space for five (5) vehicles on <b>site</b> per order board or order window at the discretion of the <b>Development Authority</b> [Bylaw #16.22].</p>
-----------------------------------	--



<p>(7) Fences [Bylaw #16.22]</p>	<p>(a) <del>Unless otherwise approved,</del> No fence, wall, tree, hedge or other <b>structure</b>, object, or plant exceeding 1.2 metres in height shall be permitted within the <b>corner visibility triangle</b>.</p>  <p>(b) <del>In all district's</del> Materials <b>used</b> to construct fences can be wood, brick, stone, concrete, metal, vinyl, or other professionally finished materials at the discretion of the <b>Development Authority</b>.</p> <p>(c) Barbed wire and/or electric fences are prohibited in all <b>Residential Land Use Districts</b>, <del>and for all other Land Use Districts</del> shall be considered at the discretion of the <b>Development Authority</b>.</p> <p>(d) Fences shall not alter or disrupt the drainage pattern as established in <del>an</del> the approved <b>stormwater management plan</b>. <del>surface drainage plan</del>.</p>
<p>(8) <b>Home Occupation - Basic</b></p>	<p>(a) Shall not employ any person not residing in the <b>dwelling unit</b>.</p> <p>(b) No client or customer visits are permitted.</p> <p>(c) <del>The home occupation - basic</del> shall be contained within the <b>principal building</b>.</p> <p>(d) <b>Outdoor storage</b> of materials, commodities, or finished products related to the <b>use</b> is prohibited. <del>and</del></p> <p>(e) No <b>signs</b> are permitted.</p>

<p>(9) <b>Home Occupation - Rural</b></p>	<p>(a) Shall not employ more than ten (10) people not residing in the <b>dwelling unit</b>.</p> <p>(b) May include a <b>day home</b>.</p> <p>(c) <b>Outdoor storage</b> of materials, commodities, or finished products related to the <b>use</b> is permitted.</p> <p>(d) One (1) <b>sign</b> is permitted, in accordance with Part 4 <a href="#">of this Bylaw</a>.</p> <p>(e) A <b>development permit</b> for a <b>home occupation - rural</b> may be revoked at any time if, in the opinion of the <b>Development Authority</b>, the operator of the <b>home occupation - rural</b> has violated any provisions of the <b>Bylaw</b> and/or the conditions of the <b>development permit</b>.</p> <p>(f) If the holder of any <b>home occupation - rural development permit</b> relocates within the <a href="#">Town municipality</a>, a new <b>development permit</b> is required for the new location [Bylaw #18.21].</p>
<p>(10) <b>Home Occupation - Urban</b></p>	<p>(a) Shall not employ more than four (4) people not residing in the <b>dwelling unit</b>.</p> <p>(b) May include a <b>day home</b>.</p> <p>(c) <b>Outdoor storage</b> of materials, commodities, or finished products related to the <b>use</b> is prohibited.</p> <p>(d) One (1) <b>sign</b> is permitted, in accordance with Part 4 <a href="#">of this Bylaw</a>.</p> <p>(e) A <b>development permit</b> for a <b>home occupation - urban</b> may be revoked at any time if, in the opinion of the <b>Development Authority</b>, the operator of the <b>home occupation - urban</b> has violated any provisions of the <b>Bylaw</b> and/or the conditions of the <b>development permit</b>.</p> <p>(f) If the holder of any <b>home occupation - urban development permit</b> relocates within the <a href="#">Town municipality</a>, a new <b>development permit</b> is required for the new location [Bylaw #18.21].</p>
<p>(11) <b>Industrial Uses</b></p>	<p>(g) Industrial <b>uses</b> on <b>parcels</b> that do not have <b>lane access</b> must provide a minimum 4.5 metres <b>side setback</b> on one (1) side <a href="#">of the parcel</a>.</p>

<p>(12) <b>Kennel</b></p>	<p>(a) Must be a minimum of 150 metres from an approved <b>dwelling unit</b> at the time of approval of the <b>kennel use</b> unless the <b>dwelling unit</b> is located on the same <b>parcel</b> as the <b>kennel</b> [Bylaw #16.22].</p> <p>(b) A <b>development permit</b> for a <b>kennel</b> shall only be approved for a term not exceeding three (3) years.</p> <p>(c) Upon expiration of a <b>development permit</b>, a new application shall be evaluated with consideration of any prior complaints and/or nearby intensification of <b>Residential Land Use Districts</b>.</p> <p>(d) All animals <del>shall to</del> be kept indoors during quiet hours <del>in accordance with the of the</del> <a href="#">Town of Drumheller Community Standards Bylaw 06.19 as amended from time to time, and its successor legislation</a> [Bylaw #16.22].</p>
<p>(13) <b>Recreation Vehicle Resort</b></p>	<p>(a) Where possible, existing topography and natural features such as tree stands shall be integrated in the <b>site</b> design.</p> <p>(b) The whole <b>site</b> perimeter shall be <b>landscaped</b> sufficiently at the discretion of the <b>Development Authority</b>.</p> <p>(c) No <b>recreation vehicle</b> shall be located elsewhere than on a designated <b>recreation vehicle parcel</b>.</p> <p>(d) Only one (1) <b>recreation vehicle</b> is permitted to be located on a designated <b>recreation vehicle parcel</b>.</p> <p>(e) A designated <b>recreation vehicle parcel</b> shall be a minimum 140 square metres in size.</p> <p>(f) A maximum of sixty-two (62) designated <b>recreation vehicle parcels</b> shall be permitted per gross developable hectare.</p>
<p>(14) <b>Restricted Substance Retail</b> [Bylaw #18.21]</p>	<p>(a) <del>[Removed by Bylaw #12.24] Shall comply with all Provincial requirements.</del></p> <p>(b) <b>Restricted substance retail</b> for the sale of liquor shall not be located closer than 150 metres to any school at the time of the <b>development permit</b> application as measured from the closest point of the subject <b>parcel boundary</b> to the closest point of proposed <b>parcel boundary</b>.</p> <p>(c) <b>Restricted substance retail</b> for the sale of liquor shall not be located within 300 metres of any other liquor store, when measured</p>

	<p>from the closest point of an existing liquor store to the closest point of the proposed liquor store.</p>
<p>(15) <b>Storage Structure</b> [Bylaw #18.21]</p>	<p>(a) A <b>storage structure</b> shall meet the <b>setback</b> requirements for an <b>accessory building</b> in the appropriate <b>Land Use District</b>.</p> <p>(b) A <b>storage structure</b> shall not be permitted <del>on residential parcels that contain a residential use, or where the primary land use of a parcel is residential.</del></p> <p>(c) A <b>storage structure</b> shall be <b>screened</b> from view and may require exterior finishing to be in general conformance with the <b>principal building</b> or surrounding <b>development</b>.</p> <p>(d) Shall not be <b>used</b> as a <b>sign</b>.</p> <p>(e) A <b>storage structure</b> may be approved on a temporary basis at the discretion of the <b>Development Authority</b>.</p> <p>(f) A <b>storage structure</b> shall be for cold storage only and shall not connect to <b>public utilities</b> [Bylaw #16.22].</p>
<p>(16) <del>[Removed by Bylaw #12.24] Tourist Dwelling</del></p>	<p><del>May be developed only in a Dwelling Unit;</del></p> <p><del>An owner or manager shall be available within the Town of Drumheller at all times when the Tourist Dwelling is occupied;</del></p> <p><del>No Signs are permitted.</del></p> <p><del>A development permit for a Tourist Dwelling may be revoked at any time if, in the opinion of the Development Authority, the operator of the Tourist Dwelling has violated any provisions of the Bylaw and/or the conditions of the development permit. [Bylaw # 18.21]</del></p> <p><del>Maximum occupancy to be limited by the number of rooms available for sleeping accommodation and shall be determined by the Development Authority based on number of bedrooms. [Bylaw #16.22]</del></p> <p><del>no cooking facilities in guest rooms;</del></p> <p><del>minimum room size of 7 m2 per single occupant and 4.6 m2 per person for multiple occupants. The maximum</del></p>

	<p>occupants in one room shall be two (2) adults;</p> <p>window compulsory for guest room;</p> <p>sanitation and potable water as required by Health Unit;</p> <p>smoke alarms required for each level of buildings; and</p> <p>portable fire extinguisher required for each level of building.</p>
<p>(17) <a href="#">[Removed by Bylaw #12.24]</a> <del>Solar Energy System</del></p>	<p><del>A <b>Solar Energy System</b> attached to a <b>building</b> shall not extend beyond the outermost edge of the roof or wall to which it is mounted.</del></p>
<p>(18) <a href="#">[Removed by Bylaw #12.24]</a> <del>Tourist Dwelling</del></p>	<p><del>May be developed only in a Dwelling Unit;</del></p> <p><del>An owner or manager shall be available within the Town of Drumheller at all times when the Tourist Dwelling is occupied;</del></p> <p><del>No Signs are permitted.</del></p> <p><del>A development permit for a Tourist Dwelling may be revoked at any time if, in the opinion of the Development Authority, the operator of the Tourist Dwelling has violated any provisions of the Bylaw and/or the conditions of the development permit. [Bylaw # 18.21]</del></p> <p><del>Maximum occupancy to be limited by the number of rooms available for sleeping accommodation and shall be determined by the Development Authority based on number of bedrooms. [Bylaw #16.22]</del></p> <p><del>no cooking facilities in guest rooms;</del></p> <p><del>minimum room size of 7 m2 per single occupant and 4.6 m2 per person for multiple occupants. The maximum occupants in one room shall be two (2) adults;</del></p> <p><del>window compulsory for guest room;</del></p> <p><del>sanitation and potable water as required by Health Unit;</del></p> <p><del>smoke alarms required for each level of</del></p>

		<p><del>buildings; and</del></p> <p><del>portable fire extinguisher required for each level of building.</del></p>
(19)	Wind Energy System	(a) <b><i>Wind energy systems</i></b> shall not exceed 25 metres in height unless otherwise approved by the <b><i>Development Authority</i></b> .
(20)	<u><b><i>Solar Energy System – Freestanding</i></b></u> [Bylaw #12.24]	<p>(a) <u>Is considered an <b><i>accessory building</i></b> and must abide by the standards of Section 3.1.1 (1).</u></p> <p>(b) <u>Shall not be located in the front yard, secondary front yard, or side yard of the parcel.</u></p> <p>(c) <u>Shall not exceed a maximum height of 1.8 metres from the grade.</u></p> <p>(d) <u>Shall be screened from adjacent parcels with a fence or landscaping.</u></p> <p>(e) <u>Shall be positioned in a manner to not direct glare onto an <b><i>adjacent parcel</i></b> or <b><i>right-of-way</i></b>.</u></p>
(21)	<u><b><i>Solar Energy System – Rooftop</i></b></u> [Bylaw #12.24]	<p>(a) <u>Shall not project more than 1.0 metres above the roof line in <b><i>Residential Land Use Districts</i></b>.</u></p> <p>(b) <u>Shall not project more than 1.8 metres above the roof line in all other <b><i>Land Use Districts</i></b>.</u></p> <p>(c) <u>The attachment of a solar energy device to a <b><i>principal</i></b> or <b><i>accessory building</i></b> shall not exceed the maximum <b><i>building</i></b> height of the applicable <b><i>Land Use District</i></b>.</u></p> <p>(d) <u>Solar energy devices attached to a <b><i>principal</i></b> or <b><i>accessory building</i></b> should be integrated with the roof of the <b><i>structure</i></b>.</u></p>

3.5.1.(1) Specific Design Standards – *Dwelling Units*:

<p>(1) <b><i>Dwelling Unit – Garden</i></b> [Bylaw #16.22]</p>	<p>(a) Only one shall be permitted per <b><i>parcel</i></b> and must be detached from the <b><i>principal building</i></b> as a standalone <b><i>structure</i></b>, or as a <b><i>dwelling unit</i></b> (loft) above an <b><i>accessory building</i></b>. <b><i>Dwelling units</i></b> attached to an existing <b><i>principal building</i></b> in any manner shall be considered a <b><i>dwelling unit - secondary suite</i></b>.</p> <p>(b) <del>[Removed by Bylaw #12.24] <b><i>Parcels with an existing dwelling unit – secondary suite are prohibited to have a dwelling unit – garden and vice-versa.</i></b></del></p> <p>(c) The <b><i>subdivision</i></b> of the property to create two (2) <b><i>parcels</i></b>, one for the <b><i>principal building</i></b> and one (1) for the <b><i>dwelling unit – garden</i></b> is prohibited.</p> <p>(d) Shall be restricted to a single-storey <b><i>dwelling unit</i></b> <del>with a maximum height of five (5) metres, (max. 5.0 metres in height) and may include an attached single car garage.</del></p> <p>(d.1) <del>notwithstanding subsection e), a <b><i>dwelling unit-garden</i></b> may be located in the loft of an <b><i>accessory building</i></b>, which may include an attached single car garage. unless the <b><i>dwelling unit – garden</i></b> is located in the loft of an <b><i>accessory building</i></b>.</del></p> <p>(e) With all applications, <b><i>Development Authority</i></b> will take into consideration the potential effect of the <b><i>development</i></b> on the privacy of <b><i>adjacent parcels</i></b> in regard to such potential issues as window placement, landings for entrances, outdoor amenity space, and <b><i>building height</i></b>.</p> <p>(f) Shall be designed to complement the existing <b><i>principal building</i></b> on the <b><i>site</i></b>. The appearance and quality of the finishing materials of the <b><i>dwelling unit – garden</i></b> must reflect the fact that it is a <b><i>dwelling unit</i></b>.</p> <p>(g) Shall be separated from the <b><i>principal building</i></b> by a minimum of 4.0 metres and a minimum of 1.2 metres from all other <b><i>accessory buildings</i></b>.</p> <p>(h) <b><i>Rear setbacks</i></b> and <b><i>side setbacks</i></b> must meet requirements for <b><i>accessory buildings</i></b>.</p> <p>(i) Only one (1) servicing connection per <b><i>public utility</i></b> will be permitted (water, sewer) per <b><i>parcel</i></b>. The <b><i>public utilities</i></b> must be first</p>
--	---

	<p>connected to the <b>principal building</b>, and then fed to the <b>dwelling unit – garden</b>. Installation of all services and <b>public utilities</b> are at the cost of the developer.</p> <p>(j) Shall not be constructed within the <b>front yardsetback</b> of the <b>principal building</b>.</p> <p>(k) All parcels with a <b>dwelling unit – garden</b> shall have a driveway that provides access to the <b>dwelling unit – garden</b> from <b>side yard</b> or <b>rear yard</b>.</p> <p>(l) Shall only be permitted to have one (1) civic address.</p> <p>(m) <u>may take the form of a <b>dwelling unit - manufactured</b>, but must be designed to complement the existing <b>principal building</b>.</u></p>
<p>(2) <b>Dwelling Unit – Manufactured</b> [Bylaw #16.22]</p>	<p>(a) Will be a <b>discretionary use</b> unless established within a <b>manufactured home park</b> defined under this <u>Land Use Bylaw</u>.</p> <p>(b) <u>[Removed by Bylaw #12.24] The following criteria will apply to all <b>dwelling unit – manufactured</b>;</u></p> <p>(c) In determining the suitability of a <b>dwelling unit – manufactured</b> for placement on a <b>parcel</b>, consideration shall be given to its condition and appearance in context with the <b>adjacent parcels</b>.</p> <p>(d) The undercarriage of a <b>dwelling unit – manufactured</b> shall be <b>screened</b> from view by the foundation or by skirting within thirty (30) days of placement of the <b>dwelling unit – manufactured</b>.</p> <p>(e) All accessory <b>structures</b> such as stairways and landings, <b>patios, decks</b>, and skirting shall be of complementary quality and design to the <b>dwelling unit – manufactured</b>.</p> <p>(f) All <b>dwelling unit – manufactured</b> shall be provided with stairways and landings to all entrances within forty-five (45) days of their placement.</p>



<p>(3) <b>Dwelling Unit — Secondary Suite</b> [Bylaw #16.22]</p>	<p>(a) A maximum of one (1) <b>dwelling unit – secondary suite</b> may be permitted per <b>parcel</b> where a <b>dwelling unit – single detached</b> exists.</p> <p>(b) A separate entrance door to a <b>dwelling unit - secondary suite</b> shall not be located on any front <del>façade of a building elevation</del> facing a public <b>street</b>. Notwithstanding this, a single-entry door providing access to an enclosed, shared landing area from which both the <b>principal dwelling unit</b> and the <b>dwelling unit - secondary suite</b> gain access, may be located on any front <del>of a building elevation</del> facing a public <b>street</b>.</p> <p>(c) A <b>principal building</b> containing a <b>dwelling unit - secondary suite</b> may not be converted into condominiums.</p> <p>(d) <del>[Removed by Bylaw #12.24] Parcels with an existing <b>dwelling unit – garden</b> are prohibited to have a <b>dwelling unit - secondary</b> and vice versa.</del></p> <p>(e) A <b>dwelling unit - secondary suite</b> shall have a maximum of two (2) bedrooms. <del>Alberta Building Code for bedrooms in basements must be met.</del></p> <p>(f) A <b>dwelling unit - secondary suite</b> shall not be permitted on the same <b>parcel</b> as a <b>bed and breakfast</b> establishment or <b>home occupation</b>.</p>
<p>(4) Relocation of <b>Buildings</b></p>	<p>(a) <del>Notwithstanding Section 5.10 wWhen a development permit is nNot rRequired</del> A <b>development permit</b> shall be required for the relocation of any <b>building</b> to any <b>parcel</b> in the <del>Town of Drumheller</del>, <del>except when exempted in accordance with Section 5.10.</del></p> <p>(b) A <b>development permit</b> for the relocation of a <b>building</b> may include <del>the following</del> conditions of approval <del>that</del>:</p> <ol style="list-style-type: none"> <li>i. the <b>building</b> and the proposed location of the <b>building</b> meets the requirements of the <b>Land Use District</b> in which the <b>building</b> is to be <del>relocated to</del>;</li> <li>ii. the <b>building</b> is compatible with the character of the neighbourhood in which the <b>building</b> is to be relocated</li> </ol>

	<p>to; and</p> <p>iii. the <b>building</b> be renovated to a satisfactory condition within a specified time.</p>
--	--

3.5.2 **Development** Near Steep Slopes:

<p>(1) <a href="#">General Provisions [Bylaw #12.24]</a></p>	<p>(a) <a href="#">A geotechnical slope assessment report prepared by a qualified Geotechnical Engineer is required for all proposed development adjacent to river valley, bench and coulee slopes; unless otherwise determined by the Development Authority.</a></p> <p>(b) <a href="#">The Development Authority may increase the setbacks established in the section 3.5.2(2) and 3.5.2(3) at their discretion based on the evidence submitted in a geotechnical slope assessment.</a></p>
<p>(2) <a href="#">Toe of Slope Setback [Bylaw #12.24]</a></p>	<p>(a) <a href="#">Unless otherwise determined by the Development Authority, the minimum setback from the toe of slopes shall be as follows:</a></p> <ul style="list-style-type: none"> <li>i. <a href="#">9.1 metres, when the height of the slope is greater than 3.2 metre; or,</a></li> <li>ii. <a href="#">One-third (1/3) the height of the slope, from the point where the slope begins to rise steeper than 33%, when a slope is steeper than 33% and higher than 27.4 metres.</a></li> </ul>
<p>(3) <a href="#">Top of Slope Setback [Bylaw #12.24]</a></p>	<p>(a) <a href="#">Unless otherwise determined by the Development Authority, the minimum setback from the front edge top of slopes, shall be as follows:</a></p> <ul style="list-style-type: none"> <li>i. <a href="#">22.8 metres, when the average height of the slope is between 0.0 and 15.4 metres;</a></li> <li>ii. <a href="#">45.7 metres, when the average depth of the valley is between 15.5 metres and 30.5 metres; and,</a></li> <li>iii. <a href="#">61 metres, or the height of the slope, whichever is greater, when the average depth of the valley is more than 30.5 metres.</a></li> </ul>
<p>(1) <del>Sloped Areas</del></p>	<p>(b) <del>For hummocks, buttes, or other isolated land <b>projections</b>, slopes of greater than 20% are considered unsuitable for <b>development</b> unless otherwise determined by the <b>Development Authority</b>.</del></p>

	<p>(c) <del>Slopes greater than 15% may require special engineering and other treatment. If these topographic features are leveled, resulting slopes shall not exceed 20% and the leveling, compaction, and other engineering as well as environmental considerations must be to the satisfaction of relevant authorities. Related to the foregoing, satisfactory proposed contour and other plans may be required.</del></p> <p>(d) <del>These sloped area definitions area meant as thresholds to identify <b>sites</b> that require more specific analysis to identify geotechnical issues and provide geotechnical recommendations for the proposed <b>development</b>. Any <b>sites</b> flatter than this are classified as suitable for <b>development</b> without further slope review.</del></p>
<p>(2) <del>Earth Grading</del></p>	<p>(a) <del>Protrusions of escarpments within a minimum width of 91.5 metres at its widest point shall not be removed.</del></p> <p>(b) <del>All protrusions of escarpments that are removed or leveled must result in <b>grades</b> where the protrusion formerly existed of not greater than 15% not including the adjoining escarpment wall.</del></p> <p>(c) <del>A maximum slope of 33% shall result for escarpment lands when protrusions are removed or leveled (i.e. for the escarpment wall formed by the cut of the former protrusions).</del></p>
<p>(3) <del>Slope Stability</del></p>	<p><del>Slope stability is described in terms of a factor of safety (FS) against slope failure which is the ratio of total forces promoting failure divided by the sum of forces resisting failure.</del></p> <p><del>In general, a FS of less than 1 indicates that failure is expected and a FS of more than 1 indicates that the slope is stable. A steepened slope will fail over time to establish a stable profile for the existing soil and groundwater conditions. The FS of a slope will increase slightly as vegetation is established on the face to protect the subgrade soil from weathering. Given the possibility of soil variation, groundwater fluctuation, erosion and other factors, slopes with FS ranging between 1.0 and 1.3 are considered to be marginally stable and a “long term” stable slope is considered to have</del></p>

	<p>a FS of over 1.3.</p> <p>Similar FS analysis is calculated for the predicted run-out distance at the base of a slope in the event of a land slide.</p>
<p>(4) <del>Geotechnical Analysis and Recommendations</del></p>	<p>(a) <del>A geotechnical slope assessment report is required for all proposed <b>development adjacent</b> to river valley, <b>bench</b> and coulee slopes; unless otherwise determined by the <b>Development Authority</b>.</del></p> <p>(b) <del>For any proposed <b>development adjacent</b> to river valley, <b>bench</b> and coulee slopes proposing a relaxation of the <b>Town's</b> default <b>setbacks</b> from the toe or crest of a slope, a geotechnical slope assessment report is required; with no exceptions.</del></p> <p>(c) <del>For any <b>development</b> proposing a relaxation of the <b>Town's</b> default <b>setbacks</b> from the toe or crest of a slope, the geotechnical slope assessment must be based on a drilled borehole data, survey contours or profiles of the slope and analysis using industry recognized numerical slope modelling software. The report must be prepared by a qualified member in good standing of the Association of Professional Engineers and Geoscientists of Alberta.</del></p> <p>(d) <del>Geotechnical slope assessment reports must provide an assessment of the pre- and post-<b>development</b> slope stability in terms of FS; which supports the proposed <b>development</b> plans. The report must provide geotechnical recommendations for <b>development</b> of the property to ensure these FS conditions are maintained.</del></p>
<p>(5) <del><b>Setbacks</b></del></p>	<p>(a) <del>For proposed developments, two (2) levels of top of slope and/or toe of slope <b>setbacks</b> must be determined in the geotechnical slope assessment report:</del></p> <ul style="list-style-type: none"> <li><del>i. <b>Urban <i>Development Setbacks</i> (UDS).</b> For top of slope <b>development</b> a FS of at least 1.3 is desired for the critical failure surface which is the failure surface with the lowest calculated FS intersecting the proposed infrastructure or property lines of private <b>development</b>; and</del></li> <li><del>ii. <b>Structural <i>Building Setbacks</i> (SBS).</b></del></li> </ul>

	<p><b>Structures</b> generally represent a higher risk and potential for loss of investment, therefore a FS of at least 1.5 is recommended for the slope or the proposed <b>structure</b> is “set back” a distance from the crest to provide this factor of safety.</p> <p>(b) Default UDS <b>setbacks</b> have been developed. The intent of these <b>setbacks</b> is to provide a conservative starting point for <b>development</b> planning. The <b>Development Authority</b> may relax the default UDS <b>setbacks</b> established in subsections 3.1.2(e) and 3.1.2(f) if it is satisfied the findings of the developer’s geotechnical report(s) confirm that the reduced <b>setbacks</b> will not impact slope stability.</p>
<p>(6) — Default UDS <b>Setbacks</b> from Toes of Slopes</p>	<p>(a) Unless otherwise determined by the <b>Development Authority</b>, <b>setbacks</b> from toes of slopes shall be as follows:</p> <ul style="list-style-type: none"> <li>i. <b>Intensive Land Use</b> A minimum of 9.1 metres from the toe of a slope when the height of the slope is greater than 3.2 metres. When a slope is steeper than 33% and higher than 27.4 metres, the minimum <b>setback</b> from the point where begins to rise steeper than 33% shall be one third (1/3) of the height of the slope; and</li> <li>ii. <b>Extensive Land Use</b> A minimum of 9.1 metres from the toe of a slope when the height of the slope is greater than 15.2 metres. <b>Lanes</b> and utilities may be constructed within the <b>setback area</b>.</li> </ul> <p>(b) The <b>Development Authority</b> may relax the required <b>setbacks</b> established in subsections 3.1.2(e)(1) and 3.1.2(e)(2) by a maximum of 30% if it is satisfied that the reduced <b>setbacks</b> will not impact slope stability. <b>Applicants</b> will be required to provide drill testing data and a report prepared by a member in good standing of the Association of Professional Engineers and Geoscientists of Alberta.</p>

<p>(7) <del>Default UDS <b>Setbacks</b> from Valley or Coulee Breaks (top of the escarpment)</del></p>	<p>(a) <del>The following default <b>setbacks</b> for property lines from front edge top of the escarpment (i.e. crest) apply unless otherwise determined by the <b>Development Authority</b>:</del></p> <ul style="list-style-type: none"> <li><del>ii. Where the average height of slope is between 0 and 15.4 metres, the minimum <b>setback</b> from the top of the escarpment is 22.8 metres;</del></li> <li><del>ii. Where the average depth of valley is between 15.5 metres and 30.5 metres, the minimum <b>setback</b> is 45.7 metres; and; and;</del></li> <li><del>iii. Where the average depth of valley is more than 30.5 metres, the minimum <b>setback</b> is 61 metres or the height of the slope, whichever is greater.</del></li> </ul> <p>(b) <del>The <b>Development Authority</b> may increase the <b>setbacks</b> established in subsections 3.1.2(d)(i)(1), 3.1.2(d)(i)(2), and 3.1.2(d)(i)(3), at their discretion, with consideration for the direction that the valley faces and other relevant factors such as soil type.</del></p> <p>(c) <del><b>Lanes</b> and utilities may not be developed within the <b>setback area</b> established in subsections 3.1.2(d)(i)(1), 3.1.2(d)(i)(2), 3.1.2(d)(i)(3), and 3.1.2(d)(i)(4) unless where agreed upon by relevant authorities to serve public reserve <b>parcels</b>.</del></p>
<p>(8) <del><b>Setbacks</b> for escarpment benches</del></p>	<p>(a) <del>The <b>setbacks</b> from the upslope toe and downslope crest of <b>bench</b> areas shall be determined by detailed geotechnical assessment conducted by a member in good standing of the Association of Professional Engineers and Geoscientists of Alberta.</del></p>

3.5.3 **Development** on Land Subject to Undermining or Subsidence Conditions:

- (1) Prior to issuing a **development permit**, approving an application to amend this **Bylaw**, approving an application for **subdivision**, or approving an application to amend a Statutory Plan for land which has potential undermining or subsidence conditions, the **Development Authority** may require a geo-technical study prepared by a member in good standing of the Association of Professional Engineers and Geoscientists of Alberta.

3.5.4 **Development** on Land Containing or Potentially Containing Historic and/or Palaeontological Resources:

- (1) Prior to issuing a **development permit**, approving an application to amend this **Bylaw**, approving an application for **subdivision**, or approving an application to amend a Statutory Plan for land that contains or may contain **historic resources**, including palaeontological resources, the **Development Authority** shall ensure that appropriate provincial approval has been obtained as per the **Historical Resources Act**.
- (2) If a **historic resource**, such a palaeontological resource, is found during the course of **development** activities, all **development** activities must cease and the resource must be reported immediately to the Province as per the **Historical Resources Act**, even if the **Historical Resource Act** approval was already issued for the **development**.

3.5.5 Design, Character, and Appearance of **Buildings** and **Landscaping**:

- (1) The design, siting, external finish, architectural appearance, and **landscaping** of any **building** or **structure** requiring a **development permit** shall be to the satisfaction of the **Development Authority** having due regard to:
  - (a) The policies and objectives contained within the **Town's** Statutory Plans;
  - (b) The character of existing **development** in this **Land Use District**;
  - (c) The effect on **adjacent Land Use District(s)** and **parcels**;
  - (d) The effect on natural site features, views, streetscapes, mobility, and **historic resources**; and,
  - (e) Other factors such as sunlight and privacy.
- (2) The quality and extent of **landscaping** established on a **site**, as per an approved **development permit**, shall be the minimum standard to be maintained on the **site** for the life of the **development**. **Soft landscaping** shall be maintained in a healthy living condition, and any tree or shrub, required to meet the minimum standards of this **Bylaw**, that does not survive, or becomes diseased, shall be replaced in the next growing season.

3.5.6 Objects Prohibited or Restricted in Yards [Bylaw #16.22]:

- (1) No persons shall allow ~~ameter~~ vehicle for stock car races, ~~ameter~~ vehicle which has all or part of its superstructure removed, or ~~ameter~~ vehicle which is in a dilapidated or unsightly condition to remain or be parked on a **parcel** unless it is suitably housed or **screened** to the satisfaction of the **Development Authority**.



- (2) Not more than two (2) **recreational vehicles** shall be stored or parked on a **parcel** unless associated with an approved **retail and service – heavy development**. Where possible all **recreational vehicle** shall be stored to the rear of a **parcel**.
- (3) ~~[Removed by Bylaw #12.24] A holiday trailer parked on a **parcel** may be used for living and sleeping.~~
- (4) ~~[Removed by Bylaw #12.24] Accommodation by a bona fide tourist for a period not to exceed three (3) weeks.~~
- (5) ~~[Removed by Bylaw #12.24] No livestock shall be kept in any district unless otherwise permitted in the **Responsible Pet Ownership Bylaw**.~~
- (6) Industrial and commercial equipment including vehicles shall not be stored on within 50 metres of a ~~residential~~ **parcel with a residential use** unless **screened** to the satisfaction of the **Development Authority**.
- (7) No person shall keep or permit in any part of a **yard** in any **Residential Land Use District**:
  - (a) Any dilapidated vehicle for more than fourteen (14) days;
  - (b) No more than one (1) unregistered/uninsured vehicle shall be kept on a ~~residential~~ **parcel that contains a residential use** and it shall not be located within the **front yard**;
  - (c) Any object or chattel which, in the opinion of the **Development Authority**, is unsightly or tends to adversely affect the amenities of the **Land Use District**; and,
  - (d) Any excavation, storage or piling up of material required during the construction stage unless all 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.

3.5.7 Special Requirements [Bylaw #16.22]:

- (1) All private sewage systems shall comply with **setback** provisions of the **Alberta Private Sewage Systems Standard Practice**. ~~Alberta Private Sewage Disposal System Standard of Practice, 1999 or a successor thereto.~~
- (2) The **Development Authority** may prescribe **screening** and **landscaping** requirements for any **development**.
- (3) Garbage and waste material must be stored in weather and animal proof containers and **screened** from **adjacent sites** and public thoroughfares.
- (4) ~~[Removed by Bylaw #12.24] Livestock shall not present a public health problem 3.1.8 Minimum **site** area requirements~~

3.5.8 Architectural Controls and Guidelines [Bylaw #16.22]:

- (1) In addition to the ~~land use~~ rules for **permitted** and **discretionary uses** in the ~~respective appropriate~~ **Land Use District**, the **Town** may impose conditions on a

**development permit**, as provided for in Architectural Guidelines, attached to the [Certificate of Title](#) by caveat.

### 3.6 BADLANDS DISTRICT

#### 3.6.1 General Intent:

- (1) To protect, conserve, and enhance natural areas and their scenic or aesthetic values, and retain a healthy ecological function throughout the Valley. The Badlands District consists of lands that remain in or are reverting to a wilderness condition, including lands unsuitable for **development** due to topography, hydrology, or vegetation.

#### 3.6.2 **Uses:**

Use Category	Permitted Uses	Discretionary Uses
(1) Agricultural		<b>Agriculture – <u>Pasturage General</u></b>
(2) Institutional	<b>Recreation – Non-intensive</b>	
<del>(3) Other Uses</del>		

#### 3.6.3 ~~[Removed by Bylaw #12.24] Specific Use Standards:~~

<del>(1) Agriculture – General</del>	<del>Agriculture – General shall be limited to the grazing and keeping of livestock.</del>
--------------------------------------	--

### 3.7 RURAL DEVELOPMENT DISTRICT

#### 3.7.1 General Intent:

- (1) To support agricultural activities throughout the Valley while also enabling low **density** residential and supportive commercial and institutional **uses**.

#### 3.7.2 Uses:

Use Category	Permitted Uses	Discretionary Uses
(1) Residential [Bylaw #16.22]	<b><i>Dwelling Unit – Single Detached</i></b>  <u><i>Dwelling Unit – Secondary Suite</i></u>  <u><i>Dwelling Unit – Manufactured</i></u>	<u><i>Dwelling Unit – Manufactured</i></u>  <u><i>Dwelling Unit – Move On</i></u>  <u><i>Dwelling Unit – Secondary Suite</i></u>  <b><i>Dwelling Unit – Garden</i></b>  <u><i>Manufactured Home Park</i></u>
(2) Lodging	<b><i>Bed &amp; Breakfast</i></b>  <u><i>Tourist Dwelling</i></u>	<b><i>Campground</i></b>  <b><i>Recreation Vehicle Resort</i></b>
(3) Commercial	<b><i>Artist Studio</i></b> <b><i>Home Occupation – Rural</i></b> <b><i>Home Occupation – Basic</i></b>	<b><i>Restaurant/Café</i></b>  <b><i>Kennel</i></b>
(4) Institutional	<b><i>Recreation – Non-Intensive</i></b>	<b><i>After Life Care Cemetery</i></b> <b><i>Culture</i></b> <b><i>Government</i></b> <b><i>Human Services</i></b> <b><i>Recreation – Intensive</i></b>
(5) Agricultural	<b><i>Agriculture – General</i></b>	<b><i>Agriculture – Intensive</i></b>
(6) Other <b><i>Uses</i></b>	<del><b><i>Accessory Building or Structure</i></b></del>  <u><i>Accessory Building – Portable</i></u>  <u><i>Solar Energy System – Freestanding</i></u>  <u><i>Solar Energy System –</i></u>	<del><b><i>Accessory Building – Portable</i></b></del>  <b><i>Billboard Sign</i></b>  <b><i>Freestanding Sign</i></b>  <b><i>Projecting Sign</i></b>  <u><i>Storage Structure</i></u>

	<u><a href="#">Rooftop Storage Structure</a></u> <u><a href="#">Fascia Signs are considered a permitted use when</a></u> associated with an approved Lodging, Commercial, or Institutional <b>development</b> on the same <b>parcel</b> [Bylaw #16.22]	<u><a href="#">Solar Energy System</a></u> <u><a href="#">Wind Energy System</a></u> <u><a href="#">Communication Structure</a></u>
--	--	---

3.7.3 Specific **Use** Standards:

(1) <b>Accessory Buildings</b>	An <b>accessory building</b> shall be located a minimum of 4.5 metres from any <b>principal building</b> .
(2) <u><a href="#">[Removed by Bylaw #12.24] Dwelling Unit</a></u>	<del><i>Dwelling units shall be limited to dwelling unit – single-detached with or without a dwelling unit – secondary suite.</i></del>
(3) <b>Dwelling Unit – Manufactured</b> [Bylaw #16.22]	(a) The minimum width of a <b>dwelling unit – manufactured</b> shall be 7.3 metres. (b) <b>Dwelling unit – manufactured</b> constructed greater than ten (10) years from the time of <b>development permit</b> application may only be approved at the discretion of the <b>Development Authority</b> . (c) The massing, design and appearance of a <b>dwelling unit – manufactured</b> shall be consistent with <b>adjacent development</b> to the satisfaction of the <b>Development Authority</b> , and may be required to include enhanced design elements that add visual interest such as: <ol style="list-style-type: none"> <li>i. a <b>porch</b> or veranda on the front façade;</li> <li>ii. horizontal wall articulation on the front façade;</li> <li>iii. the use of thick columns or brackets on roof overhangs;</li> <li>iv. dormers, gables, cross gables or varied pitches for articulated roof lines;</li> <li>v. large or bay windows on the front façade, with strong window trim;</li> </ol>

	<ul style="list-style-type: none"> <li>vi. architectural features or other detailing over entrances;</li> <li>vii. changes in exterior siding materials, textures and colors to break up long wall expanses; and,</li> <li>viii. the use of trim and moldings that contrast the exterior siding.</li> </ul>
(3.1) <a href="#">Solar Energy System – Rooftop [Bylaw #12.24]</a>	<a href="#">Shall not project more than 1.8 metres above the roof line of any <b>principal</b> or <b>accessory building</b>.</a>
(4) Additional Standards	No <b>use</b> shall cause or create any nuisance, by way of noise, vibration, smoke, dust, fumes, odors, heat, light, or traffic generation, at the discretion of the <b>Development Authority</b> .

3.7.4 **Parcel** Width Standards:

(1) <b>Parcel</b> <del>Area</del> Width	Minimum <del>2.0 acres</del> <a href="#">100 metres</a> .
(2) Additional <b>Parcel</b> Width Standards	There is no minimum <b>parcel</b> width for a <b>recreation vehicle resort</b> .

3.7.5 Residential **Density**:

(1) Residential <b>Density</b>	Maximum two (2) <b>dwelling units</b> per <b>parcel</b> .
--------------------------------	---

3.7.6 **Setbacks** for **Principal Buildings**:

(1) <b>Front Setback</b>	<ul style="list-style-type: none"> <li>(a) Minimum 7.5 metres from a Municipal <b>road</b>.</li> <li>(b) Minimum 40 metres from a Provincial <b>road</b>.</li> </ul>
(2) <b>Secondary Front Setback</b>	<ul style="list-style-type: none"> <li>(a) Minimum 7.5 metres from a Municipal <b>road</b>.</li> <li>(b) Minimum 40 metres from a Provincial <b>road</b>.</li> </ul>
(3) <b>Side Setback</b>	Minimum 5.0 metres.
(4) <b>Rear Setback</b>	Minimum 15 metres.

<p>(5) <b>Projections into Setbacks</b></p>	<p>(a) The following features may project into a <b>setback</b>:</p> <ul style="list-style-type: none"> <li>i. unenclosed steps and wheelchair ramps;</li> <li>ii. <b>signs</b>;</li> <li>iii. fences;</li> <li>iv. eaves, chimneys, cantilevers, bay windows, or other similar architectural features may project up to 0.6 metres into a front <b>setback</b> or <b>side setback</b> and up to 1.5 metres into a <b>rear setback</b>; and,</li> <li>v. <b>balconies</b> may project up to 1.5 metres into a <b>front setback</b> or <b>rear setback</b> and may <del>project into a <b>side setback</b></del>, but must maintain a minimum of 1.2 metres from the <b>side parcel boundary</b>.</li> <li>vi. <u>an unenclosed deck, porch or other similar structure, below 0.6 metres in height may project up to 100% into a front setback or rear setback [Bylaw #12.24].</u></li> <li>vii. <u>an unenclosed deck, porch or other similar structure, above 0.6 metres in height may project up to 50% into a front setback or rear setback [Bylaw #12.24].</u></li> </ul>
---	---

3.7.7 **Setbacks for Accessory Buildings:**

<p>(1) <b>Front Setback</b></p>	<p>(a) Minimum 7.5 metres from a Municipal <b>road</b>. (b) Minimum 40 metres from a Provincial <b>road</b>.</p>
<p>(2) <b>Secondary Front Setback</b></p>	<p>(a) Minimum 7.5 metres from a Municipal <b>road</b>. (b) Minimum 40 metres from a Provincial <b>road</b>.</p>
<p>(3) <b>Side Setback</b></p>	<p>Minimum 4.5 metres.</p>
<p>(4) <b>Rear Setback</b></p>	<p>Minimum 7.5 metres.</p>

3.7.8 **Building Height Standards:**

(1)	<b>Principal Building</b>	Maximum 14 metres.
(2)	<b>Accessory Building</b>	Maximum 11 metres.
(3)	Additional <b>Building Height</b> Standards	There is no maximum <b>building height</b> for <b>uses</b> listed in <a href="#">the Institutional Use Category in Subsection subsection 3.7.2(4)</a> .



3.7.9 Additional Standards

<p>(1) <b>Subdivision</b></p>	<p>(a) A <b>development</b> requiring <b>subdivision</b> shall not be issued a <b>development permit</b> until approval of the <b>subdivision</b> application by the <b>Subdivision Authority</b> or, upon appeal, the <b>Subdivision and Development Appeal Board</b>.</p> <p>(b) A <b>subdivision</b> may require an approved <b>Area Structure Plan</b> and/or <b>concept plan</b> at the discretion of the <b>Subdivision/Development Authority</b> [Bylaw #18.21].</p>
<p>(2) <b>Stormwater Management</b></p>	<p>(a) Unless otherwise determined by the <b>Development Authority</b>, the <b>applicant</b> shall be required to <b>grade</b> a <b>parcel</b> in such a way that all surface water will drain from the <b>parcel</b> to the <b>rearback lane</b>, the <b>street</b>, and/or a <b>stormwater management</b> system.</p> <p>(b) A <b>stormwater management plan</b> shall be required for all <b>subdivision</b> and <b>development</b> applications for <a href="#">uses listed in subsection 3.7.2(3) and 3.7.2(4)</a>. <del>industrial and commercial properties.</del></p>

### 3.8 COUNTRYSIDE DISTRICT

#### 3.8.1 General Intent:

- (1) To provide opportunities for low **density** residential **development** and support commercial **uses** in locations that enable a transition from rural to urban. **Development** shall be rural in nature, with low **density development** on large **parcels**. **Dwelling unit – single detached uses** and **accessory buildings** are the predominant **building** form.

#### 3.8.2 Uses:

Use Category	Permitted Uses	Discretionary Uses
(1) Residential [Bylaw #16.22]	<b>Dwelling Unit – Single Detached</b>  <u>Dwelling Unit – Manufactured</u>  <u>Dwelling Unit – Secondary Suite</u>	<del>Dwelling Unit – Manufactured</del>  <del>Dwelling Unit – Secondary Suite</del>  <del>Dwelling Unit – Move On</del> <b>Dwelling Unit – Garden</b> <u>Manufactured Home Park</u>
(2) Lodging	<b>Bed &amp; Breakfast</b>  <del>Tourist Dwelling</del>	<b>Campground</b>  <b>Recreation Vehicle Resort</b>
(3) Commercial	<b>Artist Studio</b> <b>Home Occupation – Rural</b> <b>Home Occupation – Basic</b>	<b>Kennel</b> <b>Restricted Substance Retail</b> <b>Restaurant/Café</b> <b>Retail &amp; Service – General</b>
(4) Institutional	<b>Culture</b> <b>Education</b> <b>Government</b> <b>Health Services</b> <b>Human Services</b> <b>Recreation – Intensive</b> <b>Recreation – Non-Intensive</b>	<b>Cemetery</b>
(5) Agricultural	<b>Agriculture - General</b>	
(6) Other <b>Uses</b>	<b>Accessory Building</b> <del>or Structure</del>	<del>Accessory Building – Portable</del>

	<p><u><a href="#">Accessory Building – Portable</a></u></p> <p><u><a href="#">Solar Energy System – Freestanding</a></u></p> <p><u><a href="#">Solar Energy System – Rooftop</a></u></p> <p><u><a href="#">Storage Structure</a></u></p> <p><b>Fascia Signs</b> <u>are</u> considered a <u>permitted use</u> associated with an approved Lodging, Commercial, or Institutional <b>development</b> on the same <b>parcel</b>. [Bylaw #16.22]</p>	<p><del><u><a href="#">Storage Structure</a></u></del></p> <p><b>Freestanding Sign</b></p> <p><b>Projecting Sign</b></p> <p><del><u><a href="#">Solar Energy System</a></u></del></p> <p><del><u><a href="#">Communication Structure</a></u></del></p>
--	---	--

3.8.3 Specific **Use** Standards:

(1) <u><a href="#">[Removed by Bylaw #12.24]</a></u> <del><u><a href="#">Dwelling Unit</a></u></del>	<del><u><a href="#">Dwelling units</a></u> shall be limited to <del><u><a href="#">dwelling unit – single detached uses</a></u></del> with opportunities for <del><u><a href="#">garden</a></u></del>; <del><u><a href="#">secondary dwelling units</a></u></del> located in an <del><u><a href="#">accessory building</a></u></del>.</del>
(2) <b>Restaurant/Café</b>	<p>(a) The maximum use area for a <b>restaurant/café</b> is 300 square metres.</p> <p>(b) One (1) <b>sign</b> is permitted, in accordance with Part 4 <u><a href="#">of this Bylaw</a></u>.</p>
(3) Retail & Service	<p>(a) The maximum <b>use area</b> for retail &amp; service is 300 square metres.</p> <p>(b) Permanent outdoor display, service, and/or storage is not permitted.</p> <p>(c) One (1) <b>sign</b> is permitted, in accordance with Part 4 <u><a href="#">of this Bylaw</a></u>.</p>
(4) <b>Dwelling Unit – Manufactured</b> [Bylaw #16.22]	<p>(a) The minimum width of a <b>dwelling unit – manufactured</b> shall be 7.3 metres.</p> <p>(b) <b>A dwelling unit – manufactured</b> constructed greater than ten (10) years from the time of <b>development permit</b> application may only be approved at the discretion of the <b>Development Authority</b>.</p> <p>(c) The massing, design and appearance of a <b>dwelling unit – manufactured</b> shall be consistent with <b>adjacent development</b> to the satisfaction of the <b>Development</b></p>

	<p><b>Authority</b>, and may be required to include enhanced design elements that add visual interest such as:</p> <ol style="list-style-type: none"> <li>i. a <b>porch</b> or veranda on the front façade;</li> <li>ii. horizontal wall articulation on the front façade;</li> <li>iii. the <b>use</b> of thick columns or brackets on roof overhangs;</li> <li>iv. dormers, gables, cross gables or varied pitches for articulated roof lines;</li> <li>v. large or bay windows on the front façade, with strong window trim;</li> <li>vi. architectural features or other detailing over entrances;</li> <li>vii. changes in exterior siding materials, textures and colors to break up long wall expanses; and,</li> <li>viii. the <b>use</b> of trim and moldings that contrast the exterior siding.</li> </ol>
(4.1) <b>Solar Energy System – Rooftop</b> [Bylaw #12.24]	Shall not project more than 1.0 metres above the roof line of any <b>principal</b> or <b>accessory building</b> .
(5) Additional Standards	No <b>use</b> shall cause or create any <b>nuisance</b> , by way of noise, vibration, smoke, dust, fumes, odors, heat, light, or traffic generation, at the discretion of the <b>Development Authority</b> .

3.8.4 **Parcel** Width Standards:

(1) <b>Parcel Area Width</b>	Minimum <del>0.5 acres. 30 metres.</del>
(2) Additional <b>Parcel</b> Width Standards	There is no minimum <b>parcel</b> width for a <b>recreation vehicle resort</b> .

3.8.5 Residential **Density**:

(1) Residential <b>Density</b>	Maximum two (2) <b>dwelling units</b> per <b>parcel</b> .
--------------------------------	---

3.8.6 **Setbacks** for **Principal Buildings**:

(1)	<b>Front Setback</b>	Minimum 10 metres.
(2)	<b>Secondary Front Setback</b>	Minimum 7.5 metres.
(3)	<b>Side Setback</b>	Minimum 3.0 metres.
(4)	<b>Rear Setback</b>	Minimum 10 metres.
(5)	<b>Projections into Setbacks</b>	<p>(a) The following features may project into a <b>setback</b>:</p> <ul style="list-style-type: none"> <li>i. unenclosed steps and wheelchair ramps;</li> <li>ii. <b>signs</b>;</li> <li>iii. fences;</li> <li>iv. <u>an unenclosed deck, porch or other similar structure, below 0.6 metres in height may project up to 100% into a front setback or rear setback;</u><del>an unenclosed deck, porch or other similar structure, below 0.6 metres in height;</del></li> <li>v. <u>an unenclosed deck, porch or other similar structure, above 0.6 metres in height may project up to 50% into a front setback or rear setback;</u><del>an unenclosed deck, porch or other similar structure, above 0.6 metres in height, may project up to 50% into a minimum front setback or minimum rear setback;</del></li> <li>vi. eaves, chimneys, cantilevers, bay windows, or other similar architectural features may project up to 0.6 metres into a minimum <b>front setback</b> or <b>side setback</b> and up to 1.5 metres into a minimum <b>rear setback</b>; and,</li> <li>vii. <b>balconies</b> may project up to 1.5 metres in a <b>front setback</b> or <b>rear setback</b> <u>and may</u><del>;</del> <u>Balconies may</u> project into a <b>side setback</b>, but must maintain a minimum of 1.2 metres from the <b>side parcel boundary</b>.</li> </ul>

3.8.7 **Setbacks for Accessory Buildings:**

(1)	<b>Front Setback</b>	Minimum 10 metres.
(2)	<b>Secondary Front Setback</b>	Minimum 7.5 metres.
(3)	<b>Side Setback</b>	Minimum 3.0 metres.
(4)	<b>Rear Setback</b>	Minimum 10 metres.

3.8.8 **Parcel Coverage** Standards:

(1)	Maximum <b>Parcel Coverage</b>	25%
-----	--------------------------------	-----

3.8.9 **Building Height** Standards:

(1)	<b>Principal Building</b>	Maximum 14 metres.
(2)	<b>Accessory Building</b>	Maximum 7.5 metres.
(3)	Additional <b>Building Height</b> Standards	There is no maximum <b>building height</b> for <b>uses</b> listed in <a href="#">the Institutional Use Category in Subsection subsection 3.8.2(4)</a> .

3.8.10 Parking, Loading and Access Standards:

(1)	Bicycle Parking	Where bicycle parking is provided for <b>uses</b> listed in <a href="#">the Commercial Use Category in Section subsection 3.8.2(3)</a> , bicycle parking shall be located close to the entrance of the <b>principal building</b> , but shall not impede pedestrian circulation or <b>access</b> to the <b>building</b> .
(2)	Vehicle Parking	<p>(a) There is no minimum required number of parking stalls for any <b>development</b> in the Countryside District.</p> <p>(b) Surface parking areas shall not be allowed unless associated with a <b>development</b>.</p> <p>(c) Any parking area having four (4) or more parking stalls that are visible from an <b>adjacent parcel</b> or <b>road</b> shall provide and maintain <a href="#">landscaping along the perimeter of the parking area</a>. <del>perimeter planting.</del></p>

3.8.11 **Landscaping** Standards:

<p>(1) General <b>Landscaping</b> Standards</p>	<p>The <b>front yard</b> shall be <b>landscaped</b> with grass, trees, shrubs, and/or flower beds. Areas of shale, rock, or other <b>hard landscaping</b> may be acceptable but shall not exceed 25% of the <b>landscaped area</b>.</p>
---	---

3.8.12 **Screening** and Fences:

<p>(1) <b>Screening</b></p>	<p>(a) Garbage and waste material must be stored in closed containers, and visually <b>screened</b> from public <b>roads</b>, excluding <b>lanes</b>.</p> <p>(b) Outside storage of commercial materials and equipment shall be visually <b>screened</b> from <b>adjacent parcels</b> and public <b>roads</b>.</p>
<p>(2) Fences [Bylaw #16.22]</p>	<p>(a) A fence located in a <b>front yard</b> shall be a maximum height of 1.2 metres.</p> <p>(b) All other fences shall be a maximum height of 1.8 metres.</p> <p>(c) No fence, wall, tree, hedge or other <b>structure</b>, object, or plant exceeding 1.2 metres in height shall be permitted within the <b>corner visibility triangle</b>.</p>

3.8.13 Additional Standards:

<p>(1) <b>Subdivision</b></p>	<p>A <b>development</b> requiring <b>subdivision</b> shall not be issued a <b>development permit</b> until approval of the <b>subdivision</b> application by the <b>Subdivision Authority</b> or, upon appeal, the <b>Subdivision and Development Appeal Board</b>.</p>
<p>(2) <b>Stormwater Management</b></p>	<p>(a) Unless otherwise determined by the <b>Development Authority</b>, the <b>applicant</b> shall be required to <b>grade a parcel</b> in such a way that all surface water will drain from the <b>parcel</b> to the <b>rearback lane</b>, the <b>street</b>, and/or a <b>stormwater management</b> system.</p> <p>(b) A <b>stormwater management plan</b> shall be required for all <b>subdivision</b> and <b>development</b> applications for <a href="#">uses listed in 3.8.2(3) and 3.8.2(4)</a> <b>industrial and commercial properties</b></p>



### 3.9 NEIGHBOURHOOD DISTRICT

#### 3.9.1 General Intent:

- (1) To enable primarily ground-oriented residential **development** with an emphasis on diverse, walkable neighbourhoods with varying built forms and housing typologies. To achieve complete communities, as envisioned in the **Municipal Development Plan**, select non-residential **uses** such as small-scale **restaurants/café**s, **offices**, **home occupations**, **education**, and personal services are allowed.
- (2) **Development** shall be predominantly residential and may have a wide range of **building** types including: single detached, duplex, rowhouses, and **dwelling unit – secondary suites**. All **development**, regardless of **use**, shall have a built form that is consistent with surrounding residential properties, with the exception of **uses** listed in the Institutional Use Category in Subsection 3.5.2-subsection 3.9.2(4).

#### 3.9.2 Uses:

Use Category	Permitted Uses	Discretionary Uses
(1) Residential [Bylaw #16.22]	<p><b>Dwelling Unit – Duplex</b></p> <p><b>Dwelling Unit – Multi Unit (Apartment)</b></p> <p><b>Dwelling Unit – Multi Unit (Attached)</b></p> <p><b>Dwelling Unit – Single Detached</b></p> <p><u>Dwelling Unit – Secondary Suite</u></p> <p><u>Dwelling Unit – Manufactured located within an established and approved Manufactured Home Park</u></p>	<p><b>Dwelling Unit – Manufactured</b></p> <p><u>Dwelling Unit – Move On</u></p> <p><u>Dwelling Unit – Secondary Suite</u></p> <p><b>Dwelling Unit – Garden</b></p> <p><b>Manufactured Home Park</b></p>
(2) Lodging	<p><b>Bed &amp; Breakfast</b></p> <p><u>Tourist Dwelling</u></p>	<b>Campground</b>
(3) Commercial	<p><b>Artist Studio</b></p> <p><b>Home Occupation – Urban</b></p> <p><b>Home Occupation - Basic</b></p>	<p><b>Restricted Substance Retail</b></p> <p><b>Restaurant/Café</b></p> <p><b>Retail &amp; Service – General Office</b></p>

(4)	Institutional	<b>Culture</b> <b>Education</b> <b>Government</b> <b>Health Services</b> <b>Human Services</b> <b>Recreation – Non-Intensive</b>	<b>Recreation – Intensive</b> [Bylaw #16.22]
(5)	Other <b>Uses</b>	<b>Accessory Building <del>or</del> Structure</b> <u><a href="#">Solar Energy System – Freestanding</a></u> <u><a href="#">Solar Energy System - Rooftop</a></u>	<b>Accessory Building – Portable</b> <b>Bench Sign</b> [Bylaw #16.22] <b>Fascia Sign</b> <b>Freestanding Sign</b> <b>Projecting Sign</b>

3.9.3 Specific **Use** Standards:

(1)	<b>Restaurant/Café</b>	(a) The maximum use area for a <b>Restaurant/Cafés</b> 300 square metres. (b) One (1) <b>sign</b> is permitted, in accordance with Part 4 <u><a href="#">of this Bylaw.</a></u>
(2)	Retail & Service	(a) The maximum <b>use area</b> for retail & service is 300 square metres. (b) Permanent outdoor display, service, and/or <b>outdoor storage</b> is not permitted. (c) One (1) <b>sign</b> is permitted, in accordance with Part 4 <u><a href="#">of this Bylaw.</a></u>
(3)	<b>Dwelling Unit – Manufactured</b> [Bylaw #16.22]	(a) The minimum width of a <b>dwelling unit – manufactured</b> shall be 7.3 metres. (b) <b>Dwelling unit – manufactured constructed</b> greater than ten (10) years from the time of <b>development permit</b> application may only be approved at the discretion of the <b>Development Authority</b> . (c) The massing, design and appearance of a <b>dwelling unit – manufactured</b> shall be consistent with <b>adjacent development</b> to the satisfaction of the <b>Development Authority</b> , and may be required to include enhanced design elements that add visual interest such as: viii. a <b>porch</b> or veranda on the front

	<p>façade;</p> <p>ix. horizontal wall articulation on the front façade;</p> <p>x. the use of thick columns or brackets on roof overhangs;</p> <p>xi. dormers, gables, cross gables or varied pitches for articulated roof lines;</p> <p>xii. large or bay windows on the front façade, with strong window trim;</p> <p>xiii. architectural features or other detailing over entrances;</p> <p>xiv. changes in exterior siding materials, textures and colors to break up long wall expanses; and,</p> <p>xv. the use of trim and moldings that contrast the exterior siding.</p>
(3.1)	<p><a href="#">Solar Energy System – Rooftop [Bylaw #12.24]</a></p>
	<p><a href="#">Shall not project more than 1.0 metres above the roof line of any <i>principal</i> or <i>accessory building</i>.</a></p>
(4)	<p>Additional Standards</p>
	<p>No <b>use</b> shall cause or create any <b>nuisance</b>, by way of noise, vibration, smoke, dust, fumes, odors, heat, light, or traffic generation, at the discretion of the <b>Development Authority</b>.</p>

3.9.4 **Setbacks for *Principal Building*:**

(1)	<b>Front Setback</b>	(a) Minimum 3.0 metres. (b) Maximum 6.0 metres.
(2)	<b>Secondary Front Setback</b>	(a) Minimum 3.0 metres (b) Maximum 6.0 metres.
(3)	<b>Side Setback</b>	Minimum 1.2 metres.
(4)	<b>Rear Setback</b>	Minimum 6.0 metres.

<p>(5) <b>Projections into Setbacks</b></p>	<p>(a) The following features may project into a <b>setback</b>:</p> <ul style="list-style-type: none"> <li>i. unenclosed steps and wheelchair ramps;</li> <li>ii. <b>signs</b>;</li> <li>iii. fences;</li> <li>iv. <u>an unenclosed deck, porch or other similar structure, below 0.6 metres in height may project up to 100% into a front setback or rear setback, an unenclosed deck, porch or other similar structure below 0.6 metres in height may project 50% into a front setback or rear setback [Bylaw #16.22];</u></li> <li>v. <u>an unenclosed deck, porch or other similar structure, above 0.6 metres in height may project up to 50% into a front setback or rear setback, an unenclosed deck, porch or other similar structure above 0.6 metres in height may project 50% into a front setback or rear setback [Bylaw #16.22];</u></li> <li>vi. Eaves, chimneys, cantilevers, bay windows, or other similar architectural features may project up to 0.6 metres into a <b>front setback</b> or <b>side setback</b> and up to 1.5 metres into a <b>rear setback</b>; and,</li> <li>vii. <b>Balconies</b> may project up to 1.5 metres in a <b>front setback</b> or <b>rear setback</b> <u>and Balconies</u> may project into a <b>side setback</b>, but must maintain a minimum of 1.2 metres from the <b>side parcel boundary</b>.</li> </ul>
---	---

3.9.5 **Setbacks for Accessory Buildings:**

(1) <b>Front Setback</b>	<b>Principal building front setback</b> plus 1.0 metre.
(2) <b>Secondary Front Setback</b>	Minimum 3.0 metres.
(3) <b>Side Setback</b>	Minimum 1.2 metres.

(4) <b>Rear Setback</b>	Minimum 1.2 metres.
-------------------------	---------------------

3.9.6 **Parcel Coverage** Standards:

(1) Maximum <b>Parcel Coverage</b>	70%
(2) <b>Accessory Building</b>	<del>Site coverage must not exceed coverage of principal building.</del> <b>Floor area Footprint</b> of an <b>accessory building</b> must not exceed 80% <b>floor area footprint</b> coverage of <b>the principal building</b> [Bylaw #16.22].

3.9.7 **Building Height** Standards:

(1) <b>Principal Building</b>	Maximum 11 metres.
(2) <b>Accessory Building</b> [Bylaw #16.22]	<ul style="list-style-type: none"> <li>(a) Must not exceed height of <b>principal building</b>.</li> <li>(b) Maximum of 7.5 metres, if associated with a <b>dwelling unit - garden</b>.</li> <li>(c) Maximum 5.0 metres if <del>not associated with a dwelling unit – garden. is associated.</del></li> <li>(d) Must not have overhead doors greater than 3.0 metres in height.</li> </ul>
(3) Additional <b>Building Height</b> Standards	There is no maximum <b>building height</b> for <b>uses</b> listed <del>in the Institutional Use Category</del> in subsection <a href="#">3.9.2(4)</a> .

3.9.8 **Parking, Loading, and Access** Standards:

(1) <b>Bicycle Parking</b>	<ul style="list-style-type: none"> <li>(a) Where bicycle parking is provided for <b>uses</b> listed in <del>subsection the Commercial Use Category in Section 3.9.2(3)</del>, bicycle parking shall be located close to the entrance of the <b>principal building</b>, but shall not impede pedestrian circulation or <b>access</b> to the <b>building</b>.</li> <li>(b) Where bicycle parking is provided for <b>uses</b> listed in <del>subsection the Residential Use Category in Section 3.5.2-3.9.2(1)</del>, bicycle parking shall be located and secured within a <b>principal building</b> or <b>accessory building</b>.</li> </ul>
----------------------------	---

<p>(2) Vehicle Parking</p>	<p>(a) There is no minimum required number of parking stalls for any <b>development</b> in the Neighbourhood District.</p> <p>(b) Parking areas and/or <b>structures</b> shall be located to the side or rear of a <b>building</b>, or underground, wherever possible.</p> <p>(c) Surface parking areas and/or parking <b>structures</b> shall not be allowed unless located on the same <b>parcel</b> as a <b>development</b>.</p> <p>(d) Any parking area having four (4) or more parking stalls that are visible from an <b>adjacent parcel</b> or <b>road</b> shall provide and maintain <u>landscaping along the perimeter of the parking area</u>. <del>perimeter planting.</del></p> <p>(e) Any parking area containing ten (10) or more parking stalls <u>shall provide and maintain landscaping in the internal parking area and along the perimeter of the parking area.</u> <del>should incorporate internal islands/planting areas.</del></p>
<p>(3) Vehicle <b>Access</b></p>	<p>(a) Where a <b>parcel</b> shares a <b>parcel boundary</b> with a <b>lane</b>, all <b>access</b> to the <b>parcel</b> must be from the <b>lane</b>.</p> <p>(b) Where a <b>corner parcel</b> shares a <b>parcel boundary</b> with a <b>lane</b>, <b>access</b> may be either from the <b>lane</b> or the <b>street</b>.</p> <p>(c) In the absence of a <b>lane</b>, <b>access</b> should be from the <b>secondary front yard</b>. Where <b>access</b> from a <b>secondary front yard</b> is not possible, <b>access</b> may be located on the <u>primary front yard</u>.</p> <p>(d) <b>Parcels</b> shall have two (2) or more <b>access</b> points <u>in order to provide adequate egress in the event of an emergency.</u> <del>if required for emergency access.</del></p>

3.9.9 **Landscaping** Standards:

<p>(1) General <b>Landscaping</b> Standards</p>	<p>The <b>front yard</b> shall be <b>landscaped</b> with grass, trees, shrubs, and/or flower beds. Areas of shale, rock, or other <b>hard landscaping</b> may be acceptable but shall not exceed 25% of the <b>landscaped area</b>.</p>
<p>(2) <b>Landscaped Area</b></p>	<p>All portions of a <b>parcel</b> not covered by <b>structures</b>, parking, or vehicular circulation areas shall be</p>

	<b>landscaped.</b>
(3) Number of Trees	<p>(a) The minimum number of trees required for a residential <b>development</b> shall be one (1) tree per 45 square metres of <b>landscaped area</b>, or a minimum of two (2) trees per <b>parcel</b>, whichever is greater.</p> <p>(b) The minimum number of trees required for a mixed-use or commercial <b>development</b> shall be one (1) tree per 35 square metres of <b>landscaped area</b>.</p>
(4) Tree Size	Minimum height of 2.0 metres <del>and</del> or 40 millimetres in caliper.
(5) Number of Shrubs	The minimum number of shrubs required for a <del>residential, mixed-use, or commercial</del> <b>development</b> shall be one (1) shrub per 15 square metres of <b>landscaped area</b> .

3.9.10 **Screening, Fences, and Hedges:**

(1) <b>Screening</b>	<p>(a) Garbage and waste material must be stored in closed containers, and visually <b>screened</b> from public <b>roads</b>, excluding <b>lanes</b>.</p> <p>(b) <b>Outdoor storage</b> of commercial materials and equipment shall be visually <b>screened</b> from <b>adjacent parcels</b> and public <b>roads</b>.</p>
(2) Fences and Hedges [Bylaw #16.22]	<p>(a) A fence or hedge located in a <b>front yard</b> or a <b>secondary front yard</b> shall be a maximum height of 1.2 metres.</p> <p>(b) All other fences or hedges shall be a maximum height of 1.8 metres.</p> <p>(c) <del>[Removed by Bylaw #12.24]. A fence located in a <b>front yard</b> shall be a maximum height of 1.2 metres.</del></p> <p>(d) <del>[Removed by Bylaw #12.24]. All other fences shall be a maximum height of 1.8 metres.</del></p> <p>(e) No fence, wall, tree, hedge or other <b>structure</b>, object, or plant exceeding 1.2 metres in height shall be permitted within the <b>corner visibility triangle</b>.</p>

3.9.11 Additional Standards:

<p>(1) <b>Subdivision</b></p>	<p>A <b>development</b> requiring <b>subdivision</b> shall not be issued a <b>development permit</b> until approval of the <b>subdivision</b> application by the <b>Subdivision Authority</b> or, upon appeal, the <b>Subdivision and Development Appeal Board</b>.</p>
<p>(2) <b>Stormwater Management</b></p>	<p>(a) Unless otherwise determined by the <b>Development Authority</b>, the <b>applicant</b> shall be required to <b>grade a parcel</b> in such a way that all surface water will drain from the <b>parcel</b> to the <a href="#">rearback lane</a>, the <b>street</b>, and/or a <b>stormwater management</b> system.</p> <p>(b) A <b>stormwater management plan</b> shall be required for all <b>subdivision</b> and <b>development</b> applications <a href="#">for uses listed in the subsection 3.9.2(3) and 3.9.2(4)</a>.<del> for industrial and commercial properties.</del></p>

3.9.12 [\[Removed by Bylaw #12.24\]](#)



### 3.10 NEIGHBOURHOOD CENTRE DISTRICT

#### 3.10.1 General Intent:

- (1) To provide opportunities for focused community activity that functions as the social and economic heart of a neighbourhood. **Development** supports a high-quality pedestrian experience and thriving small business environment. **Buildings** should be oriented towards the **street**, with the possibility of having **residential uses** located on upper floors and commercial **uses** at **grade**.

#### 3.10.2 Uses:

Use Category	Permitted Uses	Discretionary Uses
(1) Residential [Bylaw #16.22]	<p><b>Dwelling Unit – Duplex</b></p> <p><b>Dwelling Unit – Multi Unit (Apartment)</b></p> <p><b>Dwelling Unit – Multi Unit (Attached)</b></p> <p><b>Dwelling Unit – Single Detached</b></p> <p><u><b>Dwelling Unit – Secondary Suite</b></u></p>	<p><b>Dwelling Unit – Manufactured</b></p> <p><u><b>Dwelling Unit – Move On</b></u></p> <p><u><b>Dwelling Unit – Secondary Suite</b></u></p> <p><b>Dwelling Unit – Garden</b></p> <p><u><b>Residential Mixed-Use Development</b></u></p>
(2) Lodging	<p><b>Bed &amp; Breakfast</b></p> <p><b>Hotel/Motel</b></p> <p><u><b>Tourist Dwelling</b></u></p>	
(3) Commercial	<p><b>Artist Studio</b></p> <p><b>Entertainment Facility</b></p> <p><b>Home Occupation – Urban</b></p> <p><b>Home Occupation – Basic</b></p> <p><b>Restaurant/Café</b></p> <p><b>Retail &amp; Service – General Office</b></p>	<p><b>Car Wash</b></p> <p><b>Gas Station</b></p> <p><b>Restricted Substance Retail</b></p> <p><b>Drinking Establishment</b></p>
(4) Institutional	<p><b>Culture</b></p> <p><b>Education</b></p> <p><b>Government</b></p> <p><b>Health Services</b></p> <p><b>Human Services</b></p> <p><b>Recreation – Non-Intensive</b></p>	<p><b>Recreation – Intensive</b> [Bylaw #16.22]</p>

<p>(5) Other <b>Uses</b></p>	<p><b>Accessory Building or Structure</b></p> <p><b><u>Solar Energy System – Freestanding</u></b></p> <p><b><u>Solar Energy System – Rooftop</u></b></p> <p>The following <b>signs</b> are considered a <b>permitted use forms</b> when associated with an approved Lodging, Commercial, or Institutional <b>development</b> on the same <b>parcel</b>: [Bylaw #16.22]</p> <p><b>A-Board Sign</b></p> <p><b>Fascia Sign</b></p> <p><b>Freestanding Sign</b></p> <p><b>Projecting Sign</b></p>	<p><b>Accessory Building – Portable</b></p> <p><b>Portable Sign</b></p> <p><b><u>Storage Structure</u></b></p>
------------------------------	---	--

3.10.2.(1) Specific **Use** Standards:

<p>(1) <b>Car Wash</b></p>	<p>(a) Minimum <b>site</b> area shall be 550 square metres and shall accommodate queuing space for two (2) vehicles prior to entering the washing area and queuing space for one (1) vehicle upon leaving the washing area.</p> <p>(b) Shall be limited to the washing of vehicles with a gross vehicle weight of 4,000 kilograms or less.</p>
<p>(2) <b>Gas Station</b></p>	<p>(a) Shall only be located at the intersection of two (2) or more <b>streets</b> or highways, or <u>within the parking lot of a Commercial Use, as listed in 3.10.2(3), as per shopping centre.</u></p> <p>(b) <u>Pumps should be located</u> <del>Should locate pumps</del> to the side or rear of the <b>parcel building</b> and provide additional <b>front setback area</b> and/or <b>landscaping</b> to better integrate the <b>gas station</b> with the public realm.</p> <p>(c) The pumps shall be located a minimum of 4.5 metres from the <b>building</b>.</p>
<p>(3) <b>Dwelling Unit – Manufactured</b> [Bylaw #16.22]</p>	<p>(a) The minimum width of a <b>dwelling unit – manufactured</b> shall be 7.3 metres.</p>

	<p>(b) <b>Dwelling unit – manufactured</b> constructed greater than ten (10) years from the time of <b>development permit</b> application may only be approved at the discretion of the <b>Development Authority</b>.</p> <p>(c) The massing, design and appearance of a <b>dwelling unit – manufactured</b> shall be consistent with <b>adjacent development</b> to the satisfaction of the <b>Development Authority</b>, and may be required to include enhanced design elements that add visual interest such as:</p> <ul style="list-style-type: none"> <li>i. a <b>porch</b> or veranda on the front façade;</li> <li>ii. horizontal wall articulation on the front façade;</li> <li>iii. the use of thick columns or brackets on roof overhangs;</li> <li>iv. dormers, gables, cross gables or varied pitches for articulated roof lines;</li> <li>v. large or bay windows on the front façade, with strong window trim;</li> <li>vi. architectural features or other detailing over entrances;</li> <li>vii. changes in exterior siding materials, textures and colors to break up long wall expanses; and</li> <li>viii. the use of trim and moldings that contrast the exterior siding.</li> </ul>
(3.1)	<p><a href="#">Solar Energy System – Rooftop [Bylaw #12.24]</a></p> <p><a href="#">Shall not project more than 1.0 metres above the roof line of any <b>principal</b> or <b>accessory building</b>.</a></p>
(4)	<p>Additional Standards</p> <p>No <b>use</b> shall cause or create any <b>nuisance</b>, by way of noise, vibration, smoke, dust, fumes, odors, heat, light, or traffic generation, at the discretion of the <b>Development Authority</b>.</p>

3.10.3 **Setbacks for Principal Buildings:**

(1)	<b>Front Setback</b>	Maximum 3.0 metres.
(2)	<b>Secondary Front Setback</b>	Maximum 3.0 metres.
(3)	<b>Side Setback</b>	Minimum 1.2 metres.

(4) <b>Rear Setback</b>	Minimum 3.0 metres.
(5) Additional <b>Setback</b> Standards [Bylaw #16.22]	<p>(a) There is no maximum <b>front setback, secondary front setback, side setback, or rear setback</b> for <b>car washes</b> and <b>gas stations</b>.</p> <p>(b) The minimum <b>front setback, secondary front setback, side setback, or rear setback</b> is 3.0 metres for <b>car washes</b> and <b>gas stations</b>.</p>
(6) <b>Projections</b> into <b>Setbacks</b> [Bylaw #16.22]	<p>(a) The following features may project into a setback;</p> <ul style="list-style-type: none"> <li>i. unenclosed steps and wheelchair ramps;</li> <li>ii. <b>signs</b>;</li> <li>iii. fences;</li> <li>iv. <u>an unenclosed deck, porch or other similar structure, may project up to 50% into a front setback or rear setback</u>, <del>an unenclosed deck, porch or other similar structure may project into 50% of the front setback or rear setback</del> [Bylaw #16.22];</li> <li>v. eaves, chimneys, cantilevers, bay windows, or other similar architectural features may project up to 0.6 metres into a <b>front setback</b> or <b>side setback</b> and up to 1.5 metres into a <b>rear setback</b>; and,</li> <li>vi. <b>balconies</b> may project up to 1.5 metres into a <b>front setback</b> or <b>rear setback</b> and may project into a <b>side setback</b>, but must maintain a minimum of 1.2 metres from <i>the side parcel boundary</i>.</li> </ul>

3.10.4 **Setbacks for Accessory Buildings:**

(1) <b>Front Setback</b>	<b>Principal building front setback</b> plus 1.0 metre.
(2) <b>Secondary Front Setback</b>	Minimum 3.0 metres.
(3) <b>Side Setback</b>	Minimum 1.2 metres.

(4) <b>Rear Setback</b>	Minimum 1.2 metres.
-------------------------	---------------------

3.10.5 **Parcel Coverage** Standards:

(1) Maximum <b>Parcel Coverage</b>	80%
(2) <b>Accessory Building</b>	<u>Floor area Footprint</u> of <b>accessory building</b> must not exceed 80% coverage of the <b>principal building</b> [Bylaw #16.22].

3.10.6 **Building Height** Standards:

(1) <b>Principal Building</b>	Maximum 14 metres.
(2) <b>Accessory Building</b> [Bylaw #16.22]	<ul style="list-style-type: none"> <li>(a) Must not exceed height of the <b>principal building</b>.</li> <li>(b) Maximum <u>height</u> of 7.5 metres, if associated with a <b>dwelling unit – garden</b>.</li> <li>(c) Maximum <u>height of</u> 5.0 metres, if not <u>associated with a dwelling unit – garden.</u> <del>is associated</del></li> <li>(d) Must not have overhead doors greater than 3.0 metres in height.</li> </ul>
(3) Additional <b>Building Height</b> Standards	(a) There is no maximum <b>building height</b> for <b>uses</b> listed in <u>the Institutional Use Category</u> <del>in</del> subsection <u>3.10.2(4)</u> .

3.10.7 **Parking, Loading, and Access** Standards:

(1) Bicycle Parking	<ul style="list-style-type: none"> <li>(a) Where bicycle parking is provided for uses listed in <u>the Commercial Use Category or Institutional Use Category in Section subsection 3.10.2(3)</u>, bicycle parking shall be located close to the entrance of the <b>principal building</b>, but shall not impede pedestrian circulation or <b>access</b> to the <b>building</b>.</li> <li>(b) Where bicycle parking is provided for <b>uses</b> listed in <u>the Residential Use Category in Section subsection 3.10.2(1)</u>, bicycle parking shall be located and secured within the <b>principal building</b> or <b>accessory building</b>.</li> </ul>
(2) Vehicle Parking	(a) There is no minimum required number of parking stalls for any <b>development</b> in the

	<p>Neighbourhood Centre District.</p> <p>(b) Parking areas and/or <b>structures</b> shall be located to the side or rear of a <b>building</b>, or underground, wherever possible.</p> <p>(c) Surface parking areas and/or parking <b>structures</b> shall not be allowed unless associated with a <b>development</b>.</p> <p>(d) Any parking area having four (4) or more parking stalls that are visible from an <b>adjacent parcel</b> or <b>road</b> shall provide and maintain <u>landscaping along the perimeter of the parking area</u><del>perimeter planting</del>.</p> <p>(e) Any parking area containing ten (10) or more parking stalls <u>shall provide and maintain landscaping in the internal parking area and along the perimeter of the parking area</u><del>should incorporate internal islands/planting areas</del>.</p>
<p>(3) Vehicle <b>Access</b></p>	<p>(a) The <u>following</u> regulations apply only to the <b>uses</b> listed in <u>subsection 3.10.2(1): the Residential Use Category in Section</u></p> <ol style="list-style-type: none"> <li>i. Where a <b>parcel</b> shares a <b>parcel boundary</b> with a <b>lane</b>, all <b>access</b> to the <b>parcel</b> must be from the <b>lane</b>.</li> <li>ii. Where a <b>corner parcel</b> shares a <b>parcel boundary</b> with a <b>lane</b>, <b>access</b> may be either from the <b>lane</b> or the <b>street</b>.</li> <li>iii. In the absence of a <b>lane</b>, <b>access</b> should be from the <b>secondary front yard</b>. Where <b>access</b> from a <b>secondary front yard</b> is not possible, <b>access</b> may be located on the primary <b>front yard</b>.</li> <li>iv. <b>Access</b> to parking areas and/or <b>structures</b> shall be no wider than 6.0 metres <b>adjacent</b> to the <b>front parcel boundary</b></li> <li>v. <b>Parcels</b> shall have two (2) or more <b>access</b> points <u>in order to provide adequate egress in the event of an emergency</u><del>if required for emergency access</del>.</li> </ol>

3.10.8 **Landscaping** Standards:

(1) General <b>Landscaping</b> Standards	For <b>uses</b> listed in <a href="#">the Residential Use Category in Section subsection 3.10.2(1)</a> the <b>front yard</b> shall be <b>landscaped</b> with grass, trees, shrubs, and/or flower beds. Areas of shale, rock, or other <b>hard landscaping</b> may be acceptable but shall not exceed 25% of the <b>landscaped area</b> .
(2) <b>Landscaped Area</b>	All portions of a <b>site</b> not covered by <b>structures</b> , parking, or vehicular circulation areas shall be <b>landscaped</b> .
(3) Number of Trees	(a) The minimum number of trees required for a residential <b>development</b> shall be one (1) tree per 45 square metres of <b>landscaped area</b> , or a minimum of two (2) trees per <b>parcel</b> , whichever is greater.  (b) The minimum number of trees required for a mixed-use or commercial <b>development</b> shall be one (1) tree per 35 square metres of <b>landscaped area</b> .
(4) Tree Size	Minimum height of 2.0 metres <del>and</del> or 40 millimetres in caliper.
(5) Number of Shrubs	The minimum number of shrubs required for a residential, mixed-use, or commercial <b>development</b> shall be one (1) shrub per 15 square metres of <b>landscaped area</b> .

3.10.9 **Screening**, Fences, and Hedges:

(1) <b>Screening</b>	(a) Garbage and waste material must be stored in closed containers, and visually <b>screened</b> from public <b>roads</b> , excluding <b>lanes</b> .  (b) Outside storage of commercial materials and equipment shall be visually <b>screened</b> from <b>adjacent parcels</b> and public <b>roads</b> .
(2) Fences and Hedges [Bylaw #16.22]	(a) A fence or hedge located in a <b>front yard</b> shall be a maximum height of 1.2 metres.  (b) All other fences or hedges shall be a maximum height of 1.8 metres.  (c) No fence, wall, tree, hedge or other <b>structure</b> , object, or plant exceeding 1.2 metres in height shall be permitted within the <b>corner visibility triangle</b> at the discretion of the <b>Development Authority</b> .

3.10.10 Additional Standards:

<p>(1) <b>Subdivision</b></p>	<p>(a) A <b>development</b> requiring <b>subdivision</b> shall not be issued a <b>development permit</b> until approval of the <b>subdivision</b> application by the <b>Subdivision Authority</b> or, upon appeal, the <b>Subdivision and Development Appeal Board</b>.</p>
<p>(2) <b>Stormwater Management</b></p>	<p>(a) Unless otherwise determined by the <b>Development Authority</b>, the <b>applicant</b> shall be required to <b>grade</b> a <b>parcel</b> in such a way that all surface water will drain from the <b>parcel</b> to the <b>rear back lane</b>, the <b>street</b>, and/or a <b>stormwater management</b> system.</p> <p>(b) A <b>stormwater management plan</b> shall be required for all <b>subdivision</b> and <b>development</b> applications for <a href="#">the uses listed in subsection 3.10.2(3) and 3.10.2(4).</a> <del>industrial and commercial properties.</del></p>



### 3.11 DOWNTOWN DISTRICT

#### 3.11.1 General Intent:

- (1) To support an active, thriving, mixed-use downtown with high quality public spaces, successful businesses, pedestrian connectivity, and street-level activity. **Development** is characterized by a larger scale of mixed-use **buildings** than is possible elsewhere in the Valley. New **development** enables a diverse streetscape with a strong relationship between **buildings** and the **street**. Residential **development** consists primarily of **buildings** with multiple **dwelling units**, and in many cases, ground floor commercial **uses**.

#### 3.11.2 Uses:

Use Category	Permitted Uses	Discretionary Uses
(1) Residential [Bylaw #16.22]	<p><b>Dwelling Unit – Duplex</b></p> <p><b>Dwelling Unit – Multi Unit (Apartment)</b></p> <p><b>Dwelling Unit – Multi Unit (Attached)</b></p> <p><u><b>Dwelling Unit – Secondary Suite</b></u></p> <p><u><b>Residential Mixed-Use Development</b></u></p> <p><u><b>Residential accommodation accessory to a principal commercial use</b></u></p>	<p><del><b>Dwelling Unit – Secondary Suite</b></del></p> <p><b>Dwelling Unit – Single Detached</b></p> <p><del><b>Dwelling Unit – Ready-to-move (RTM)</b></del></p> <p><del><b>Dwelling Unit – Move On</b></del></p>
(2) Lodging	<p><b>Bed &amp; Breakfast</b></p> <p><b>Hotel/Motel</b></p> <p><del><b>Tourist Dwelling</b></del></p>	
(3) Commercial	<p><b>Artist Studio</b></p> <p><b>Drinking Establishment</b></p> <p><b>Entertainment Facility</b></p> <p><b>Home Occupation – Urban</b></p> <p><b>Home Occupation – Basic</b></p> <p><b>Restaurant/Café</b></p> <p><b>Retail &amp; Service – General Office</b></p>	<p><b>Adult Entertainment</b></p> <p><b>Restricted Substance Retail</b></p> <p><b>Brewery/Distillery</b></p>
(4) Institutional	<b>Culture</b>	<b>After Life Care</b>

	<p><b>Education</b></p> <p><b>Government</b></p> <p><b>Health Services</b></p> <p><b>Human Services</b></p> <p><b>Recreation – Intensive</b></p> <p><b>Recreation – Non-Intensive</b></p>	
(5) Other <b>Uses</b>	<p><del>Accessory Building or Structure</del></p> <p><del>Solar Energy System — Freestanding</del></p> <p><del>Solar Energy System — Rooftop</del></p> <p>The following <b>signs</b> are considered a <b>permitted use forms</b> when associated with an approved Lodging, Commercial, Industrial <b>development</b> on the same <b>parcel</b>. [Bylaw #16.22]</p> <p><b>A-Board Sign</b></p> <p><b>Fascia Sign</b></p> <p><b>Freestanding Sign</b></p> <p><b>Projecting Sign</b></p>	<p><del>A-Board Sign</del></p> <p><b>Portable Sign</b></p> <p><b>Mural [Bylaw #16.22]</b></p> <p><del>Storage Structure</del></p> <p><del>Solar Energy System</del></p> <p><del>Communication Structure</del></p>

3.11.3 Specific **Use** Standards:

(1) <del>[Removed by Bylaw #12.24]</del> <del>Dwelling Unit</del>	Buildings with 1 <del>Dwelling unit — single-detached</del> in the form of a <del>single detached dwelling</del> are a <del>discretionary use</del> and shall be limited to locations in proximity to similar <del>structures</del> [Bylaw #18.21].
(2) <b>Hotel/Motel</b>	Vehicle <b>access</b> and parking areas, including any <b>structures</b> , shall not be located between a <b>street</b> and a façade of the <b>building</b> .
(2.1) <del>Solar Energy System – Rooftop [Bylaw #12.24]</del>	<del>Shall not project more than 1.0 metres above the roof line of any principal or accessory building.</del>
(3) Additional Standards	No <b>use</b> shall cause or create any <b>nuisance</b> , by way of noise, vibration, smoke, dust, fumes, odors, heat, light, or traffic generation, at the discretion of the <b>Development Authority</b> .

3.11.4 **Setbacks for Principal Buildings:**

(1) <b>Front Setback</b>	Maximum 3.0 metres.
(2) <b>Secondary Front Setback</b>	Maximum 3.0 metres.
(3) <b>Side Setback</b>	0.0 metres where a fire wall is provided otherwise a minimum of 1.2 metres.
(4) <b>Rear Setback</b>	0.0 metres where a fire wall is provided otherwise a minimum of 1.2 metres.
(5) <b>Projections into Setbacks</b>	<p>(a) The following features may project into a <b>setback</b>:</p> <ul style="list-style-type: none"> <li>i. unenclosed steps and wheelchair ramps;</li> <li>ii. <b>signs</b>;</li> <li>iii. fences;</li> <li>iv. <u>an unenclosed deck, porch or other similar structure may project up to 50% into a front setback or rear setback; an unenclosed deck, porch or other similar structure may project into 50% of the front setback or rear setback</u> [Bylaw #16.22];</li> <li>v. <u>[Removed by Bylaw #12.24]an unenclosed deck, porch or other similar structure above 0.6 metres in height may project 50% into a front setback or rear setback;</u></li> <li>vi. eaves, chimneys, cantilevers, bay windows, or other similar architectural features may project up to 0.6 metres into a <b>front setback</b> or <b>side setback</b> and up to 1.5 metres into a <b>rear setback</b>; and</li> <li>vii. <b>balconies</b> may project up to 1.5 metres in a <b>front setback</b> or <b>rear setback</b> <u>and balconies</u> may project into a <b>side setback</b>, but must maintain a minimum of 1.2 metres from the <b>side parcel boundary</b>.</li> </ul>

3.11.5 **Setbacks for Accessory Buildings:**

(1) <b>Front Setback</b>	<b>Principal building front setback</b> plus 1.0 metre.
(2) <b>Secondary Front Setback</b>	<b>Principal building secondary front setback</b> plus 1.0 metre.
(3) <b>Side Setback</b>	0.0 metres.
(4) <b>Rear Setback</b>	0.0 metres.

3.11.6 **Building Height** Standards:

(1) <b>Principal Building</b>	(a) Minimum 6.0 metres. (b) Maximum 20 metres.
(2) <b>Accessory Building</b>	Maximum 7.5 metres.

3.11.7 Parking, Loading, and **Access** Standards:

(1) Bicycle Parking	(a) Where bicycle parking is provided for <b>uses</b> listed in <a href="#">subsection the Commercial Use Category or Institutional Use Category in Section 3.7.2-3.11.2(3) and 3.11.2(4)</a> , bicycle parking shall be located close to the entrance of the <b>principal building</b> , but shall not impede pedestrian circulation or <b>access</b> to the <b>building</b> .  (b) Where bicycle parking is provided for <b>uses</b> listed in <a href="#">subsection the Residential Use Category in Section 3.11.2(1)</a> , bicycle parking shall be located and secured within a <b>principal building</b> or <b>accessory building</b> .
(2) Vehicle Parking	(a) There is no minimum required number of parking stalls for any <b>development</b> in the Downtown District.  (b) Off-site vehicle parking (i.e. <b>street</b> parking) may be considered as a portion of the parking strategy for a <b>development</b> , at the discretion of the <b>Development Authority</b> .  (c) Parking areas and/or <b>structures</b> shall be located to the side or rear of a <b>building</b> , or underground, wherever possible.  (d) Surface parking areas and/or parking <b>structures</b> shall not be allowed unless associated with a <b>development</b> .

	<p>(e) Any parking area having four (4) or more parking stalls that are visible from an <b>adjacent parcel</b> or <b>road</b> shall provide and maintain <u>landscaping along the perimeter of the parking area.</u> <del>perimeter planting</del></p> <p>(f) Any parking area containing ten (10) or more parking stalls shall provide and maintain <u>landscaping in the internal parking area and along the perimeter of the parking area.</u> <del>should incorporate internal islands/planting areas.</del></p>
(3) Vehicle <b>Access</b>	<p>(a) Where a <b>parcel</b> shares a <b>parcel boundary</b> with a <b>lane</b>, all <b>access</b> to the <b>parcel</b> must be from the <b>lane</b>.</p> <p>(b) Where a <b>corner parcel</b> shares a <b>parcel boundary</b> with a <b>lane</b>, <b>access</b> may be either from the <b>lane</b> or the <b>street</b>.</p> <p>(c) In the absence of a <b>lane</b>, <b>access</b> should be from the <b>secondary front yard</b>. Where <b>access</b> from a <b>secondary front yard</b> is not possible, <b>access</b> may be located on the primary <b>front yard</b>.</p> <p>(d) <b>Access</b> to parking areas and/or <b>structures</b> shall be no wider than 6.0 metres <b>adjacent</b> to the <b>front parcel boundary</b>.</p> <p>(e) <b>Parcels</b> shall have two (2) or more <b>access</b> points <u>in order to provide adequate egress in the event of an emergency.</u> <del>if required for emergency access.</del></p>

3.11.8 **Landscaping** Standards:

(1) General <b>Landscaping</b> Standards	The <b>front yard</b> shall be <b>landscaped</b> with grass, trees, shrubs, and/or flower beds. Areas of shale, rock, or other <b>hard landscaping</b> may be acceptable but shall not exceed 25% of the <b>landscaped area</b> .
(2) <b>Landscaped Area</b>	All portions of a <b>site</b> not covered by <b>structures</b> , parking, or vehicular circulation areas shall be <b>landscaped</b> .
(3) Number of Trees	(a) The minimum number of trees required for a residential <b>development</b> shall be one (1) tree per 45 square metres of <b>landscaped area</b> , or a minimum of two (2) trees per <b>parcel</b> , whichever is greater.

	(b) The minimum number of trees required for a mixed-use or commercial <b>development</b> shall be one (1) tree per 35 square metres of <b>landscaped area</b> .
(4) Tree Size	Minimum height of 2.0 metres <del>and</del> or 40 millimetres in caliper.
(5) Number of Shrubs	The minimum number of shrubs required for a residential, mixed-use, or commercial <b>development</b> shall be one (1) shrub per 15 square metres of <b>landscaped area</b> .

3.11.9 **Screening, Fences, and Hedges:**

(1) <b>Screening</b>	<p>(a) Garbage and waste material must be stored in closed containers, and visually <b>screened</b> from public <b>roads</b>, excluding <b>lanes</b>.</p> <p>(b) Outside storage of commercial materials and equipment shall be visually <b>screened</b> from <b>adjacent parcels</b> and public <b>roads</b>.</p>
(2) Fences and Hedges	<p>(a) Notwithstanding subsection <del>(b)(iii)</del>, a fence or hedge located in a <b>front yard</b> shall be a maximum height of 1.2 metres.</p> <p>(b) With the exception of <b>home occupation – urban</b> and <b>home occupation – basic, uses</b> listed in <del>the Commercial Use Category in Section subsection 3.11.2(3)</del> shall not have fences or hedges in a <b>front yard</b>.</p> <p>(c) All other fences or hedges shall be a maximum height of 1.8 metres.</p>

3.11.10 Additional Standards:

(1) <b>Subdivision</b>	A <b>development</b> requiring <b>subdivision</b> shall not be issued a <b>development permit</b> until approval of the <b>subdivision</b> application by the <b>Subdivision Authority</b> or, upon appeal, the <b>Subdivision and Development Appeal Board</b> .
(2) <b>Stormwater Management</b>	(a) Unless otherwise determined by the <b>Development Authority</b> , the <b>applicant</b> shall be required to <b>grade</b> a <b>parcel</b> in such a way that all surface water will drain from the <b>parcel</b> to the <del>rear</del> <b>back lane</b> , the <b>street</b> , and/or

	<p>a <b>stormwater management</b> system.</p> <p>(b) A <b>stormwater management plan</b> shall be required for all <b>subdivision</b> and <b>development</b> applications for <a href="#">the uses listed in subsection 3.11.2(3) and 3.11.2(4).</a> <del>industrial and commercial properties.</del></p>
<p>(3) Character, Design and Appearance of <b>Buildings</b> [Bylaw #16.22]</p>	<p>(a) Exterior finish <del>shall be to be</del> wood, metal or similar siding, brick or stucco <a href="#">and shall be to</a> the satisfaction of the <b>Development Authority</b>. The finish of <b>buildings</b> should complement other <b>structures</b> <a href="#">in the vicinity</a> and natural <b>site</b> features.</p> <p>(b) Roller shutters must be located on the inside of windows and <b>screened</b> from the outside if provided.</p>

### 3.12 TOURISM CORRIDOR DISTRICT

#### 3.12.1 General Intent:

- (1) To support large scale commercial **development** with a regional draw. **Development** will be primarily low-**density** commercial **uses** on a variety of **parcel** sizes and configurations to accommodate a diverse range of economic development opportunities.

#### 3.12.2 **Uses:**

Use Category	Permitted Uses	Discretionary Uses
(1) Lodging		<i>Hotel/Motel</i>
(2) Commercial	<i>Artist Studio</i> <i>Drinking Establishment</i> <i>Entertainment Facility</i> <i>Restaurant/Café</i> <i>Retail &amp; Service – General</i> <i>Retail &amp; Service – Heavy Office</i>	<i>Adult Entertainment</i> <i>Car Wash</i> <i>Drive Through Facility</i> <i>Gas Station</i> <i>Restricted Substance Retail</i>
(3) Institutional	<i>After Life Care</i> <i>Culture</i> <i>Education</i> <i>Government</i> <i>Health Services</i> <i>Recreation – Intensive</i> <i>Recreation – Non-Intensive</i>	
(4) Other <b>Uses</b>	<i>Accessory Building <del>or</del> Structure</i> <i>Solar Energy System – Freestanding</i> <i>Solar Energy System – Rooftop</i> The following <b>signs are considered permitted forms</b> when associated with an approved Lodging, Commercial, Industrial <b>development</b> on the same	<i>Billboard Sign</i> <i>Freestanding Sign</i> <i>Portable Sign</i> <i>Projecting Sign</i> <i>Rooftop Sign</i> <i>Storage Structure</i> <i>Solar Energy System</i> <i>Communication Structure</i>



	<del>parcel:lot</del> [Bylaw #16.22] <b>A-Board Sign</b> <b>Fascia Sign</b>	
--	---	--

3.12.3 Specific **Use** Standards:

(1) <a href="#">[Removed by Bylaw #12.24] Additional Standards</a>	(a) <a href="#">[Removed by Bylaw #12.24] All uses shall mitigate any potential nuisance, such as noise, vibration, smoke, dust, fumes, odors, heat, light, or traffic generation, to the satisfaction of the Development Authority</a>
(2) <b>Car Wash</b>	(a) Minimum <b>site</b> area shall be 550 square metres and shall accommodate queuing space for two (2) vehicles prior to entering the washing area and queuing space for one (1) vehicle upon leaving the washing area.  (b) Shall be limited to the washing of vehicles with a gross vehicle weight of 4,000 kilograms or less.
(3) <b>Gas Station</b>	(a) <del>Should located pumps</del> Pumps should be <a href="#">located</a> to the side or rear of the <a href="#">parcel building</a> and provide additional <b>front setback area</b> and/or <b>landscaping</b> to better integrate the <b>gas station</b> with the public realm.  (b) The pumps shall be located a minimum of 4.5 metres from the <b>building</b> .
(3.1) <a href="#">Solar Energy System – Rooftop</a> [Bylaw #12.24]	<a href="#">Shall not project more than 1.8 metres above the roof line of any principal or accessory building.</a>
(4) <a href="#">Additional Standards</a>	<a href="#">All uses shall mitigate any potential nuisance, such as noise, vibration, smoke, dust, fumes, odors, heat, light, or traffic generation, to the satisfaction of the Development Authority.</a>

3.12.4 **Setbacks for Principal Buildings:**

(1) <b>Front Setback</b>	Minimum 3.0 metres.
(2) <b>Secondary Front Setback</b>	Minimum 3.0 metres.
(3) <b>Side Setback</b>	(a) Minimum 3.0 metres.

	(b) Minimum 6.0 metres where the <b>parcel is adjacent to a residential use.</b> shares a <b>side-parcel boundary</b> with the <del>Neighbourhood District or Countryside District.</del>
(4) <b>Rear Setback</b>	Minimum 6.0 metres.
(5) <b>Projections into Setbacks</b>	(a) The following features may project into a <b>setback</b> : <ul style="list-style-type: none"> <li>i. unenclosed steps and wheelchair ramps; and,</li> <li>ii. <b>signs</b>.</li> </ul>

3.12.5 **Setbacks for Accessory Buildings:**

(1) <b>Front Setback</b>	Minimum 3.0 metres.
(2) <b>Secondary Front Setback</b>	Minimum 3.0 metres.
(3) <b>Side Setback</b>	(a) Minimum 3.0 metres. (b) Minimum 6.0 metres where the <b>parcel is adjacent to a residential use.</b> shares a <b>side-parcel boundary</b> with the <del>Neighbourhood District or Countryside District.</del>
(4) <b>Rear Setback</b>	Minimum 6.0 metres.

3.12.6 **Building Height Standards:**

(1) <b>Principal Building</b>	Maximum 14 metres.
(2) <b>Accessory Building</b>	Maximum 7.5 metres.
(3) Additional <b>Building Height Standards</b>	There is no maximum <b>building height</b> for <b>uses</b> listed in <del>the Institutional Use Category in Subsection 3.8.2-subsection 3.12.2(4).</del>

3.12.7 **Parking, Loading, and Access Standards:**

(1) <b>Bicycle Parking</b>	Where bicycle parking is provided, bicycle parking shall be located close to the entrance of the <b>principal building</b> , but shall not impede pedestrian circulation
----------------------------	--

	or <b>access</b> to the <b>building</b> .
(2) Vehicle Parking	<p>(a) There is no minimum required number of parking stalls for any <b>development</b> in the Tourism Corridor District.</p> <p>(b) Off-site vehicle parking (i.e. <b>street</b> parking) may be considered as a portion of the parking strategy for a <b>development</b>, at the discretion of the <b>Development Authority</b>.</p> <p>(c) Parking areas and/or <b>structures</b> shall be located to the side or rear of a <b>building</b>, or underground, wherever possible.</p> <p>(d) Surface parking areas and/or parking <b>structures</b> shall not be allowed unless associated with a <b>development</b>.</p> <p>(e) Any parking area having four (4) or more parking stalls that are visible from an <b>adjacent parcel</b> or <b>road</b> shall provide and maintain <u>landscaping along the perimeter of the parking area</u>. <del>perimeter planting</del></p> <p>(f) Any parking area containing ten (10) or more parking stalls <u>shall provide and maintain landscaping in the internal parking area and along the perimeter of the parking area.</u> <del>should incorporate internal islands/planting areas.</del></p>
(3) Vehicle <b>Access</b>	<p>(a) In the absence of a <b>lane</b>, <b>access</b> should be from the <b>secondary front yard</b>. Where <b>access</b> from a <b>secondary front yard</b> is not possible, <b>access</b> may be located on the <u>primary front yard</u>.</p> <p>(b) Vehicle <b>access</b> to parking areas and/or <b>structures</b> shall be no wider than 6.0 metres <b>adjacent</b> to the <b>front parcel boundary</b>.</p> <p>(c) <b>Parcels</b> shall have <u>two</u> (2) or more <b>access</b> points if required for emergency <b>access</b>.</p>
(4) Additional Parking, Loading, and <b>Access</b> Standards	<p>(a) All <u>the uses listed in subsection 3.12.2(3) and 3.12.2(4)-commercial and industrial uses</u> shall provide sufficient space and <b>access</b> for loading vehicles to the satisfaction of the <b>Development Authority</b>.</p> <p>(b) All <b>loading areas</b> shall be a minimum of 2.5 metres wide.</p> <p>(c) All <b>loading areas</b> shall provide no less than 3.6 metres overhead clearance.</p>

	<p>(d) All <b>loading areas</b> shall be <b>hard surfaced</b> if the <b>access</b> is from a <b>street</b> or land which is <b>hard surfaced</b>.</p> <p>(e) <b>Access</b> to all <b>loading areas</b> shall be from a public <b>road</b>, a <b>lane</b>, or a clearly defined traffic aisle, and shall not interfere with traffic on the adjoining or abutting <b>streets</b> or <b>lanes</b>.</p>
--	---

3.12.8 **Landscaping Standards:**

(1) <b>Landscaped Area</b>	All portions of a <b>site</b> not covered by <b>structures</b> , parking, or vehicular circulation areas shall be <b>landscaped</b> .
(2) Number of Trees	The minimum number of trees required for a mixed-use or commercial <b>development</b> shall be one (1) tree per 35 square metres of <b>landscaped area</b> .
(3) Tree Size	Minimum height of 2.0 metres <del>and</del> or 40 millimetres in caliper.
(4) Number of Shrubs	The minimum number of shrubs required for a mixed-use or commercial <b>development</b> shall be one (1) shrub per 15 square metres of <b>landscaped area</b> .

3.12.9 **Screening, Fences, and Hedges:**

(1) <b>Screening</b>	<p>(a) Garbage and waste material must be stored in closed containers, and visually <b>screened</b> from public <b>roads</b>, excluding <b>lanes</b>.</p> <p>(b) Outside storage of commercial materials and equipment shall be visually <b>screened</b> from <b>adjacent parcels</b> and public <b>roads</b>.</p>
(2) Fences and Hedges [Bylaw #16.22]	<p>(a) A fence located in a <b>front yard</b> shall be a maximum height of 1.2 metres. Fences within <b>front yards</b> with a height of over 1.2 metres shall be <b>setback</b> from the <b>road</b> at a distance at the discretion of the <b>Development Authority</b>.</p> <p>(b) All other fences or hedges shall be a maximum height of 1.8 metres.</p> <p>(c) All <b>sites</b> which abut a <b>residential use neighbourhood</b> shall provide visual <b>screening</b> of at least 1.5 metres.</p>

3.12.10 Additional Standards:

<p>(1) <b>Subdivision</b></p>	<p>A <b>development</b> requiring <b>subdivision</b> shall not be issued a <b>development permit</b> until approval of the <b>subdivision</b> application by the <b>Subdivision Authority</b> or, upon appeal, the <b>Subdivision and Development Appeal Board</b>.</p>
<p>(2) <b>Stormwater Management</b></p>	<p>(a) Unless otherwise determined by the <b>Development Authority</b>, the <b>applicant</b> shall be required to <b>grade a parcel</b> in such a way that all surface water will drain from the <b>parcel</b> to the <b>rear back lane</b>, the <b>street</b>, and/or a <b>stormwater management</b> system.</p> <p>(b) A <b>stormwater management plan</b> shall be required for all <b>subdivision</b> and <b>development</b> applications for <a href="#">the uses listed in subsection 3.10.2(3) and 3.10.2(4). industrial and commercial properties</a></p>

### 3.13 EMPLOYMENT DISTRICT

#### 3.13.1 General Intent:

- (1) To support a wide range of employment opportunities in areas that integrate industrial, institutional, commercial, and recreational **uses** that require larger **parcels**.

#### 3.13.2 **Uses:**

<b>Use Category</b>	<b>Permitted Uses</b>	<b>Discretionary Uses</b>
(1) Lodging		<b>Hotel/Motel</b> <b>Work Camp</b> [Bylaw #16.22]
(2) Commercial	<b>Artist Studio</b> <b>Drinking Establishment</b> <b>Entertainment Facility</b> <b>Kennel</b> <b>Restaurant/Café</b> <b>Retail &amp; Service – General</b> <b>Retail &amp; Service – Heavy</b> <b>Office</b>	<b>Adult Entertainment</b> <b>Car Wash</b> [Bylaw #16.22] <b>Drive Through Facility</b> <b>Gas Station</b> <b>Restricted Substance</b> <b>Retail</b> <b>Brewery/Distillery</b>
(3) Industrial	<b>Industrial – Light</b>	<b>Industrial – Heavy</b> <b>Industrial – Cannabis</b> <b>Production</b> [Bylaw #16.22]
(4) Institutional	<b>Culture</b> <b>Education</b> <b>Government</b> <b>Health Services</b> <b>Recreation – Intensive</b> <b>Recreation – Non-Intensive</b>	<b>After Life Care</b>
(5) Agricultural	<b>Agriculture – Intensive</b>	

(6) Other <i>Uses</i>	<p><b>Accessory Building or Structure</b></p> <p><b>Solar Energy System – Freestanding</b></p> <p><b>Solar Energy System – Rooftop</b></p> <p>The following <b>signs</b> are considered a <b>permitted use sign</b> when associated with an approved Lodging, Commercial, Industrial <b>development</b> on the same <b>parcel</b>: [Bylaw #16.22]</p> <p><b>Fascia Sign</b></p> <p><b>Freestanding Sign</b></p>	<p><b>Portable Sign</b></p> <p><b>Projecting Sign</b></p> <p><b>Solar Energy System</b></p> <p><b>Communication Structure</b></p>
-----------------------	---	---

3.13.3 Specific *Use* Standards:

(1) <b>Car Wash</b>	Minimum <b>site</b> area shall be 550 square metres and shall accommodate queuing space for two (2) vehicles prior to entering the washing area and queuing space for one (1) vehicle upon leaving the washing area.
(2) <b>Gas Station</b>	<p>(a) <b>Pumps</b> should <b>be</b> located <b>pumps</b> to the side or rear of the <b>parcel building</b> and provide additional <b>front setback area</b> and/or <b>landscaping</b> to better integrate the <b>gas station</b> with the public realm.</p> <p>(b) The pumps shall be located a minimum of 4.5 metres from the <b>building</b>.</p>
(3) <b>Industrial Uses</b>	Industrial <b>uses</b> on <b>parcels</b> that do not have <b>lane access</b> must provide a minimum 4.5 metre <b>side setback</b> on one (1) side of the <b>parcel</b> .
(4) <b>Work Camp</b> [Bylaw #16.22]	<p>(a) An application for a <b>development permit</b> for a <b>work camp</b> must provide the following information:</p> <ul style="list-style-type: none"> <li>i. the location, type, and purpose of the <b>work camp</b>; <b>adjacent land uses</b>;</li> <li>ii. the method of supplying water, sewage and waste disposal to the camp. If a private sewage system is proposed, the proposed method of sewage disposal must comply with the</li> </ul>

	<p>current <b>Alberta Private Sewage Systems Standard Practice</b> and be to the satisfaction of the health authority; the number of persons proposed to reside in the <b>work camp</b>;</p> <ul style="list-style-type: none"> <li>iii. demonstrated approval from Alberta Environment if the <b>work camp</b> is located on Crown land;</li> <li>iv. the start date of the <b>development</b>, date of occupancy, and removal date of the <b>work camp</b>; and</li> <li>v. reclamation measures once the <b>work camp</b> is no longer needed.</li> </ul> <p>(b) A <b>development permit</b> for a <b>work camp</b> shall not be approved unless:</p> <ul style="list-style-type: none"> <li>i. it is directly associated with a <b>development</b> or business situated within the area;</li> <li>ii. it is deemed compatible with surrounding <b>development</b> and <b>land uses</b> by the <b>Development Authority</b>;</li> <li>iii. sufficient <b>screening</b> is provided from surrounding <b>land-uses</b> as determined by the <b>Development Authority</b>;</li> <li>iv. it shall be for a temporary period of time in accordance with the timelines of a work project as specified by the <b>Development Authority</b>;</li> <li>v. all required <b>access</b> provisions are provided to the satisfaction of the <b>Development Authority</b> at the sole cost of the developer</li> <li>vi. the developer provides undertakings and guarantees acceptable to the <b>Development Authority</b>, that the <b>work camp</b> will be removed and the subject <b>site</b> returned to its original condition upon completion as it was before the <b>work camp</b> was developed.</li> </ul>
(5) <b>Industrial – Cannabis Production</b> Facility [Bylaw	(a) <del>[Removed by bylaw #12.24]Must adhere all Federal, Provincial and Municipal laws and</del>



<p>#16.22]</p>	<p><del>regulations and shall comply with the following conditions:</del></p> <ul style="list-style-type: none"> <li>(a) As a condition of <b>development</b> and prior to the operation of the facility, the owner must provide a copy of the current license for all activities associated with <b>cannabis</b> production as issued by Health Canada.</li> <li>(b) The owner or <b>applicant</b> must obtain any other approval, permit, authorization, consent or license that may be required to ensure compliance with applicable Federal, Provincial or other Municipal legislation.</li> <li>(c) The <b>development</b> must be done in such a manner where all of the processes and functions are fully enclosed within a stand-alone <b>building</b> including all loading stalls and docks, garbage containers and waste material.</li> <li>(d) The <b>development</b> shall not include an outdoor area for the storage of goods, materials or supplies.</li> <li>(e) The <b>development</b> shall not operate in conjunction with another approved <b>use</b>.</li> <li>(f) The <b>development</b> must include equipment designed and intended to remove odors from the air where it is discharged from the <b>building</b> as part of a ventilation system.</li> <li>(g) The <b>development Authority</b> may require as a condition of a <b>development permit</b>, a waste management plan completed by a <b>qualified professional</b>, which includes but is not limited to, details on: <ul style="list-style-type: none"> <li>i. the quantity and characteristics of liquid and waste material discharged by the facility; and,</li> <li>ii. the method and location of collection and disposal of liquid and waste material discharged by the facility; and,</li> <li>iii. the disposal of waste products and mitigation of airborne emissions, including smell.</li> </ul> </li> </ul>
<p>(6) Natural Resource Extraction [Bylaw #16.22]</p>	<ul style="list-style-type: none"> <li>(a) Any application must include plans of the proposed <b>site</b> showing: <ul style="list-style-type: none"> <li>i. the area to be excavated;</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>ii. the <b>roads</b> and <b>access</b> points to the <b>site</b>;</li> <li>iii. the phasing of the <b>development</b> and estimated operation time frame;</li> <li>iv. reclamation proposals; and,</li> <li>v. any other information considered necessary by the <b>Development Authority</b>.</li> </ul> <p>(b) Must be a minimum of 300 metres from an approved <b>dwelling unit</b> at the time of approval.</p> <p>(c) In a commercial soil stripping operation, the area stripped shall be seeded to a grass or legume mixture at the discretion of the <b>Development Authority</b>.</p> <p>(d) Applications within the flood hazard <b>overlay</b> may be referred to <a href="#">the Ministry of Environment and Protected Areas-Alberta Environmental Protection</a>, in order to assist in determining whether river channel integrity or fisheries will be jeopardized by the proposal.</p> <p>(e) The <b>Development Authority</b> may require a letter of credit from a financial institution to guarantee that these requirements are carried out.</p>
<p>(6.1) <b><u>Solar Energy System – Rooftop</u></b> [Bylaw #12.24]</p>	<p><u>Shall not project more than 1.8 metres above the roof line of any <b>principal</b> or <b>accessory building</b>.</u></p>
<p>(7) Additional Standards [Bylaw #16.22]</p>	<p>(a) No <b>use</b> shall cause or create any <b>nuisance</b>, by way of noise, vibration, smoke, dust, fumes, odors, heat, light, or traffic generation, at the discretion of the <b>Development Authority</b>.</p> <p>(b) Storage piles of natural resources less than 4.0 metres in height must be at least 6.0 metres from any <b>right-of-way</b>.</p> <p>(c) Storage piles of natural resources over 4 metres in height must be at least 30 metres from any <b>right-of-way</b>.</p>

3.13.4 **Setbacks for Principal Buildings**

<p>(1) <b>Front Setback</b></p>	<p>Minimum 6.0 metres.</p>
---------------------------------	----------------------------

(2) <b>Secondary Front Setback</b>	Minimum 6.0 metres.
(3) <b>Side Setback</b>	No requirement unless the <b>parcel</b> shares a <b>side parcel boundary</b> with the Neighbourhood District or the Countryside District, where the <b>side setback</b> shall be a minimum of 6.0 metres.
(4) <b>Rear Setback</b>	No requirement unless the <b>parcel</b> shares a <b>rear parcel boundary</b> with the Neighbourhood District or the Countryside District, where the <b>rear setback</b> shall be a minimum of 6.0 metres.
(5) <b>Projections into Setbacks</b>	(a) The following features may project into a <b>setback</b> : <ul style="list-style-type: none"> <li>i. unenclosed steps and wheelchair ramps; and</li> <li>ii. <b>signs</b>.</li> </ul>

### 3.13.5 **Setbacks for Accessory Buildings**

(1) <b>Front Setback</b>	Minimum 6.0 metres.
(2) <b>Secondary Front Setback</b>	Minimum 6.0 metres.
(3) <b>Side Setback</b>	No requirement unless the <b>parcel</b> shares a <b>side parcel boundary</b> with <a href="#">a residential use, in which case the Neighbourhood District or the Countryside District, where</a> the <b>side setback</b> shall be a minimum of 6.0 metres.
(4) <b>Rear Setback</b>	No requirement unless the <b>parcel</b> shares a <b>rear parcel boundary</b> with <a href="#">a residential use, in which case the Neighbourhood District or the Countryside District, where</a> the <b>rear setback</b> shall be a minimum of 6.0 metres.

3.13.6 **Building Height** Standards

(1) <b>Principal Building</b>	Maximum 14 metres.
(2) <b>Accessory Building</b>	Maximum 11 metres.
(3) Additional <b>Building Height</b> Standards	There is no maximum <b>building height</b> for <b>uses</b> listed in <a href="#">subsection the Institutional Use Category in Subsection 3.9.2.3.13.2(4)</a> .

3.13.7 Parking, Loading, and **Access** Standards

(1) Bicycle Parking	Where bicycle parking is provided, bicycle parking shall be located close to the entrance of the <b>principal building</b> , but shall not impede pedestrian circulation or <b>access</b> to the <b>building</b> .
(2) Vehicle Parking	<p>(a) There is no minimum required number of parking stalls for any <b>development</b> in the Employment District.</p> <p>(b) Off-site vehicle parking (i.e. <b>street</b> parking) may be considered as a portion of the parking strategy for a <b>development</b>, at the discretion of the <b>Development Authority</b>.</p> <p>(c) Parking areas and/or <b>structures</b> shall be located to the side or rear of a <b>building</b>, or underground, wherever possible.</p> <p>(d) Surface parking areas and/or parking <b>structures</b> shall not be allowed unless associated with a <b>development</b>.</p> <p>(e) Any parking area having four (4) or more parking stalls that are visible from an <b>adjacent parcel</b> or <b>road</b> shall provide and maintain <a href="#">landscaping along the perimeter of the parking area</a>. <del>perimeter planting.</del></p> <p>(f) Any parking area containing ten (10) or more parking stalls <a href="#">shall provide and maintain landscaping in the internal parking area and along the perimeter of the parking area.</a> <del>should incorporate internal islands/planting areas</del></p>
(3) Vehicle <b>Access</b>	<p>(a) Where a <b>corner parcel</b> shares a <b>parcel boundary</b> with a <b>lane</b>, <b>access</b> may be either from the <b>lane</b> or the <b>street</b>.</p> <p>(b) <b>Parcels</b> shall have two (2) or more <b>access</b> points <a href="#">in order to provide adequate egress in</a></p>

	<p><del>the event of an emergency if required for emergency access, or if shall be at the at the discretion of the <b>Development Authority</b>.</del></p>
(4) Additional Parking, Loading, and <b>Access</b> Standards	<p>(a) All <del>the uses listed in in subsection 3.13.2(3) and 3.13.2(4) commercial and industrial</del> <b>uses</b> shall provide sufficient space and <b>access</b> for loading vehicles to the satisfaction of the <b>Development Authority</b>.</p> <p>(b) All <b>loading areas</b> shall be a minimum of 2.5 metres wide.</p> <p>(c) All <b>loading areas</b> shall provide no less than 3.6 metres overhead clearance.</p> <p>(d) All <b>loading areas</b> shall be <b>hard surfaced</b> if the <b>access</b> is from a <b>street</b> or land which is <b>hard surfaced</b>.</p> <p>(e) <b>Access</b> to all <b>loading areas</b> shall be from a public <b>road</b>, a <b>lane</b>, or a clearly defined traffic aisle, and shall not interfere with traffic on the adjoining or abutting <b>streets</b> or <b>lanes</b>.</p>

3.13.8 **Landscaping** Standards

(1) <b>Landscaped Area</b>	All portions of a <b>site</b> not covered by <b>structures</b> , parking, or vehicular circulation areas shall be <b>landscaped</b> .
(2) Number of Trees	The minimum number of trees required for a industrial or commercial <b>development</b> shall be one (1) tree per 35 square metres of <b>landscaped area</b> .
(3) Tree Size	Minimum height of 2.0 metres <del>and</del> or 40 millimetres in caliper.
(4) Number of Shrubs	The minimum number of shrubs required for a residential, mixed-use, or commercial <b>development</b> shall be one (1) shrub per 15 square metres of <b>landscaped area</b> .

3.13.9 **Screening**, Fences, and Hedges

(1) <b>Screening</b>	<p>(a) Garbage and waste material must be stored in closed containers, and visually <b>screened</b> from public <b>roads</b>, excluding <b>lanes</b>.</p> <p>(b) Outside storage of commercial materials and</p>
----------------------	--

	equipment shall be visually <b>screened</b> from <b>adjacent parcels</b> and public <b>roads</b> .
(2) Fences and Hedges [Bylaw #16.22]	<p>(a) A fence or hedge located in a <b>front yard</b> shall be a maximum height of 1.2 metres. Fences within <b>front yards</b> with a height of over 1.2 metres may be required to be <b>setback</b> from the <b>road</b> at a distance at the discretion of the <b>Development Authority</b> [Bylaw #16.22].</p> <p>(b) All other fences or hedges shall be a maximum height of 1.8 metres.</p>

3.13.10 Additional Standards

(1) <b>Subdivision</b>	A <b>development</b> requiring <b>subdivision</b> shall not be issued a <b>development permit</b> until approval of the <b>subdivision</b> application by the <b>Subdivision Authority</b> or, upon appeal, the <b>Subdivision and Development Appeal Board</b> .
(2) <b>Stormwater Management</b>	<p>(a) Unless otherwise determined by the <b>Development Authority</b>, the <b>applicant</b> shall be required to <b>grade a parcel</b> in such a way that all surface water will drain from the <b>parcel</b> to the <b>rearback lane</b>, the <b>street</b>, and/or a <b>stormwater management</b> system.</p> <p>(b) A <b>stormwater management plan</b> shall be required for all <b>subdivision</b> and <b>development</b> applications for <a href="#">the uses listed in subsection 3.10.2(3) and 3.10.2(4)</a>. <del>industrial and commercial properties.</del></p>

## 4. Signs

### 4.1 GENERAL REQUIREMENTS FOR SIGNS

- 4.1.1 A **sign** shall not conflict with or dominate, or detract from the general character of the surrounding streetscape or the architecture of any **building** on the **parcel** on which it is located or in the vicinity of or be liable to create a cluttered appearance to the streetscape.
- 4.1.2 The exterior finish and construction of all **signs** shall be of professional quality and appearance. Consideration should be made for orientation, climate, and environmental factors that may affect the appearance, condition, or degradation of the **sign** over time.
- 4.1.3 The **Development Authority** may revoke a **development permit** for a **sign** at any time if the **sign** has become detrimental to the [public realm-amenities of the neighbourhood](#).
- 4.1.4 The **Development Authority** may require that any **sign** not in conformance with this **Bylaw** shall be renovated, repaired, or removed.
- 4.1.5 The **Development Authority** may approve a **sign** on a temporary basis, whether or not it conforms to the rules established in this **Bylaw**, if the **sign** is used to advertise a special event held at a public facility.
- 4.1.6 No **sign** shall be erected on or affixed to municipal property or a municipal **road right-of-way** without the approval of the **Town**.
- 4.1.7 No **sign** shall be erected on or affixed to provincial property or a provincial **road right-of-way** without the approval of Alberta Transportation.
- 4.1.8 The **development** of a **sign** on municipal property or a municipal **road right-of-way** shall require an agreement with the **Town** registered on title or kept on record at the **Town** office.
- 4.1.9 A permitted **sign** installed on municipal property shall be at the **applicant** or developer's risk and the **town** may, at any time, require the **applicant** or developer to remove the **sign** and incur all costs associated with the removal of the **sign**.
- 4.1.10 Where a **sign** projects over a public sidewalk or other municipal property, the owner of the **sign** shall:
- (1) indemnify and hold harmless the **Town** for any claim related to the construction and maintenance of the **sign**; and,
  - (2) furnish a public liability insurance policy of such an amount satisfactory to the **Development Authority** naming the **Town** as co-insured.
- 4.1.11 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.
- 4.1.12 All **signs** must be erected on or directly in front of the **site** to which they relate, except for **billboard signs** and **bench signs** [Bylaw #18.21].
- 4.1.13 The All **signs** shall be removed within thirty (30) days of the use to which they relate ceasing to operate. The **Development Authority** may order the removal of the **sign** and the lawful owner of the **sign** or where applicable, the registered property owner, shall upon order ~~either~~:

- (1) ~~[Removed by Bylaw #12.24] remove the **sign** including all related structural components within thirty (30) days from the date of receipt of such notice;~~
  - (2) ~~[Removed by Bylaw #12.24] restore the immediate area around the **sign** to the satisfaction of the **Town**; and,~~
  - (3) ~~[Removed by Bylaw #12.24] bear all the costs related to such removal and restoration;~~
  - (4) remove the **sign** copy, ~~however while~~ leaving the related structural components, within thirty (30) days from the date of receipt of such notice;
  - (5) replace~~ing~~ the **sign** copy with a blank, white, non-illuminated face; and,
  - (6) bear all the costs related to such removal and restoration.
- 4.1.14 A **sign** shall comply with the requirements set out in the Canadian Code of Advertising Standards and shall not be offensive or promote intolerance, hatred, or ridicule of any race, religion, or other segment of society.
- 4.1.15 No **signs** shall be permitted within the **Town's** boundaries that are attached to or mounted on permanently fixed or stationary transport trailers, vehicles, or shipping containers, unless the unit is occupied by an active business [Bylaw #18.21].
- 4.1.16 **Signs** may be illuminated by a constant source of dimmable light, but shall not be lit by flashing, electronic, animated, intermittent or rotating lights. The design and installation of the lighting shall ensure no element of the light connection is visible to a pedestrian [Bylaw #18.21].
- 4.1.17 No digital **sign** shall be permitted in any location within 30 metres of any **parcel boundary that contains a ~~of a dwelling unit or parcel zoned for residential purposes- residential use~~**. Notification shall be sent of any illuminated or digital **sign** application to residential properties within a 100-metre radius of the proposed location of the **sign** placement [Bylaw #16.22].
- 4.1.18 Only two (2) signs will be permitted per **parcel** at any time [Bylaw #12.24].

## 4.2 FREESTANDING SIGNS

- 4.2.1 No **freestanding sign** shall extend beyond 6.0 metres above **grade** or be larger than 3.0 square metres, except in the:
- (1) Tourism Corridor District (TCD) and the Employment District (ED), where the maximum height shall be 9.0 metres and the maximum area shall be 23 square metres.
- 4.2.2 Only one (1) **freestanding sign** may be erected along each of a **site's parcel boundaries** shared with a **street**.
- 4.2.3 No **freestanding sign** shall be erected in such proximity to the Badlands District (BD) that it would detract from the natural aesthetics and intent of the Badlands District (BD).
- 4.2.4 **Freestanding signs** shall be separated from each other by a minimum distance of 15 metres.



4.2.5 **Freestanding signs** shall only be erected on or **adjacent** to **sites** to which they relate, except in the case of:

- (1) Advance directional and informational signs which may be approved by the **Development Authority** in locations where it considers that the free and safe flow of traffic may be enhanced; or
- (2) **Signs** used solely by community organizations.

#### 4.3 FASCIA SIGNS

- 4.3.1 No **fascia sign** shall project more than 0.4 metres over a **street** or public property.
- 4.3.2 No **fascia sign** shall project more than 1.0 metre above the roof of the **building** to which the **fascia sign** is attached.
- 4.3.3 No **fascia sign** shall be lower than 2.5 metres above **grade**, except in the case of **signs** intended solely for the information of pedestrians, where the height shall be determined by the **Development Authority** having regard, amongst other things, to clarity and safety.
- 4.3.4 No **fascia sign** shall exceed 25% of the façade to which the **fascia sign** is attached.

#### 4.4 PROJECTING SIGNS

- 4.4.1 No **projecting sign** shall exceed 2.0 square metres in size.
- 4.4.2 No **projecting sign** shall project more than 1.0 metre above the roof of the **building** to which the **projecting sign** is attached.
- 4.4.3 No **projecting sign** shall be lower than 2.5 metres above **grade**.
- 4.4.4 The maximum space between the **projecting sign** and its supporting **structure** shall be 0.6 metres.
- 4.4.5 No **projecting sign** shall project within 0.6 metres from the curb.
- 4.4.6 Only one (1) **projecting sign** may be erected on each **street** facing façade of the use to which the **sign** relates.

#### 4.5 ROOFTOP SIGNS

- 4.5.1 No **rooftop sign** shall exceed 9.0 square metres in size.
- 4.5.2 No **rooftop sign** shall project more than 3.0 metres vertically above the roof line.
- 4.5.3 No **rooftop sign** shall project horizontally beyond the roof line.
- 4.5.4 Structural support elements shall be designed or concealed such that they are not visible.

#### 4.6 PORTABLE SIGNS

- 4.6.1 Only one (1) **portable sign** may be on a **parcel**.
- 4.6.2 No **portable sign** shall be located within 2.0 metres of any **parcel boundary**.

- 4.6.3 No **portable sign** shall be higher than 2.0 metres above **grade**.
- 4.6.4 No **portable sign** shall exceed 3.0 square metres in size.
- 4.6.5 No **portable sign** shall be located on a **residential use parcel**.
- 4.6.6 No **portable sign** shall be located within 100 metres of another **portable sign** [Bylaw #16.22].
- 4.6.7 **Portable signs** shall have a maximum display period of sixty (60) days per **development permit** and only permitted twice (2) per calendar year per **parcel** [Bylaw #16.22].
- 4.6.8 [Removed by Bylaw #16.22]
- 4.6.9 **Portable signs** shall only be erected on **sites** to which it relates unless otherwise approved by the **Development Authority**.
- 4.6.10 **Portable signs** shall be properly secured so that they will not move or pose a hazard.

#### 4.7 A-BOARD SIGNS

- 4.7.1 No **a-board sign** shall disrupt pedestrian traffic on the sidewalk.
- 4.7.2 No **a-board sign** shall exceed 0.6 metres in width or 0.9 metres in height.
- 4.7.3 **A-board signs** shall only be allowed on sidewalks during hours when the business to which the **a-board sign** relates is open to the public.
- 4.7.4 **A-board signs** shall be limited to one (1) per business and placed directly in front of the **building** in which the business is located.
- 4.7.5 **A-board signs** shall not be placed on centre medians with **road right-of-ways**.
- 4.7.6 **A-board signs** must be constructed of a material such that a rigid frame is provided.

#### 4.8 BILLBOARD SIGNS

- 4.8.1 **Billboard signs** may be permitted within the Tourism Corridor (TCD) or Rural Development District (RDD) provided that:
  - (1) Only one (1) **billboard sign** may be erected along each of a **site's parcel boundaries** shared with a **street**.
  - (2) The maximum height shall be 9.0 metres and the maximum area shall be 23 square metres.
  - (3) The minimum vertical clearance beneath a **billboard sign** shall be 3.0 metres.
  - (4) **Billboard signs** shall be separated from each other by a minimum distance of:
    - (a) 300 metres where the posted speed is 100 km/h;
    - (b) 150 metres where the posted speed is 70 km/hr; and,
    - (c) 50 metres where the posted speed is 50 km/hr.

- (5) **Billboard signs** may be illuminated by a constant source of dimmable light, but shall not be lit by flashing electronic, animated, intermittent or rotating lights.
- (6) **Billboard signs** may be erected on a **site** that is not associated with the **development**, with landowner consent.
- (7) No **billboard sign** shall be placed in such proximity to the Badlands District (BD) that it would detract from the natural aesthetics and intent of the Badlands District (BD).
- (8) No **billboard sign** larger than 1.2 metres by 2.4 metres shall be placed within 200 metres of any **parcel zoned** within the Neighborhood District (ND).

#### 4.9 BENCH SIGNS [BYLAW #18.21]

- 4.9.1 All **bench signs** shall be placed at least 100 metres from any existing **bench sign**, unless otherwise outlined in a Statutory Plan.
- 4.9.2 No **bench sign** shall be erected on municipal **right-of-way**.
- 4.9.3 Only one (1) **bench sign** may be erected along each of a **site's parcel boundaries** shared with a **street**.
- 4.9.4 **Bench signs** shall be located **adjacent** to a **building**, a public sidewalk or pedestrian trail and in an area where pedestrian foot traffic is expected, though not impede **access** to any **building**, a public sidewalk or pedestrian trails.
- 4.9.5 Orientation of **bench signs** along a public **street** shall be parallel to the **street**.
- 4.9.6 **Bench sign** design should emphasize; comfort, ease of maintenance, durable finish and resistance to vandalism.

#### 4.10 MURALS [BYLAW #16.22]

- 4.10.1 No more than one (1) **mural** shall be permitted per **building** unless otherwise specifically authorized by the **Development Authority**.
- 4.10.2 The location, content, construction materials and size associated with the **mural** shall be to the satisfaction of the **Development Authority**.
- 4.10.3 No **mural** shall be applied to a **building** in a manner that has a negative effect on historically significant elements of a **building** or key architectural feature that define the overall appearance or character of a **building**.
- 4.10.4 **The mural** must be a painting or other decorative work (artistic rendering/scene) and no **mural** shall be created to solely display a commercial message or depiction.
- 4.10.5 Placement of **murals** shall be encouraged on existing blank walls.
- 4.10.6 The **Development Authority** may require that the **mural** content be reflective of the **Town's** history or heritage.
- 4.10.7 Display of text, including a business name or commercial message, within a **mural** shall:
  - (1) be incorporated into the design; and,

(2) not exceed 10% of the **mural** surface area.

4.10.8 **Murals** must have a linkage to:

- (1) historical events or periods that impacted the community; or,
- (2) representative **landscapes** and physical environments; or,
- (3) local culture.

4.10.9 **Murals** shall not contain or portray the following:

- (1) obscene or offensive language, symbols or messages;
- (2) hateful language, symbols or messages;
- (3) racist or exclusionary imagery or messages;
- (4) political viewpoints;
- (5) religious viewpoints; or
- (6) any content that is or has the potential to cause divisiveness in the community.

4.10.10 The owner(s) of a **building** with a **mural** shall be responsible for maintaining the **mural** in a proper state of repair and shall:

- (1) keep it properly painted at all times;
- (2) ensure that all structural elements needed to support the **mural** are properly attached and meet applicable safety standards;
- (3) clean all **mural** surfaces as it becomes necessary; and,
- (4) ensure any damage is repaired within seven (7) days of notification.

4.10.11 After placement, all **murals** shall be reviewed at the discretion of the **Development Authority**. The **Development Authority** may require that any **sign** not in conformance with this section shall be renovated, repaired or removed at the expense of the property owner.

#### 4.11 SIGNS NOT REQUIRING A DEVELOPMENT PERMIT

4.11.1 The following **signs** do not require a **development permit** if they comply with this **Bylaw**. **Signs** that do not comply with these **development** standards require a **development permit** with a variance [Bylaw #16.22]:

- (1) Two (2) temporary on-site **signs**, not exceeding 1.0 square metre in size nor 1.2 metres in height, so long as the **sign** is intended for one (1) of the following purposes:
  - (a) Advertising the sale or lease of property;
  - (b) Identifying a construction or demolition project; or

- (c) A political **sign** thirty (30) days prior to a federal, provincial, municipal election, by-election or referendum.
- (2) One (1) **a-board sign** in accordance with Section 4.7.
- (3) Any **window sign** or graphic painted on, attached to or installed on a window provided that no more than 50% of the subject window area is covered [Bylaw #16.22].
- (4) The alteration of an existing **sign**, which only includes routine maintenance, painting, or change in face, content or lettering and does not include modification to the **sign structure** or **projection** style [Bylaw #16.22].

## 5. Administration

### 5.1 DEVELOPMENT AUTHORITY

- 5.1.1 The position of the **Development Authority** is established by **Bylaw** pursuant to the **Act**.
- 5.1.2 Subject to Section 624 of the **Act**, the **Development Authority** may include one (1) or more of the following:
- (1) The **Development Officer(s)**;
  - (2) The **Municipal Planning Commission**; or
  - (3) **Council** acting as the **Development Authority** in a Direct Control District.
- 5.1.3 The **Development Authority** shall:
- (1) Exercise powers and duties on behalf of the **Town**;
  - (2) Perform duties as established by **Council** to enforce this **Bylaw** in accordance with the **Act**, and,
  - (3) Receive, consider, and make decisions on applications for **development permits** and letters of compliance.

### 5.2 DEVELOPMENT OFFICER

- 5.2.1 The office of the **Development Officer** is hereby established.
- 5.2.2 The person or persons to fill the office of the **Development Officer** shall be appointed by the **CAO**.
- 5.2.3 The **Development Officer** shall:
- (1) Enforce this **Bylaw** and decisions of the **Development Authority**;
  - (2) Receive, process, and facilitate all applications for **development permits**;
  - (3) Review each **development permit** application to determine whether it is complete in accordance with the information requirements of this **Bylaw** and provide guidance to **applicants** on any additional information required for completeness;
  - (4) Review each **development permit** application to determine its appropriate **use** definition and, if necessary, require the **applicant** to apply for a permit for a different **use** definition;
  - (5) Keep and maintain for inspection by the public, during **office** hours, a copy of this **Bylaw** and all amendments and ensure that copies are available to the public;
  - (6) Maintain an up-to-date version of this **Bylaw** on the **Town's** website;
  - (7) Respond to questions and inquiries pertaining to regulations contained within this **Bylaw** and their interpretation;

- (8) Keep a register of all **development permit** applications including the decisions rendered and the reasons for the decisions;
- (9) Consider and decide on applications for **development permits** within forty (40) days of the receipt of the application in its complete and final form or within such time as agreed to, in writing, by the **applicant**;
- (10) ~~Issue decisions for **permitted uses** in the relevant **Land Use District** and outline the terms and conditions required for the **development permit** application; ~~Issues decisions and, if necessary, state terms and conditions for **development permit** applications for those **uses** listed as **permitted uses** in the subject **land use district**;~~~~
- (11) ~~Issue decisions for **discretionary uses** in the relevant **Land Use District**, determine whether the proposed **development** meets the standards of this **Bylaw** and is compatible with surrounding uses, and outline the terms and conditions required for the **development permit** application; and, ~~Issues decisions and, if necessary, state terms and conditions for **development permit** applications for those **uses** listed as **discretionary uses** in the subject land use district where, in the opinion of the **Development Officer**, the proposed **development** meets all the standards of the **Bylaw** and is compatible with surrounding **uses**; and~~~~
- (12) Provide notice of decisions on **development permit** applications in accordance with the notification requirements of this **Bylaw** and the **Act**.

5.2.4 The Development Officer may:

- (1) Refer a **development permit** application to the **Municipal Planning Commission** when deemed necessary by the **Development Officer**; and
- (2) Refer any other planning or **development** matter to the **Municipal Planning Commission** for its review, support, direction, or decision.

### 5.3 SUBDIVISION AUTHORITY

- 5.3.1 **Council** is the **Subdivision Authority** and is authorized to exercise **subdivision** powers and duties on behalf of the **Town** in accordance with this **Bylaw**.
- 5.3.2 **Council** may delegate any or all of their **Subdivision Authority** powers and duties to the **CAO**, the **Development Officer**, [an external agency](#) or other employee(s) of the **Town**.
- 5.3.3 The **Subdivision Authority** shall perform duties that are specified in the **Act** and the **Subdivision and Development Regulation**.

### 5.4 MUNICIPAL PLANNING COMMISSION

- 5.4.1 The **Municipal Planning Commission** is hereby established and shall perform duties that are specified in the **Act** and the **Subdivision and Development Regulations**.
- 5.4.2 The **Municipal Planning Commission** shall:
  - (1) Issue decisions and, if necessary, state terms and conditions for **development permit** applications referred by the **Development Officer**; and

(2) Consider and, if necessary, state terms and conditions on any other planning or **development** matters referred by the **Development Officer**.

(3) Direct the **Development Officer** to review, research, or make recommendations on any other planning and **development** matter; and,

(4) Make recommendations to **Council** on planning and **development** matters.

5.4.3 ~~[Removed by Bylaw #12.24]The **Municipal Planning Commission** may:~~

~~Direct the **Development Officer** to review, research, or make recommendations on any other planning and **development** matter; and~~

~~Make recommendations to **Council** on planning and **development** matters.~~

## 5.5 VARIANCE POWERS

5.5.1 ~~The **Development Officer** may grant a variance to a **permitted use development** that does not comply with this **Bylaw** if, in the **Development Officers** opinion the proposed **development** would not: The **Development Authority** or **Subdivision Authority** may approve at their discretion, with or without conditions, an application for development that does not comply with this **Bylaw** where the proposed development, with variance would not:~~

~~(1) Unduly interfere with the amenities of the neighbourhood; or~~

~~(2) Materially interfere with or affect the use, enjoyment, or value of neighbouring properties; and,~~

~~(3) [Removed by Bylaw #12.24] The **use** proposed is allowed by this **Bylaw**.~~

~~(4) Involve a variance of any **setback, building height, and site coverage** by more than 20%.~~

5.5.2 If a variance is granted pursuant to this section, the **Development Authority** or **Subdivision Authority** ~~or **Development Authority**~~ shall specify its nature in the **development permit** or **subdivision** approval.

5.5.3 The **Development Officer** shall refer all applications that require a variance over 20% to the **Municipal Planning Commission**.

5.5.4 The **Municipal Planning Commission** may grant a variance for **setbacks, building heights, and site coverage** up to 50%.

5.5.5 The **Subdivision Authority** may approve at their discretion, with or without conditions, an application for a **development** that does comply with this **Bylaw** where the proposed **development**, with variance would not:

(1) Unduly interfere with the amenities of the neighbourhood; or

(2) Materially interfere with or affect the use, enjoyment, or value of neighbouring properties.



## 5.6 SUBDIVISION AND DEVELOPMENT APPEAL BOARD

- 5.6.1 The **Subdivision and Development Appeal Board** shall perform the duties specified in the **Act**, this **Bylaw**, and ~~the~~ **Intermunicipal Subdivision and Development Appeal Board Bylaw**, as amended.

## 5.7 AMENDMENTS TO THIS BYLAW

- 5.7.1 ~~Council, on its own initiative,~~ may amend this **Bylaw**, pursuant to the **Act**.
- 5.7.2 Prior to granting second reading to a proposed bylaw that amends or repeals this **Bylaw**, **Council** shall hold a public hearing in accordance with the **Act**.
- 5.7.3 A person may make an application to the **Development Authority** to amend this **Bylaw**. The application shall include:
- (1) The prescribed application form, properly completed and signed;
  - (2) A statement of the specific amendment requested;
  - (3) The purpose and reasons for the application;
  - (4) A statement of the **applicant's** interest in the lands; and
  - (5) An application fee, as established by **Council**.
- 5.7.4 If the amendment is for re-designation of land, the **Development Authority** may require:
- (1) Plan(s) showing the lands which are subject to the amendment;
  - (2) Written authorization from the registered owner of the subject lands;
  - (3) A current copy of the Certificate of Title for the subject lands;
  - (4) A **concept plan** for the area to be re-designated, to the level of detail specified by the **Development Authority**; and
  - (5) Payment of a fee to the **Town** equal to the costs incurred by the **Town** to review the proposed re-designation and related **concept plan**, or if necessary, the cost to prepare a **concept plan**.
- 5.7.5 The analysis of the **Development Authority** shall be based on the full land **use** potential of the proposed amendment and not on the merits of any particular **development** proposal. The analysis shall, ~~among other things,~~ consider the following impact criteria:
- (1) Relationship and compliance with approved Statutory Plans and **Council** policies;
  - (2) Relationship and compliance with Statutory Plans and **concept plans** in preparation;
  - (3) Compatibility with surrounding **development** in terms of land **use** function and scale of **development**;
  - (4) Traffic impacts;

- (5) Relationship and impact on, services such as water and sewage systems, and other **public utilities** and facilities such as recreation facilities and schools;
- (6) Relationship to municipal land, **right-of-way**, or easement requirements;
- (7) Effect on stability, retention, and rehabilitation of desirable **uses, buildings**, or both in the area;
- (8) Necessity and appropriateness-validity of the proposed amendment in view of the stated intentions of the **applicant**; and
- (9) Relationship to the documented concerns and opinions of area residents regarding **development** implications.

5.7.6 If an application to amend this **Bylaw** is refused, the **Development Authority** may refuse to accept another application until six (6) months has lapsed from the date of the refusal.

## 5.8 SUBDIVISION APPLICATIONS

5.8.1 An application for **subdivision** shall be made to the **Subdivision Authority** using the prescribed form, properly completed, signed by all owners and agents, and accompanied by:

- (1) Copies of either a sketch or plan drawn to scale in metric dimensions showing the following:
  - (a) The location, dimensions, and boundaries of the **parcel** to be subdivided;
  - (b) The proposed **parcel(s)** to be registered in a land titles office;
  - (c) The location, dimensions, and boundaries of each new **parcel** to be created and any **reserve land**;
  - (d) Existing **rights-of-way** of each **public utility** or other **rights-of-way**;
  - (e) The location, **use**, and dimensions of **buildings** on the **parcel** that is the subject of the application and specifying those **buildings** that are proposed to be demolished or moved;
  - (f) The location and boundaries of the bed and shore of any river, stream, watercourse, lake, or other body of water that is contained within or bounds the proposed **parcel** of land;
  - (g) The location of any existing or proposed wells, any private sewage disposal systems, and the distance from these to existing or proposed **buildings** and existing or proposed **parcel boundaries**; and,
  - (h) Existing and proposed **access** to the proposed **parcel(s)** and the remainder of the **parcel**.
- (2) Current title searches or photocopies of the existing registered Certificates of Title in a land titles **office** showing all ownership interests and easements within the **parcel** to be subdivided;
- (3) Statistics showing calculations of the gross **floor area** of land in the plan area and the allocation of the land to **streets, lanes, parcels**, and reserve lands, as per the **Act**; and

- (4) Number of **dwelling units**.
- 5.8.2 In addition to the information required under Section 5.8.1, the following information may be required by the **Subdivision Authority** depending on the scale, type, and location of the proposed **development**:
- (1) Ground water information and information regarding the supply of potable water if the intended **uses** are not served by a piped municipal system;
  - (2) A geotechnical assessment, prepared by a qualified Geotechnical Engineer under seal and permit to practice stamp registered in the Province of Alberta, describing the **site's** suitability to:
    - (a) Sustain sewage disposal systems if the intended use is not served by a piped municipal wastewater system; and/or
    - (b) Support **building** foundations and withstand slumping or subsidence on lands;
  - (3) Shadow plans to demonstrate the integration of the proposed **subdivision** on **adjacent parcels** and/or land to be developed in the future;
  - (4) A plan showing resources, such as trees, ravines, views, and other similar natural features which are influential to the **subdivision** of the area;
  - (5) An appraisal of the market value of the land when money in place of land dedication for municipal reserve is proposed. The appraisal must be prepared in accordance with the **Act**, and
  - (6) An Historical Resources Impact Assessment on lands that have been identified or suspected as containing a registered **historical resource** or within 60 metres of public lands set aside for use as historical **sites**.
- 5.8.3 If an application for **subdivision** is refused, the **Subdivision Authority** may refuse to accept another application until six (6) months has lapsed from the date of the refusal.
- 5.8.4 Approval of an application for **subdivision** is not an approval to develop, construct, or build on the land. **Site grading**, earthwork, or any other construction shall not commence nor proceed until a **development agreement** has been signed or, where applicable, a **development permit** has been issued.
- 5.8.5 When an application for **subdivision** is approved, with or without conditions, or refused, the notice of decision shall be sent by ordinary mail to the **applicant** and those persons and authorities that are required to be given a copy of the application under the **Subdivision and Development Regulation**.
- 5.8.6 For purposes of this **Bylaw**, the date of the notice of decision of the **Subdivision Authority** on an application for **subdivision** is the date the decision was transmitted to the **applicant** and those persons required to be notified under the **Subdivision and Development Regulation**.
- 5.8.7 An application for **subdivision** shall, at the option of the **applicant**, be deemed to be refused when decision is not made by the **Subdivision Authority** within sixty (60) days of the application being deemed complete unless the **applicant** has entered into an agreement with the **Subdivision Authority** to extend the sixty (60) day period. The **applicant** may appeal in

writing, as per the **Act**, as though they had received a decision of refusal.

## 5.9 SUBDIVISION AGREEMENTS

- 5.9.1 The **Subdivision Authority** may approve a **subdivision** application subject to conditions.
- 5.9.2 If a **subdivision agreement** is required it shall be entered into between the **Town** and the owner and/or **applicant**, as per Section 655 of the **Act**. The **subdivision agreement** may be registered on Certificate(s) of Title to the satisfaction of the **Town**.
- 5.9.3 A **subdivision agreement** may contain provisions requiring a letter(s) of credit or other security in an amount and in a form to be determined by the **Town** to guarantee the execution of the items listed in the **subdivision agreement**.

## 5.10 WHEN A DEVELOPMENT PERMIT IS NOT REQUIRED

- 5.10.1 All municipal works, **public utilities**, public parks, and municipal facilities are permitted in all **Land Use Districts** and shall be exempt from the regulations and **development permit** conditions of this **Bylaw**.
- 5.10.2 Provided a development complies with all other requirements of this **Bylaw**, a development permit is not required for: A **development permit** is not required for the following **developments** provided the **development** complies with all other requirements of this **Bylaw**:
- (1) ~~These~~ **Uses** and **development** exempted under Section 618 of the **Act**;
  - (2) Works of maintenance, repair, or alteration to any **building** or **structure** provided that the work:
    - (a) Does not include structural alterations;
    - (b) Does not result in an increase in the number of **dwelling units**;
    - (c) Does not change the intensity or **use** of the **building** or **structure**; and
    - (d) Is performed in accordance with relevant legislation and other government regulations;
  - (3) The completion of a **building**, which was lawfully under construction at the date this **Bylaw** or amendments to this **Bylaw** comes into full force and effect, for which the **Development Authority** has issued a **development permit**, provided that: The completion of any **development** which has lawfully commenced before the passage of this **Bylaw** or any amendment to this **Bylaw**, provided that the **development** is completed in accordance with the terms of any permit granted in respect of it, and provided that it is completed within twelve (12) months of the date of commencement;
    - (a) The **building** is completed in accordance with the terms of any permit granted by the **Development Authority**, subject to the conditions of that permit, including timeframe for completion; and,
    - (b) the **use** of the **development** is consistent with the original **development permit** issued by the **Development Authority**;
  - (4) [Removed by Bylaw #12.24]The **use** of any such **development** as is referred to in subsection (3) for the purpose of which **development** was commenced;

- (5) The erection, construction, maintenance, improvement or any other alterations of gates, fences, walls, or other means of enclosure shall conform to heights outlined within the **screening**, fences and hedges within the applicable **Land Use District(s)** [Bylaw #18.21].
- (6) Retaining walls less than 1.0 metre in height;
- (7) A temporary **building** associated with construction and not to be used for **residential uses purposes** such as a construction trailer, where the sole purpose of the **building** is incidental to the erection or **structural alteration** of a permanent **building** for which a **development permit** has been issued under this **Bylaw**. The temporary **building** shall be removed within thirty (30) days of substantial completion of **development**. This does not include a sales office, show home, or similar facility;
- (8) Any **development** carried by or on behalf of the Crown but not including that carried out by or on behalf of a Crown Corporation;
- (9) The **use** of a **building** or part thereof as a temporary polling station for a federal, provincial, or municipal election or referendum;
- (10) The temporary placement of campaign **signs** in connection with a federal, provincial, or municipal election or referendum;
- (11) **Town** sanctioned special events;
- (12) An **accessory building** or **structure** not greater than 10 square metres and with a maximum height of 3.0 metres, with no **public utility** connections, no permanent foundation, and is not to be used as a **dwelling unit**;
- (13) **Signs** not requiring a **development permit** as per Part 4 of this **Bylaw**;
- (14) The erection or maintenance by the **Town**, on **Town** property, of a traffic **sign**, informational **sign**, directional **sign**, or third-party **sign**;
- (15) The erection of a flag pole or other poles provided that such poles do not exceed 6.0 metres in height;
- (16) A satellite dish antenna less than 1.0 metre in diameter;
- (17) A **home occupation - basic**; and,
- (18) The construction of a **deck** or **patio** with a surface height 0.6 metres or less above **grade** [Bylaw #18.21].

## 5.11 DEVELOPMENT PERMIT APPLICATIONS

5.11.1 An application for a **development permit** shall be made to the **Development Authority** using the prescribed form, properly completed, signed by all owners and agents, and accompanied by:

- (1) The required fees as established by **Council**;
- (2) Written authorization from the registered owner of the subject lands;

- (3) A current copy of the Certificate of Title for the subject lands; and
- (4) One (1) hard copy and one (1) digital copy of the **site**, floor, elevation, and **landscaping** plans, drawn to scale, in metric dimensions which show the following:
  - (a) Legal description of the **site** with north arrow;
  - (b) Area and dimensions of the land to be developed including **parcel coverage**, thoroughfares, and **setbacks**;
  - (c) Exterior finishing materials, architectural design features, and all locations and dimensions of frontage elements including transparency, entrances, and **landscaping**;
  - (d) The height, dimensions, and relationship to **parcel boundaries** of all existing and proposed **buildings** and **structures** including retaining walls, trees, **landscaping**, and other physical features;
  - (e) The removal of trees if applicable;
  - (f) Existing and proposed **access** to and from the **site**;
  - (g) **Site** drainage, **finished grades**, and the **grades** of the **roads**, **streets**, and utilities servicing the **site**;
  - (h) Locations and distances of on-site existing or proposed water, wastewater, and storm water connections, septic tanks, disposal fields, water wells, culverts, and crossings;
  - (i) Location and dimensions of all registered easements and **rights-of-way**;
  - (j) Information on the method to be used for the supply of potable water and disposal of waste along with supporting documentation; and
  - (k) Estimated construction value of the proposed work.

5.11.2 In addition to the information required under Section 5.11.1, the following information may be required by the **Development Authority** depending on the scale, type, and location of the proposed **development**:

- (1) The number of **dwelling units**;
- (2) A statement of the proposed **use** or **uses**;
- (3) Loading and parking provisions, including electric charging stations and bicycle parking;
- (4) The Location of any fire hydrants;
- (5) Garbage and storage areas and the fencing and **screening** proposed for garbage and storage areas;
- (6) **Landscaping** plan prepared by a **landscape** architect registered with the Alberta Association of Landscape Architects, identifying location, dimensions, and design of all existing and proposed **soft landscaping** and **hard landscaping**, including health, identification, and planting methods;
- (7) Lighting plan;

- (8) Pedestrian circulation plan;
- (9) Crime Prevention Through Environmental Design (CPTED) assessment prepared by a **qualified security professional**;
- (10) A statement clearly describing how the positive and/or negative potential impacts of the proposed **development** on **adjacent** lands will be dealt with and how the proposed **development** has been designed to address those impacts;
- (11) Information describing any noxious, toxic, radioactive, flammable, or explosive materials that may be included in the proposed **development**;
- (12) In relation to a special event or temporary **use**, the duration and time periods for the operation of the **development**, facility, or event;
- (13) Methods to control traffic, dust, and noise; and
- (14) Any other information required by the **Development Authority**, at their sole discretion, with respect to the **site** or **adjacent** lands, including but not limited to, an environmental **screening** of the **site**, geotechnical study, and/or traffic impact analysis prepared by **qualified professionals**.

5.11.3 Notwithstanding Section 5.11.1 and Section 5.11.2 an application for a **development permit** for a **sign** or **mural** shall be accompanied by the following; [Bylaw #16.22]

- (1) the name and address of the **applicant**;
- (2) the name and address of the lawful owner of the property and/or **building on which the sign or mural** is proposed to be affixed (if different from **applicant**);
- (3) location of the **sign** or **mural**, including legal description and civic address;
- (4) elevation drawing showing placement of the **sign** or **mural** on the **building** including dimensions for height, width and area of the **sign** or **mural**;
- (5) **site** plan of the property showing the **sign** or **mural** location relative to the property lines;
- (6) detailed illustration of the **sign** or **mural** indicating;
  - (a) content and design of the **mural** including colours and materials;
  - (b) if the **sign** or **mural** will be illuminated, and the proposed manner of illuminating;
  - (c) means to affix the **sign** or **mural** to the **building**; and,
  - (d) a written artists statement that described the concept, message and interpretation of the **mural**.
- (7) any such additional information the **Development Authority** deems necessary.

5.11.4 Unless extended by an agreement in writing between the **applicant** and the **Development Authority**, the **Development Authority** shall within twenty (20) days after receipt of an application for a **development permit**.

- (1) Issue a written acknowledgement to the **applicant** advising that the application is complete; or,
  - (2) Issue a written notice to the **applicant** advising that the application is incomplete, listing the documentation and information that is still required and setting a date by which the required documentation and information must be submitted.
- 5.11.5 If the **applicant** fails to submit any requested outstanding documents or information by the date set out, the application shall be deemed refused and the **Development Authority** shall inform the **applicant** in writing that the application has been refused and the reason for the refusal.
- 5.11.6 Upon receipt of the required documentation and information listed in the notice issued pursuant to subsection [5.11.4-7\(ii\)](#), the **Development Authority** shall issue a written acknowledgment to the **applicant** advising that the application is complete.
- 5.11.7 The approval of an application or drawing, or the issuing of a **development permit** shall not prevent the **Development Authority** from thereafter requiring the correction of errors and omissions, nor from prohibiting the **development** being carried out when the **development** is in violation of this **Bylaw**.
- 5.11.8 Where an application for a **development permit** is determined to contain incorrect information, the **Development Authority** is not required to make a decision until such information is corrected by the **applicant**.
- 5.11.9 Any **development permit** issued on the basis of incorrect information contained in the application shall be revoked or suspended by the **Development Authority**.
- 5.11.10 If a **development permit** application is refused, the **Development Authority** shall not accept another application for the same or similar **use** on the same **parcel** for twelve (12) months after the refusal [Bylaw #16.22].

## 5.12 DISCRETIONARY USES

- 5.12.1 When deciding on a **development permit** application for a **discretionary use**, the **Development Authority** shall consider;
- (1) any plans and policies affecting the **parcel**;
  - (2) the [general intent purpose statements](#) in the applicable **Land Use District**;
  - (3) the appropriateness of the location and **parcel** for the proposed **development**;
  - (4) the compatibility and impact of the proposed **development** with respect to **adjacent development** and the [public realm/neighbourhood](#);
  - (5) the merits of the proposed **development**;
  - (6) servicing requirements;
  - (7) **access** and transportation requirements;
  - (8) vehicle and pedestrian circulation within the **parcel**; and,



(9) sound planning principles.

5.12.2 The **Development Authority** may:

- (1) approve the application unconditionally; or,
- (2) approve the application permanently or for a limited period of time and impose conditions considered appropriate; or,
- (3) refuse the application, stating reasons for the refusal.

5.12.3 Where a proposed specific **use** of land or a **building** is not provided for in a **Land Use District-district**, the **Development Authority** may determine that the **use** is similar in character and purpose to another **use** of land or **building** that is included in the list of **permitted** or **discretionary uses** prescribed for that **Land Use District. district.**

### 5.13 APPLICATION NOTIFICATION REQUIREMENTS

5.13.1 Prior to approving an application for a **development permit** for a **discretionary use**, or for a **permitted use** requiring a variance, the **Development Authority** may require the **applicant** to post a notice on the property in a location and format that determined by the **Town** describing the proposed **development** and advising any interested parties where further information regarding the application may be obtained. Such notice shall be posted for a minimum of ten (10) days prior to the issuance of a notice of decision.

5.13.2 Notifications shall contain information on the proposed **development**, the time and date that a decision will be rendered on the application, a final date to submit comments, and contact information for the **Town**.

### 5.14 DEVELOPMENT AGREEMENT FOR DEVELOPMENT PERMITS

5.14.1 The **Development Authority** may conditionally approve any **development permit**, subject to a **development agreement**.

5.14.2 If a **development agreement** is required, it must be entered into between the **Town** and the **applicant** as per Section 650 of the **Act**.

5.14.3 The **Town** may register a caveat against the Certificate of Title with respect to a **development agreement** for a property that is the subject of a **development permit**. This caveat shall be discharged when the **development agreement** has been complied with, at the request of the owner or owner's agent.

5.14.4 A **development agreement** may contain provisions requiring a letter(s) of credit or other security in an amount and form to be determined by the **Town** to guarantee the execution of the items listed in the **development agreement**.

### 5.15 CONDITIONS OF DEVELOPMENT PERMIT

5.15.1 The **Development Authority** may impose such conditions on the approval of an application as, in their opinion, are necessary to:

- (1) Uphold the intent and objectives of the **Municipal Development Plan**;

- (2) Uphold the intent and objectives of any other Statutory Plan or non-Statutory Plan under preparation or as adopted, that is applicable to the **site**;
- (3) Meet the applicable requirements of this **Bylaw**; and,
- (4) Ensure the orderly and economic **development** of land within the **Town**.

5.15.2 The **Development Authority** may, as a condition of issuing a **development permit**, require that the **applicant** pay an off-site levy or other levy imposed by a **bylaw** or, that the **applicant** enter into a **development agreement** with the **Town** to pay any such levy and/or to construct or pay for the construction of any or all of the following:

- (1) A public **road** required to give **access** or egress to the **development**;
- (2) A pedestrian walkway system to serve the **development**;
- (3) Pedestrian walkways that will connect the pedestrian walkway system that serves or is proposed to serve an **adjacent development**;
- (4) Off-street parking or other parking facilities;
- (5) **Public utilities** that are necessary to serve the **development**; or,
- (6) New or expanded community recreation facilities, fire hall facilities, police station facilities, or libraries.

5.15.3 In addition to the application of conditions on a **development permit**, the **Development Authority** may also include general requirements as an addendum to the notice of decision [Bylaw #18.21].

## 5.16 NOTICE OF DECISION

5.16.1 The decision of the **Development Authority** on an application shall be given to the **applicant** on the same day the decision is made in the form prescribed by the **Town**, which may include correspondence by electronic means pursuant to Section 608 of the **Act**.

5.16.2 If the **Development Authority** refuses an application for a **development permit**, the notice of decision shall contain the reasons for the refusal.

5.16.3 When an application for a **development permit** is approved, the **Development Authority** shall send notice of the decision that will include a description of the proposed **development**, state of the decision, advise of the right of appeal, and will be sent to:

- (1) The **applicant**;
- (2) The owner of the **parcel(s)**; and
- (3) Each owner of **adjacent** land at the name and address shown for that owner; or
- (4) Each owner at such additional distance and direction from the boundaries of the proposed **development** as, in the opinion of the **Development Authority**, may be materially impacted by the **development**.

5.16.4 A **development permit** issued pursuant to this **Bylaw** comes into effect:

- (1) Only after the time for an appeal to the **Subdivision and Development Appeal Board** has expired, pursuant to the **Act**; or
- (2) If an appeal has been filed, once a decision has been made by the **Subdivision and Development Appeal Board** in favour of the issuance of the **development permit** subject to any variance or other change to conditions of approval directed by the **Subdivision and Development Appeal Board**.

5.16.5 Where an appeal is made pursuant to Section 5.17 of this **Bylaw**, a **development permit** which has been granted shall not come into effect until the appeal has been determined and the **development permit** may be modified or nullified based on the results of the appeal.

## 5.17 PERMIT VALIDITY

- 5.17.1 A **development permit** issued pursuant to this **Bylaw** is not a **building permit** and, notwithstanding that plans and specifications for **buildings** may have been submitted as part of an application for a **development permit**, work or construction shall neither commence nor proceed until a **building permit** has been issued, pursuant to applicable bylaws and regulations.
- 5.17.2 A **development permit** is valid for twelve (12) months from its date of issuance, unless **development** has been substantially started in a manner satisfactory to the **Development Authority**.
- 5.17.3 The **Development Authority** may grant an extension of the time the **development permit** remains in effect for up to an additional twelve (12) months. The **Development Authority** shall only grant one (1) extension.
- 5.17.4 When a **development permit** that has previously been issued for a **site** is in effect, the **Development Authority**, in their consideration of an application for another **development permit** for the same **site(s)**, may revoke the previous **development permit** and issue a new **development permit**.

## 5.18 APPEALS

- 5.18.1 The applicant for a development permit may appeal to the **Subdivision and Development Appeal Board** if the **Development Authority**:
  - (1) Refuses a **development permit** application;
  - (2) Fails to make a decision on a **development permit** within forty (40) days of receipt of a completed application or the end of the extension period; or,
  - (3) Issues a **development permit** subject to conditions.
- 5.18.2 In addition to the **applicant**, any person affected by the **development permit** or the decision on the **development permit**, may appeal to the **Subdivision and Development Appeal Board**.
- 5.18.3 An appeal must be commenced:
  - (1) In the case of an **applicant**, within twenty-one (21) days of the notification of the decision, or, if no decision is made on the **development permit** application within

forty (40) days of receipt of the completed application, the date the period of any extension expires; or

- (2) In the case of a person affected, within twenty-one (21) days of the **Town** distributing notice of the **development permit** decision, as per Section 5.15 of this **Bylaw**.

## 5.19 FORMS, NOTICES, OR ACKNOWLEDGMENTS

5.19.1 Any form, notice, or acknowledgement issued by the **Town** shall include:

- (1) The date of issuance of the notice or acknowledgement;
- (2) Contact information for the **Town**;
- (3) The municipal address of the property subject to the application;
- (4) The municipal file number for the application; and
- (5) Any other information at the discretion of the **Town**.

5.19.2 Any form, notice, or acknowledgement may be sent by electronic means pursuant to Section 608 of the **Act**.

## 5.20 NON-CONFORMING USES AND BUILDINGS

5.20.1 A **non-conforming use** of land or a **building** may be continued, but if that **use** is discontinued for a period of six (6) consecutive months or more, any future use of the land or **building** shall conform to this **Bylaw**.

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

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

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

- (1) To make it a conforming **building**; or
- (2) For the routine maintenance of the **building**, if the **Development Authority** considers it necessary.

5.20.5 If a **non-conforming building** is damaged or destroyed to the extent of more than 75% of the value of the **building** above its foundation, the **building** may not be repaired or rebuilt except in accordance with this **Bylaw**.

5.20.6 The land **use** or the **use** of a **building** is not affected by a change of ownership or tenancy of the land or **building**.

## 5.21 CONTRAVENTION

- 5.21.1 No person shall contravene this **Bylaw** by commencing or undertaking a **development, use, or sign** that is not permitted under the **Bylaw**.
- 5.21.2 No person shall authorize or do any **development** that is contrary to the description, specifications, or plans that were the basis for issuing a **development permit** under this **Bylaw**.
- 5.21.3 No person shall contravene a condition of a **development permit** issued under this **Bylaw**.
- 5.21.4 The **Development Authority** may enforce the provisions of this **Bylaw**, the **Act**, and the conditions of a **development permit** or **subdivision** approval.

## 5.22 RIGHT OF ENTRY

- 5.22.1 For the purposes of Section 5.10 to 5.20 inclusive, "Officer" is the **Development Authority, Subdivision Authority, Bylaw Officer**, or other person designated by the **Town**.
- 5.22.2 Pursuant to the **Act**, an Officer may enter land or a **building** if:
  - (1) Reasonable notice has been given to the owner or occupier; or
  - (2) The entry is authorized by and Order of the Court of King's Bench; and then only for the purpose of ensuring compliance with the **Act** or this **Bylaw**.

## 5.23 VIOLATION TAGS

- 5.23.1 In accordance with the **Provincial Offences Procedures Act**, an Officer may issue a violation tag to a person where there are reasonable and probable grounds to believe there is a contravention of this **Bylaw**.
- 5.23.2 A violation tag may be issued to a person either personally or by registered mail.
- 5.23.3 The violation tag shall be in a form approved by the **town** and shall include the name of the person thought to have created the contravention the offence, the penalty for the offence, a requirement that the penalty be paid within thirty (30) days of issuance of the violation tag, the method by which the violation tag may be paid, and other information required by the **Town**.
- 5.23.4 Where a contravention is of a continuing nature, further violation tags may be issued.
- 5.23.5 The person to whom the violation tag is issued may, in lieu of being prosecuted, sign the plea of guilty on the violation tag and pay the specified fine to the location identified on the violation tag.
- 5.23.6 If payment is not made within the time specified on the tag, an Officer may issue a violation ticket requiring the person to whom the violation ticket is issued to appear in court on the date specified in the summons portion of the ticket.
- 5.23.7 Nothing in this **Bylaw** shall prevent an Officer from immediately issuing a violation ticket for the mandatory court appearance of any person who contravenes any provision of this **Bylaw**.

## 5.24 FINES

- 5.24.1 The fines for an offence against this **Bylaw**, pursuant to the **Act**, are:
- (1) First Offence, \$250;
  - (2) Second Offence, \$500; and,
  - (3) Third and additional offences, \$1,000.
- 5.24.2 If the **Development Authority** issues a fine, notice of the fine shall be mailed or delivered by hand to the owner or the person in possession of the land or **building** and the notice shall state:
- (1) The amount of the fine;
  - (2) Whether it is a first, second, or third offence; and,
  - (3) The date and time by which the property must be brought into conformity with the **Bylaw**.
- 5.24.3 The **Development Authority** is authorized and directed to take whatever action is required to collect fines levied for offences of this **Bylaw**.

## 5.25 STOP ORDERS

- 5.25.1 Where the **Development Authority** finds that a **development, use** of land, or **use** of a **building** is not in accordance with:
- (1) Any municipal, provincial, and/or federal legislation;
  - (2) The **Act**,
  - (3) This **Bylaw**; or,
  - (4) An approved **development permit**, a **subdivision** approval, or a condition of the **development permit** or approval.
- 2.5.3.(1) The **Development Authority** may issue a **stop order** in writing, pursuant to Section 645 of the **Act**, to the owner, the person in possession of the land or **building**, and/or other person responsible for the contravention, to require that all or any of them, on the date the **stop order** is issued:
- (5) Stop the **development** or use of the land or **building** in whole or in part as directed by the **stop order**,
  - (6) Demolish, remove, or replace the **development**; or,
  - (7) Carry out any other actions required by the **stop order** so that the **development** or use of the land or **building** complies with the **Act**, the **Subdivision and Development Regulation**, this **Bylaw**, a **development permit** or **subdivision** approval, within the time set out in the **stop order**.
- 5.25.2 A person may appeal a stop order to the Subdivision and Development Appeal Board.

- 5.25.3 If a person fails or refuses to comply with a **stop order**, the **Town** may, in accordance with the **Act**:
- (1) Obtain an injunction from an Alberta Court to enforce this **Bylaw**;
  - (2) Register a caveat under the **Land Titles Act** in respect of the **stop order**;
  - (3) Enter upon the land or **building** and take such action as is necessary to carry out the **stop order**; and,
  - (4) Charge the owner and collect in like manner as taxes owing against a property, the cost of the action or measure.

## 5.26 VACANCY

- 5.26.1 Any proposed change of **use** for a **building** that is not the same **use** previously operating requires a **development permit** regardless of the length the building has been vacant [Bylaw #12.24].
- 5.26.2 Any **building** that has been vacant for more than six (6) months requires a **development permit** for a change in occupancy regardless of the previous **use** [Bylaw #12.24].
- 5.26.3 Notwithstanding Section 5.26.2, If a building has been vacant less than six (6) months and the proposed **use** is similar to the previous **use** a **development permit** is not required

## 6. Interpretation and Definitions

### 6.1 RULES OF INTERPRETATION

- 6.1.1 Provisions of this **Bylaw** are activated by “shall” or “must” when required, “should” when recommended, and “may” when optional. [Section 6.1.2](#) words and terms used in this **Bylaw** shall have the same meaning as given to them in the **Act** unless otherwise defined by Section 6.2.
- 6.1.2 Words used in the present tense include the other tenses and derivative forms. Words used in the singular include the plural and vice versa. Words used in the masculine gender shall also mean the feminine gender and the neuter. Words have the same meaning whether or not they are capitalized.
- 6.1.3 Where a regulation involves two (2) or more conditions or provisions connected by a conjunction, the following shall apply:
- (1) “and” means all the connected items shall apply in combination;
  - (2) “or” indicates that the connected items may apply singly; and
  - (3) “and/or” indicates the connected items shall apply singly or in combination.



## 6.2 DEFINITIONS

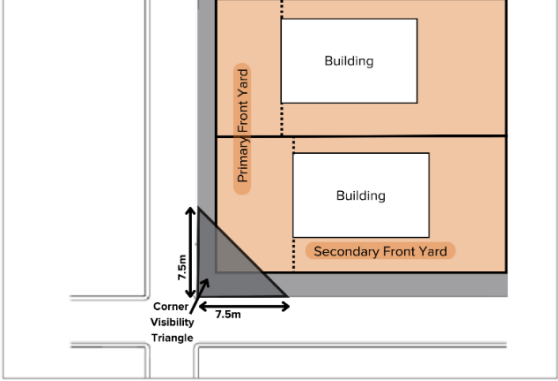
<b>A</b>	
<b>A-Board Sign</b>	<p>means a self-supporting <b>sign</b>, designed for temporary use during the operating hours of the related business, with no more than two faces joined at the top of the <b>sign</b> that can be manually placed and moved without the need for mechanical assistance.</p> <p><del>means a self-supporting <b>sign</b> with no more than 2 faces joined at the top of the <b>sign</b>, that is intended for temporary use during the hours of the business to which it relates, and that can be placed and moved manually without mechanical aid.</del></p>
<b>Access</b>	<p>means the area and method by which persons and/or vehicles shall have sufficient ingress and egress to a <b>parcel</b> or <b>dwelling unit</b>.</p> <p><del>means the place, means, or way by which pedestrians and/or vehicles shall have adequate ingress and egress to a property.</del></p>
<b>Accessory Building, <del>Structure, or Use</del></b>	<p>means a <b>building</b> separate and subordinate to the <b>principal building</b>, the <b>use</b> of which is incidental to that <b>principal building</b> and is located on the same <b>parcel</b>.</p> <p><del>means a building, <b>structure</b>, or use which is detached from and subordinate, incidental, and directly related to the <b>principal building</b> or <b>use</b>.</del></p>
<b>Accessory Building – Portable</b> [Bylaw #18.21]	<p>means a <b>temporary accessory building</b> that is <del><b>temporary structure</b></del> designed by virtue of easy assembly and dismantling, commercially constructed of metal or synthetic tube and fabric, plastic or similar materials, and covered with waterproof sheeting, synthetic sheeting or plastic film, which shall meet all the requirements of the <b>Safety Codes Act, Alberta Safety Code. Accessory Buildings – Portable</b> may only be erected between October-April unless otherwise approved by the <b>Development Authority</b></p>
<b>Act</b>	<p>means the <i>Municipal Government Act</i>, RSA 2000 c. M-26 as amended <u>from time to time, and its successor legislation, or replaced.</u></p>
<b>Adaptive Fill</b> [Bylaw #16.22]	<p>means a temporary fill material placed by the <b>Town</b> during a flood emergency to close gaps in existing berms and bring them to the <b>flood construction level</b> plus <b>freeboard</b>.</p>

<b>Adjacent</b>	means land that is contiguous or would be contiguous if not for a public <b>road</b> , railway, <b>reserve land</b> , utility <b>right-of-way</b> , river, or stream.
<b>Adult Entertainment</b>	<del>means any premises or part thereof wherein live performances, motion pictures, video tapes, video disks, slides, electronic or photographic reproductions, the main feature of which is the nudity or partial nudity of any person, are performed or shown. means any premises or part thereof in which is provided, in pursuance of a trade, calling, business or occupation, services appealing to or services designed to appeal to erotic or sexual appetites or inclinations.</del>
<b>After Life Care</b>	means a <b>development</b> where the deceased are prepared for burial display and/or rituals before burial or cremation. This may include chapels, crematoriums, and showrooms for the display and sale of caskets, vaults, urns, and other items related to burial services. This <b>use</b> does not include a <b>cemetery</b> .
<b>Agriculture – General</b>	means a <b>development</b> for the rural production of farm or agricultural products and includes the cultivation of land, breeding and raising of livestock, and horticultural growing operations. This does not include <b>confined feeding operations</b> .
<b>Agriculture – Intensive</b>	means a <b>development</b> for the growing of crops primarily within a <b>building</b> and/or <b>structure</b> for the purpose of commercial food production. This does not include <b>confined feeding operations</b> .
<u><b>Agriculture – Pasturage</b></u>	<u>means a <b>use</b> limited to the limited to the grazing and keeping of livestock.</u>
<u><b>Alberta Private Sewage Disposal System Standard of Practice</b></u> [Bylaw #12.24]	<u>means the design standards, installation standards, and material requirements for on-site private sewage systems handling less than 25 cubic metres of sewage volume per day.</u>
<b>Applicant</b>	means the owner, or an agent, person, firm, or company acting on behalf of the owner, who submits an application under the provisions of this <b>Bylaw</b> .
<b>Area Redevelopment Plan</b>	means a Statutory Plan adopted by bylaw as <b>an Area Redevelopment Plan</b> pursuant to the <b>Act</b> .
<b>Area Structure Plan</b>	means a Statutory Plan adopted by bylaw as an <b>Area</b>

	<b>Structure Plan</b> pursuant to the <b>Act</b> .
<b>Artist Studio</b>	means small-scale, on-site production of goods by hand manufacturing. Typical <b>uses</b> include, but are not limited to, pottery, ceramics, jewelry, toy manufacturing, and sculpture and art studios. Minor retail sale of products on-site is allowed.
<b>B</b>	
<b>Balcony</b>	means a horizontal platform that is attached to a <b>building</b> above the first-storey level and is intended for use as an outdoor amenity space.
<b>Bed &amp; Breakfast</b>	means a <b>dwelling unit</b> that is occupied by the property owner or manager and provides overnight accommodation for a fee in rooms with no in-room cooking facilities.
<b>Bench</b>	means an intermediary plateau or area which occurs between the toe of a slope (valley bottom lands) and an escarpment or valley wall top (or rim). <b>Bench</b> lands typically have a slope of between 1% and 15% and a valley edge may have more than one <b>bench</b> at different elevations.
<b>Bench Sign</b> [Bylaw #18.21]	means a <b>sign</b> which is placed or erected on an immobile seat. That advertises goods, products, services or facilities which directs persons to a different location from the <b>site</b> where the <b>bench sign</b> is located.
<b>Billboard Sign</b> [Bylaw #18.21]	<del>means a <b>sign</b> placed <b>adjacent</b> to, though not within, the <b>right-of-way</b> that is designed and intended to provide a leasable advertising copy area on one or both sides. That advertises goods, products, services or facilities which directs persons to a different location from the <b>site</b> where the <b>sign</b> is located.</del> means a <b>sign</b> placed <b>adjacent</b> to, though not within, the <b>right-of-way</b> that is intended to advertise goods, products or services directing persons to a different location from the <b>site</b> where the <b>sign</b> is located. This does not include a <b>freestanding sign</b> .
<b>Brewery/Distillery</b> [Bylaw #18.21]	means a facility licensed by the Alberta Gaming and Liquor Commission ( <b>AGLC</b> ) where beer, spirits and other alcoholic beverages are manufactured and may include the retail sale of products made on the

	premises for consumption off the premises. A <b>brewery/distillery</b> may include an area where products made on the premises are sold or provided to the public for consumption on the premises but are not considered a <b>drinking establishment</b> .
<b>Building</b>	means anything constructed or placed on, in, over, or under land, but does not include a highway or <b>road</b> or a bridge forming part of a highway or <b>road</b> .
<b>Building Height</b>	means the vertical distance measured from the <b>finished grade</b> to the highest point of a <b>building</b> . <b>Building height</b> does not include any accessory roof <b>structure</b> such as mechanical housing, elevator housing, roof stairway entrance, ventilating fan, skylight, parapet wall, chimney, steeple, communication structure, or similar feature not structurally essential to the <b>building</b> .
<b>Building Permit</b>	means a permit authorizing construction in accordance with the <a href="#">Alberta Safety Codes Act</a> .
<b>Bylaw</b>	means the Town of Drumheller Land Use Bylaw <a href="#">16.20 as amended from time to time</a> .
<b>Bylaw Officer</b>	means a person appointed by the <b>Town</b> to enforce the provisions of this <b>Bylaw</b> , and includes a member of the Royal Canadian Mounted Police ( <a href="#">RCMP</a> ) and a Community Peace Officer.
<b>C</b>	
<b>Campground</b>	means a <b>development</b> for the purpose of providing <u>temporary accommodation</u> for <b>recreational vehicles</b> or tents.
<b>Cannabis</b> [Bylaw #16.22]	means <b>cannabis</b> plant, fresh cannabis, dried <b>cannabis</b> , <b>cannabis</b> oil and <b>cannabis</b> plant seeds and any other substance defined as <b>cannabis</b> in the <i>Cannabis Act</i> , <a href="#">S.C. 2018, c.16</a> and its regulations, as amended from time to time and includes <b>cannabis</b> products that are ingested or applied as a topical.
<b>CAO</b>	means the Chief Administrative Officer <a href="#">of the Town</a> as appointed by <b>Council</b> .
<b>Car Wash</b>	means an establishment for the washing of <del>meter</del>

	vehicles, which may employ production-line methods, mechanical devices, staffed hand wash facilities, or unstaffed self-wash facilities.
<b>Cemetery</b>	means land or a <b>building</b> for the burial or interment of <a href="#">dead human bodies or human remains and registered as a cemetery in accordance with the Cemeteries Act, R.S.A. 2000, Chapter C-3 as amended from time to time, and its successor legislation.</a> <del>the deceased.</del>
<b>m<sup>3</sup>/s</b>	cubic metres per second (river flow rate).
<del><a href="#">[Removed by Bylaw #12.24]</a> <b>Communication Structure</b></del>	<del>means an exterior transmitting device — or group of devices — used to receive and/or to transmit radio-frequency (RF) signals, microwave signals, or other federally licensed communications energy transmitted from, or to be received by, other antennas. Antenna Systems include the antenna, and may include a supporting tower, mast or other supporting <b>structure</b>, and an equipment shelter. This protocol most commonly refers to the following two types of Antenna Systems:  Freestanding Antenna System: a <b>structure</b> (e.g. tower or mast) built from the ground for the expressed purpose of hosting an Antenna System or Antenna Systems; and  <b>Building/Structure</b> Mounted Antenna System: an Antenna System mounted on an existing <b>structure</b>, which could include a <b>building</b> wall or rooftop, a light standard, water tower, utility pole or other.</del>
<b>Concept Plan</b>	<del>means a <b>concept plan</b> is a non-Statutory Plan, subordinate to an <b>Area Structure Plan</b>, and may be adopted by bylaw or resolution, <u>that</u>. <b>Concept plans</b> provides detailed land <b>use</b> direction, <b>subdivision</b> design, and <b>development</b> guidance to <b>Council</b>, administration, and the public. <b>Concept plans</b> are meant to be developed within the framework of an <a href="#">Area Structure Plan</a>.ASP.</del>
<b>Confined Feeding Operation</b>	means a <del>land use activity on land</del> that is fenced or enclosed or within buildings where livestock is confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing and requires registration or approval under the conditions set forth in the <i>Agricultural Operations Practices Act RSA 2000 Chapter A-7 (AQPA)</i> through the Natural Resources Conservation Board (NRCB).

<b>Corner Parcel</b>	means a <b>parcel</b> at the intersection of two (2) <b>roads</b> , excluding <b>lanes</b> .
<b>Corner Visibility Triangle</b> [Bylaw #16.22]	<p>means a triangular area formed on the <b>corner site parcel</b> by the two (2) <b>street</b> property lines and a straight line which intersects them at 7.5 metres from the corner where they meet.</p> 
<b>Council</b>	means the <b>Council</b> of the Town of Drumheller.
<b>Culture</b>	means a <b>development</b> used by one or more organizations for arts, religion, community and/or cultural activities, but does not include an <b>entertainment facility</b> . <b>Establishment</b>
<b>D</b>	
<b>Day Home</b>	means a childcare facility operated from a private residence for <u>a maximum of up to six (6)</u> children up to 12 years of age and complies with the Alberta Family Day Home Standards <u>Manual</u> but does include <u>a "child care program"s</u> as defined by the <u>Early Learning and Child Care Act, RSA 2007 Chapter E-0.1. Child Care Licensing Act.</u>
<b>Deck</b> [Bylaw #18.21]	means an uncovered horizontal <b>structure</b> at or below the main floor level of a <b>building</b> that is intended for use as an outdoor amenity space, but does not include a <b>balcony</b> .
<b>Density</b>	means the number <b>dwelling units</b> allows for each <b>parcel</b> .
<u>[Removed by Bylaw #12.24]</u>	<u>The designated design event is the 1 in 100-year</u>

<p><b><i>Designated Design Event</i></b> [Bylaw #16.22]</p>	<p>return period flood event (1% annual exceedance probability event); as determined by the Province of Alberta. <del>The Designated Design Event is a regulated flood on the Red Deer River considering the upstream benefit of Dickson Dam, and an unregulated flood event on the Michichi Creek, Rosebud River and Willow Creek.</del></p>
<p><b><i>Design Flood</i></b></p>	<p>means a flood event that results in a <del>minimum</del>-river flow rate of 1,850 m<sup>3</sup>/s.</p>
<p>[Removed by Bylaw #12.24] <del><b><i>Design Flood Cross Sections</i></b></del>[Bylaw #16.22]</p>	<p><del>The geodetic elevation determined by the nearest upstream cross section made available and determined from the Alberta Government Provincial Flood Hazard Mapping, available at <a href="https://floods.alberta.ca/">https://floods.alberta.ca/</a>.</del></p>
<p><b><i>Development</i></b></p>	<p>means:</p> <ul style="list-style-type: none"> <li>(a) an excavation or stockpile and the creation of either of them;</li> <li>(b) a <b><i>building</i></b> or an addition to, or replacement or repair of a <b><i>building</i></b>, and the construction or placing of any of them on, in, over, or under land;</li> <li>(c) a change of <b><i>use</i></b> of land or a <b><i>building</i></b> or an act done in relation to land or a <b><i>building</i></b> that results in or is likely to result in a change in the <b><i>use</i></b> of the land or <b><i>building</i></b>; or</li> <li>(d) a change in the intensity of <b><i>use</i></b> of land or a <b><i>building</i></b> or an act done in relation to land or a <b><i>building</i></b> that results in or is likely to result in a change in the intensity of <b><i>use</i></b> of the land or <b><i>building</i></b>.</li> </ul>
<p><b><i>Development Agreement</i></b></p>	<p>means a legal agreement between the <b><i>applicant</i></b> for a <b><i>development permit</i></b> and the <b><i>Town</i></b> committing to the provision of any matter required by a condition of the <b><i>development permit</i></b>.</p>
<p><b><i>Development Authority</i></b></p>	<p>means the person or persons appointed pursuant to the <b><i>Act</i></b> that has been authorized to exercise <b><i>development</i></b> powers on behalf of the <b><i>Town</i></b>.</p>
<p><b><i>Development Officer</i></b></p>	<p>means <del>the a development officer established position</del> <u>established</u> pursuant to Section 5.2 of this <b><i>Bylaw</i></b>.</p>
<p><b><i>Development Permit</i></b></p>	<p>means a <del>permit document</del> that is issued <u>in accordance</u></p>

	with Part 5 of this <del>under this</del> <b>Bylaw</b> and authorizes a <b>development</b> .
<b><u>Direct Control District</u></b> [Bylaw #12.24]	means a land use designation for parcels that, <u>because of unique characteristics or innovative design, requires specific regulations unavailable in other <b>land use districts</b>.</u>
<b>Discretionary Use</b> [Bylaw #18.21]	means a use of land, <b>buildings</b> , or <b>structures</b> for which a <b>development permit</b> may be issued with or without conditions, at the discretion of the <b>Development Authority</b> .
<b>Driveway</b>	means a vehicle <b>access</b> route between a <b>road</b> and a <b>use</b> on a <b>parcel</b> .
<b>Drinking Establishment</b> [Bylaw #16.22]	means a <b>use</b> where liquor is sold on the premises and where a license for the sale of liquor is issued by the Alberta Gaming and Liquor Commission (AGLC). May include off sales though not considered <b>restricted substance retail</b> and may include the preparation of food for the consumption on the premises
<b><u>Dwelling Unit</u></b> [Bylaw #12.24]	means a:  (e) <u><b>dwelling unit – duplex;</b></u> (f) <u><b>dwelling unit – manufactured;</b></u> (g) <u><b>dwelling unit – multiple unit (apartment);</b></u> (h) <u><b>dwelling unit – multiple unit (attached housing);</b></u> (i) <u><b>dwelling unit – single-detached;</b></u> (j) <u><b>dwelling unit – secondary suite; and,</b></u> (k) <u><b>dwelling unit – garden.</b></u>
<b>Dwelling Unit – Duplex</b>	means a single <b>building</b> containing two <b>dwelling units</b> divided either vertically or horizontally, each of which is totally separated from the other by appropriate construction standards and may contain a common stairwell external to both dwellings.
<b>Dwelling Unit – Manufactured</b> [Bylaw #16.22]	<u>means a transportable, single or multiple section prefabricated <b>building</b> containing a <b>dwelling unit</b>, designed for long term occupancy when placed on a permanent foundation, and conforming to the requirements of the Canadian Standards Association (CSA) at the time of construction. means a <b>use</b> where a transportable, single or multiple section <b>building</b></u>



	<p>conforming to CSA standards at the time of construction that contains a <b>dwelling unit</b> and when placed on a permanent foundation is ready for <b>residential use</b> and occupancy. A <b>dwelling unit – manufactured</b> <del>Manufactured Dwelling</del> includes such styles known as modular homes, manufactured homes and Ready to Move (RTM) Homes.</p>
<p>[Removed by Bylaw #12.24] <b>Dwelling Unit – Moved On</b> [Bylaw #16.22]</p>	<p>means a <b>single detached dwelling</b> that has previously been lived in, used as a residence or other purpose in a previous location, that has now been relocated to a new <b>parcel</b> for use as a dwelling;</p>
<p><b>Dwelling Unit – Multiple Unit (Apartment)</b> [Bylaw #16.22]</p>	<p>means a residential <b>building</b> comprising three (3) or more dwellings with shared entrances and other essential facilities and services.</p>
<p><b>Dwelling Unit – Multiple Unit (Attached Housing)</b> [Bylaw #16.22]</p>	<p>means a <b>building</b> designed and built to contain three (3) or more dwellings separated from each other by a fire rated wall with each unit having separate entrances from <b>grade level</b>. <del>(For purposes of this Bylaw, linked, row, townhouses and multiplex units that meet these criteria are considered to be attached housing);</del></p>
<p><b>Dwelling Unit – Single Detached</b> [Bylaw #16.22]</p>	<p>means a <b>building</b> designed and built to only contain <u>one dwelling</u>. <del>use where a <b>building</b> designed for residential use contains one <b>principal dwelling unit</b>.</del></p>
<p><b>Dwelling Unit – Secondary Suite</b> [Bylaw #16.22]</p>	<p>means an accessory dwelling that is located on the same <b>parcel</b>, and attached to or contained within, another <b>dwelling unit</b> which meets the requirements of this <b>Bylaw</b> and meets the requirements of the <b>Alberta Safety Codes Act</b>. <del>A <b>Principal bBuilding</b> containing a <b>Dwelling Unit – Secondary</b> may not be converted into condominiums.</del></p>
<p><b>Dwelling Unit – Garden</b> [Bylaw #16.22]</p>	<p>means a self-contained, secondary <b>dwelling unit</b>, installed in the <b>rear yard</b> or <b>side yard</b> of a <b>parcel</b> with an existing, permanent, single-family dwelling, usually containing cooking, eating, living, sleeping, and sanitary facilities. <del>A <b>Dwelling Unit – Garden</b> may take the form of a Garden Suite, Laneway Home, or Carriage House A <b>Dwelling Unit – Garden</b> may take the form of a park model or manufactured home, however must be designed to complement the existing <b>Principal pPrimary bBuilding</b> on the site.</del></p>

<b>E</b>	
<b>Education</b>	means <a href="#">a <i>development</i> providing places of public or private learning for any age. This includes licensed childcare facilities.</a> <del>public and private places of learning for any age including licensed childcare facilities.</del>
<b>Entertainment Facility</b> [Bylaw #18.21]	means a facility where entertainment is provided to the public, either exclusively or in combination with other activities and may, without restricting the generality of the foregoing, include a live theatre, dance club, cinema but does not include <b>adult entertainment</b> .
<b>F</b>	
<b>Fascia Sign</b> [Bylaw #18.21]	means a <b>sign</b> attached to, marked, or inscribed on and parallel to the face of a <b>building</b> wall but does not include a <b>billboard sign</b> .
<b>Finished Grade</b>	means the ground elevation determined by averaging the finished level of the ground <b>adjacent</b> to the foundation of the <b>principal building</b> .
<b>Flood Construction Level</b>	means the required elevation of the underside of a wooden floor system or top of a concrete slab for habitable <b>buildings</b> that is calculated from the specified elevation of the <b>design flood</b> of a <del>minimum</del> flow rate of 1,850 <b>m<sup>3</sup>/s</b> .
<b>Flood Mitigation Structure</b>	<a href="#">means</a> structural measures that reduce the risk of flooding and potential damage that could result from a flood.
<b>Floor Area</b>	means the total area of all floors in a <b>building</b> .
<b>Freeboard</b> [Bylaw #16.22]	<a href="#">means</a> additional height added to a <b>flood mitigation structure</b> to account for level of accuracy of the flood model, debris jams, sediment deposition and super elevation of the river during a flood event. <del>Freeboard within the town of Drumheller is a minimum of 0.5 metres.</del>
<b>Freestanding Sign</b> [Bylaw #18.21]	means a <b>sign</b> that is supported independently of a <b>building</b> wall or <b>structure</b> , but does not include a <b>billboard sign</b> .

<b>Front Parcel Boundary</b>	means, in the case of an interior <b>parcel</b> , the <u><a href="#">parcel boundary opposite of the rear parcel boundary</a></u> . In the case of a <b>corner parcel</b> , means the shorter of two (2) <del>which abuts a road</del> and in the case of a <del>corner parcel</del> , means the shorter of the two (2) <b>parcel boundaries</b> which abut a <b>road</b> .
<b>Front Setback</b>	means the distance between a <b>building</b> façade and the <b>front parcel boundary</b> . A <b>front setback</b> is not a <b>front yard</b> .
<b>Front Yard</b>	means a <b>yard</b> extending across the full width of a <b>parcel</b> from the <b>front parcel boundary</b> to the front <u><a href="#">façadewall</a></u> of the <b>principal building</b> .
<b>Flood Hazard Area</b> [Bylaw #16.22]	<u><a href="#">means</a></u> the <b>flood hazard area</b> is the area of land flooded during the 1-in-100-year return period regulated flood event, as defined by the Province of Alberta. The <b>flood hazard area</b> is comprised of the <b>floodway, flood fringe, high hazard flood fringe</b> and <b>protected flood fringe</b> areas.
<b>Floodway</b> [Bylaw #16.22]	<u><a href="#">means</a></u> the river channel and adjoining lands indicated on the <b>flood hazard area</b> maps that would provide the pathway for flood waters <u><a href="#">during the 1-in-100-year return period regulated flood event, as defined by the Province of Alberta</a></u> . <del>in the event of a flood of a magnitude likely to occur once in one hundred years</del> . The <b>floodway</b> is the portion of the <b>flood hazard area</b> where the flows are deepest, fastest and most destructive.
<b>Flood Fringe</b> [Bylaw #16.22]	<u><a href="#">means</a></u> those lands abutting the <b>floodway</b> , the boundaries of which are indicated on the <b>flood hazard area</b> maps that would be inundated by floodwaters <u><a href="#">during the 1-in-100-year return period regulated flood event, as defined by the Province of Alberta of a magnitude likely to occur once in one hundred years</a></u> . River flows in the <b>flood fringe</b> are typically shallower and slower flowing than the <b>floodway</b> .
<b>G</b>	
<b>Gas Station</b>	means a business engaged in the sale of vehicle fuel and ancillary products.
<u><a href="#">General Requirements</a></u> [Bylaw #18.21]	<del>means additional clauses outlined within an approved</del>

	<del>dDevelopment pPermit not otherwise applicable to conditions, that may include but not limited to, reminders of other mMunicipal, pProvincial, fFederal legislation, or recommendations from the tTown not otherwise stated within this Land Use Bylaw.</del>
<b>Government</b>	means a <b>development</b> providing municipal, provincial, or federal government services and includes but is not limited to a government office, tourism office, postal service outlet, social service centre, and courthouse, but does not include <b>education</b> facilities.
<u><a href="#">Government of Alberta Flood Hazard Maps [Bylaw #12.24]</a></u>	<u><a href="#">means the maps demonstrating the risk of flooding within the <b>Town</b>. The maps can be accessed at <a href="https://floods.alberta.ca">floods.alberta.ca</a>.</a></u>
<b>Grade</b>	means the ground elevation established for the purpose of regulating <b>building height</b> . <b>Grade</b> shall be the finished ground elevation <b>adjacent</b> to the walls of the <b>building</b> if the <b>finished grade</b> is level. If the ground is not entirely level the <b>grade</b> shall be the finished ground elevation <b>adjacent</b> to the wall of the <b>building</b> at the lowest finished elevation of the property.
<b>H</b>	
<b>Habitable Area</b>	means any space or room, that can be used for dwelling purposes, business, or the storage of goods susceptible to damage by flood.
<b>Hard Landscaping</b>	means the use of non-vegetative material, including but not limited to concrete, paving stone, asphalt, or gravel, as part of a <b>landscaped area</b> .
<b>Hard Surface</b>	means asphalt, concrete, paving stone, or similar material satisfactory to the <b>Development Authority</b> that is used in the construction of a <b>driveway</b> or parking area.
<b>Health Services</b>	means a <b>development</b> providing medical and health care services on both an inpatient and an outpatient basis, or provincially licensed extended medical care, but does not include <b>restricted substance retail</b> .
<b>High Hazard Flood Fringe</b>	those lands within the <b>flood fringe</b> with deeper

[Bylaw #16.22]	(typically > 1m) or faster moving water than the rest of the <b>flood fringe</b> .
<b>Historic Resource</b>	means any work of nature or of humans that is primarily of value for its palaeontological, archaeological, prehistoric, historic, cultural, natural, scientific, or esthetic interest including, but not limited to, a palaeontological, archaeological, prehistoric, historic or natural <b>site, structure</b> , or object, as set out by the <b>Historical Resources Act</b> .
<a href="#">Historical Resources Act [Bylaw #12.24]</a>	<a href="#">means the Historical Resources Act, RSA 2000, c H-9, as amended from time to time, and its successor legislation.</a>
<a href="#">Home Occupation [Bylaw #12.24]</a>	<a href="#">means an <b>accessory use</b> by a resident of a <b>dwelling unit</b> for small-scale business activities that do not adversely affect the residential character of the property.</a>
<b>Home Occupation - Basic</b>	<a href="#">means a <b>home occupation</b> that does not employ persons living outside of the <b>dwelling unit</b>, does not have client or customer visits, and does not have external <b>signs</b>. means an <b>accessory use</b> by a resident of a <b>dwelling unit</b> for small-scale business activities that are undetectable from outside the <b>dwelling unit</b> and does not adversely affect the residential character of the property and has no client visits to the property.</a>
<b>Home Occupation - Rural</b>	<a href="#">means a <b>home occupation</b> located in the Countryside District (CSD) or Rural Development District (RDD) that may employ persons living outside of the <b>dwelling unit</b>, may have client or customer visits, and may have external <b>signs</b>. means an <b>accessory use</b> by a resident of a <b>dwelling unit</b> and/or a <b>Accessory bBuilding</b> for small-scale rural or agricultural related business activities that does not adversely affect the rural character of the property and may have limited client visits to the property. <b>Uses</b> may include small-scale retail, services, or manufacturing.</a>
<b>Home Occupation - Urban</b>	<a href="#">means a <b>home occupation</b> located in the Neighbourhood District (ND), Neighbourhood Centre District (NCD) or Downtown District (DD) that may employ persons living outside of the <b>dwelling unit</b>, may have client or customer visits, and may have external <b>signs</b>. means an <b>accessory use</b> by a resident of a <b>dwelling unit</b> and/or a <b>Accessory bBuilding</b> for small-scale</a>

	<del>business activities that does not adversely affect the residential character of the property and may have limited client visits to the property. <b>Uses</b> do not include fabrication, manufacturing, or mechanic shops.</del>
<b>Hotel/Motel</b>	means a facility that offers lodging that is not within a <b>dwelling unit</b> .
<b>Human Services</b>	means a <del>development</del> n-establishment that provides services to persons in need of assistance due to age, physical or mental disability, addiction, illness, or injury. <b>Uses</b> may include, but are not limited, assisted living facilities, treatment centres, and community support services.
<b>I</b>	
<b>Infill</b> [Bylaw #18.21]	means the insertion of new <b>development</b> into an existing <b>subdivision</b> or neighbourhood that does not represent an extension or expansion to the developed area of the community, and generally does not require the extension of municipal services or the construction of a new <b>road</b> to reach the <b>site</b> .
<b>Industrial – Cannabis Production</b> [Bylaw #16.22]	means the use of land or <b>structures</b> for the purpose of growing, processing, infusing, packaging, testing, destroying, storing and/or shipping of <b>cannabis</b> used for the purposes as authorized by a license issued <a href="#">in accordance with the Cannabis Act, S.C. 2018, c.16. from the Federal Government or any amendments thereto.</a>
<b>Industrial – Heavy</b> [Bylaw #16.22]	means the processing, manufacturing, or compounding of materials, products, or any industrial activities which because of their scale or method of operation regularly produce noise, heat, glare, dust, smoke, fumes, odours, vibration, or other external impacts detectable beyond the <b>parcel boundaries</b> of the property. This use may include <b>natural resource extraction</b> .
<b>Industrial – Light</b> [Bylaw #16.22]	<a href="#">means</a> the manufacturing, fabrication, assembly, distribution, disposal, warehousing or bulk storage, trucking and equipment facilities, or any industrial activities primarily within a <b>building</b> and does not produce noise, heat, glare, dust, smoke, fumes, odours, vibration, or other external impacts. This use may include food production.

<a href="#"><u>Intermunicipal Subdivision and Development Appeal Board Bylaw [Bylaw #12.24]</u></a>	<a href="#"><u>means the Intermunicipal Subdivision and Development Appeal Board Bylaw 17.21, as amended from time to time, and its successor legislation.</u></a>
<b>K</b>	
<b><i>Kennel</i></b>	means any premises where three (3) or more dogs and/or five (5) or more cats are cared for, maintained, boarded, bred, or trained in exchange for compensation.
<b>L</b>	
<a href="#"><u>Land Titles Act [Bylaw #12.24]</u></a>	<a href="#"><u>means the <i>Land Title Act</i>, RSA 2000, c L-4,-as amended from time to time, and its successor legislation.</u></a>
<b><i>Landscaped</i></b>	means the enhancement of a <b><i>parcel</i></b> by the addition of topsoil, trees, shrubs, turf, grass, other vegetative material, or non-vegetative material.
<b><i>Landscaped Area</i></b>	means an area of land planted or to be planted with trees, grass, shrubs, or other vegetation including the soil or bedding material areas associated with plantings. A landscaped area does not include the footprint of a <b><i>building, decks, patio</i></b> , sidewalk, <b><i>driveway</i></b> , parking area, or similar <b><i>hard landscaping</i></b> .
<a href="#"><u>Land Use District [Bylaw #12.24]</u></a>	<a href="#"><u>means the areas within the jurisdiction of the <i>Town</i> that have been delineated in Section 2 of this <i>Bylaw</i>, and in accordance with the <i>Act</i>.</u></a>
<b><i>Lane</i></b>	means a secondary <b><i>access</i></b> located to the side or rear of a <b><i>parcel</i></b> and provides <b><i>access</i></b> to service areas, parking, <b><i>accessory buildings</i></b> , and may contain <a href="#"><u><b><i>public utility</i></b></u></a> easements.
<b><i>Loading Area</i></b>	means an area on the same <b><i>parcel</i></b> as a commercial <b><i>building</i></b> for the temporary parking of a commercial vehicle while goods and materials are being loaded or unloaded.

<b>M</b>	
<b>Manufactured Home Park</b> [Bylaw #16.22]	means a <b>parcel</b> of land under one <a href="#">Certificate of Title</a> which has been planned, divided into manufactured home <del>lots</del> <b>parcels</b> and improved for placement of manufactured homes for permanent <b>residential use</b> and may include accessory uses, including; convenience stores, parking facilities and other services.
<b>Municipal Planning Commission</b>	means the <b>Town's Municipal Planning Commission</b> established pursuant to the <b>Act and Bylaw #32.08, as amended from time to time, and its successor legislation.</b>
<b>Mural</b> [Bylaw #16.22]	means an artistic rendering applied to or affixed to any exterior permanent surface with minimal means of advertising. This definition does not include religious symbols affixed to worship facilities. A <b>mural</b> shall be approved by the <b>Town of Drumheller</b> in accordance with <b>Town</b> policies.
<b>N</b>	
<b>Natural Resource Extraction</b> [Bylaw #16.22]	means the extraction of natural resources such as clay, sand, gravel, limestone, coal, petroleum and other minerals, and may include primary treatment into a raw, marketable form.
<b>Non-Conforming Building</b>	means a <b>building</b> :  (a) That is lawfully constructed or lawfully under construction at the date this <b>Bylaw</b> becomes effective; and  (b) That on the date this <b>Bylaw</b> becomes effective does not, or when constructed will not, comply with this <b>Bylaw</b> .
<b>Non-Conforming Use</b>	means a lawful specific <b>use</b> :  (a) Being made of land or a <b>building</b> or intended to be made of land or a <b>building</b> lawfully under construction at the date this <b>Bylaw</b> becomes effective; and  (b) That on the date this <b>Bylaw</b> becomes effective does not, or in the case of a <b>building</b> under construction, will not, comply with this <b>Bylaw</b> .



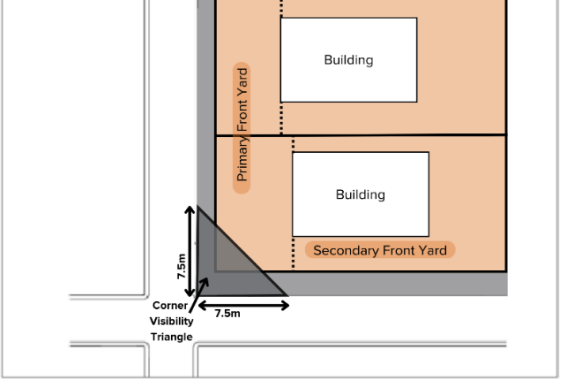
<b>Nuisance</b>	means an activity or effect that is offensive to the sense, including smoke, airborne emissions, vapours, odours, noise, earthborn vibrations, glare, flashing light, heat, dust, unsightly or unsafe storage of materials, excessive traffic, or any other impact that may become hazardous to health and safety, or which adversely affects the amenities of the neighbourhood or interferes with the normal enjoyment of any land or <b>building</b> , whether public or private.
<b>O</b>	
<b>Office</b>	means a <b>development</b> that includes premises available for the transaction of general business.
<b>Outdoor Storage</b>	means the keeping of materials, goods, or vehicles on-site for a timeframe exceeding twenty-four (24) hours.
<b>Overlay</b>	means <a href="#">a special zoning district placed over an existing an area which is applied over or more underlying</a> <b>Land Use District</b> , establishing additional or alternative standards for <b>development</b> , in addition to those of the underlying <b>Land Use District</b> . <del>An overlay is introduced to address a special situation or achieve specific goals. Where a regulation in a district and an overlay are in conflict, the regulation in the overlay shall apply.</del>
<b>P</b>	
<b>Parcel</b>	means an area of land described on a Certificate of Title or described in a Certificate of Title by reference to a plan filed or registered in a land titles office.
<b>Parcel Boundary</b>	means the boundary that legally and geometrically demarcates a <b>parcel</b> , also known as a property line.
<b>Parcel Coverage</b>	<del>means the portion of the <b>parcel</b> area covered by all covered buildings</del> <b>structures</b> . <del>means the cumulative building coverage of all- covered</del> <b>buildings</b> on a <b>parcel</b> .
<b>Patio</b> [Bylaw #18.21]	means an uncovered horizontal <b>structure</b> with a surface height, at any point, no greater than 0.60 metres above <b>grade</b> and is intended as an outdoor

	amenity space.
<b>Permitted Use</b> [Bylaw #18.21]	means a use of land, <b>building</b> , or <b>structures</b> for which a <b>development permit</b> shall be issued, with or without conditions, by the <b>Development Authority</b> .
<b>Porch</b>	means an unenclosed covered <b>structure</b> forming an entry to a <b>building</b> .
<b>Portable Sign</b>	means a <b>sign</b> which is not in a permanently installed or affixed position, <u>but does not include an <b>a-board sign</b></u> .
<b>Principal Building or <u>Principal Use</u></b>	means the <b>use</b> or <b>building</b> on a <b>parcel</b> that occupies the major or central portion of a <b>parcel</b> and constitutes the principal purpose for which the <b>parcel</b> is used. <b>Principal uses</b> may be located within a <b>building</b> , or portion of a <b>building</b> that is separated structurally from other <b>uses</b> within the same <b>building</b> . One or more <b>principal uses</b> may occur on a <b>parcel</b> .
<b>Projecting Sign</b>	means <b>sign</b> which projects from a <b>structure</b> or a <b>building</b> face.
<b>Projection</b>	means any structural or architectural element, <b>building</b> feature, or other object that juts out, overhangs, or protrudes into the prescribed <b>setback</b> .
<b>Protected Flood Fringe</b> [Bylaw #16.22]	<u>means</u> those lands within the <b>floodway</b> or <b>flood fringe</b> protected by <u><b>flood structural mitigation structures</b></u> in the form of a flood berm <u>and <b>temporary barriers</b></u> in accordance with the <u><b>Town's Emergency Response Plan</b></u> . These lands may be flooded if dedicated flood berms fail or do not work as designed during the <u><b>1-in-100-year return period regulated flood event</b></u> , as defined by the <u><b>Province of Alberta 1:100-year return period design flood</b></u> , even if they are not overtopped and areas in <b>protected flood fringe</b> are still susceptible to groundwater and pluvial flooding.
<u><b>Provincial Offences Procedures Act</b></u> [Bylaw #12.24]	<u>means the <b>Provincial Offences Procedures Act RSA, c P-34</b>, as amended from time to time, and its successor legislation.</u>
<b>Public Utilities</b>	means systems and facilities associated with water, sewage, power, heating and cooling, energy, waste, transportation, telecommunications, and any municipal <b>flood mitigation structure</b> .

<b>Q</b>	
<b>Qualified professional</b> [Bylaw #18.21]	means a person who by possession of a recognized degree, certificate, or professional standing, or who by extensive knowledge, training and experience, has successfully demonstrated the ability to solve or resolve problems relating to the subject matter, the work or the project, and assumes responsibility for the results of the work. Without limiting the generality of the foregoing, this shall include land surveyors, professional planners, architects, and engineers.
<b>R</b>	
<b>Rear Parcel Boundary</b>	means the <b>parcel boundary</b> of a <b>parcel</b> which is opposite the <b>front parcel boundary</b> .
<b>Rear Setback</b>	means the distance between any <b>development, building, or structure</b> and the <b>rear parcel boundary</b> . A rear <b>setback</b> is not a <b>rear yard</b> .
<b>Rear Yard</b>	<del>means a yard extending across the full width of a parcel from the rear parcel boundary to the rear facade of the principal building.</del> <del>means a yard extending across the full width of a parcel from the rear wall of the principal building situated on the parcel to the rear parcel boundary of the parcel.</del>
<b>Recreation – Intensive</b>	means a <b>development</b> for leisure activities requiring indoor and/or outdoor facilities, including but not limited to, parks, swimming pools, gyms, arenas.
<b>Recreation – Non-Intensive</b>	means leisure activities that require little to no alteration or formal <b>development</b> of a <b>parcel</b> for public or private enjoyment. This <b>use</b> includes amenities such as public pathways and trails, sports fields, boat launches and river access infrastructure, and associated parking areas, washrooms, signage, public art, and interpretive elements.
<b>Recreation Vehicle</b>	means a vehicle that provides temporary accommodation for recreational or travel purposes and includes, but is not limited to motor homes, travel trailers, fifth wheel travel trailers, campers, tent trailers, boats, and a trailer used to transport any of the above.

<b>Recreation Vehicle Resort</b>	means a <b>parcel</b> designed, developed, maintained, and capable of providing accommodation on a temporary, seasonal, or permanent basis, for <b>recreation vehicles</b> .
<b><u>Reserve Land</u></b> [Bylaw #12.24]	<u>means any <b>parcel</b> designated as municipal reserve, environmental reserve, municipal and school reserve, school reserve, conservation reserve, or community services reserve, as defined in the <b>Act</b> or noted as community reserve on a Certificate of Title.</u>
<b><u>Residential Land Use District</u></b> [Bylaw #12.24]	means: (a) <u>Neighbourhood District;</u> (b) <u>Neighbourhood Centre District; and,</u> (c) <u>Downtown District.</u>
<b><u>Residential Mixed-Use Development</u></b> [Bylaw #12.24]	<u>means a <b>development</b> that has both a residential and commercial <b>use</b> within a shared <b>building</b>, with the commercial <b>use</b> located on the ground floor. A <b>Residential Mixed-Use Development</b> may contain any of the commercial <b>uses</b> listed as permitted or discretionary for the respective <b>land use district</b> where the <b>Residential Mixed-Use Development</b> is located.</u>
<b><u>Residential Use</u></b> [Bylaw #12.24]	<u>means a particular usage that falls under the residential <b>use</b> category designated for each specific <b>Land Use District</b>.</u>
<b><u>Responsible Pet Ownership Bylaw</u></b> [Bylaw #12.24]	<u>means the Responsible Pet Ownership Bylaw 06.13, as amended from time to time, and its successor legislation.</u>
<b>Restaurant/Café</b>	means a <b>development</b> where prepared food and beverages are offered for sale to the public for consumption on-premises or off-premises.
<b>Restricted Substance Retail</b>	means a retail establishment licensed under the Alberta Gaming and Liquor Commission for the sale of liquor or <b>cannabis</b> for consumption off-premises.
<b>Retail &amp; Service – General</b>	means a <b>development</b> that provides goods or services directly to the consumer, and where such goods or services are available for immediate purchase on the premises by the purchaser.

<b>Retail &amp; Service – Heavy</b> <a href="#">[Bylaw #16.22]</a>	means a <b>development</b> with permanent outdoor display, service, and/or storage areas. Including, but not limited to storage and warehousing facilities, vendors of lumber and <b>building</b> supplies, <b>landscaping</b> supplies and equipment, industrial equipment, vehicles, watercraft, and/or outdoor <b>structures</b> such as prefabricated sheds, <b>decks</b> and patios, swimming pools, and play equipment. <del>[Bylaw #16.22]</del>
<b>Right-of-Way</b>	means the total width of any land reserved or dedicated as a thoroughfare, <b>lane</b> , pedestrian way, or utility line.
<b>Road</b>	means land shown as a road on a plan of survey that has been filed or registered in a land titles office, or land used as a public road (see <b>street</b> ), and includes a bridge forming part of a public road and any <b>structure</b> incidental to a public road.
<b>Rooftop Sign</b>	means a <b>sign</b> affixed to or placed on a <b>building</b> and extending in whole or in part above the vertical walls or parapet of the <b>building</b> ; or the top of a canopy, awning, or other similar appurtenance of the <b>building</b> .
<b>S</b>	
<a href="#">Safety Codes Act [Bylaw #12.24]</a>	<a href="#">means the Safety Codes Act, RSA 2000, C. S-1 as amended from time to time, and its successor legislation.</a>
<b>Screening</b>	means some combination of structural and/or <b>landscaping</b> features used to separate areas or functions which detract from the appearance of the streetscape and the view from the surrounding areas.
<b>Secondary Front Parcel Boundary</b>	means a <b>side parcel boundary</b> that forms the boundary of a <b>parcel</b> and a <b>road right-of-way</b> .
<b>Secondary Front Setback</b>	means the distance between any <b>development</b> , <b>building</b> , or <b>structure</b> and the <b>secondary front parcel boundary</b> .
<b>Secondary Front Yard</b> <a href="#">[Bylaw #16.22]</a>	means a <b>yard</b> extending across the full width of a <b>parcel</b> from the <b>secondary front parcel boundary</b> of the <b>parcel</b> to the wall of the <b>principal building</b> .

	
<p><b>Setback</b></p>	<p>means the minimum distance required between a <b>development</b> and a <b>parcel boundary</b> or any other features specified by this <b>Bylaw</b>.</p>
<p><b>Setback Area</b></p>	<p>means the area of a <b>parcel</b> between the <b>parcel boundaries</b> and the walls of the <b>building</b> or <b>structure</b>, as required by the applicable <b>Land Use District</b> in this <b>Bylaw</b>.</p>
<p><del><b>Show Home</b></del></p>	<p><del>means a <b>development</b> constructed for the temporary purpose of illustrating to the public the type or character of a dwelling or dwellings to be constructed in other parts of a <b>subdivision</b> or <b>development area</b>.</del></p>
<p><b>Side Setback</b></p>	<p>means the distance between any part of a <b>development, building, or structure</b> and the <b>side parcel boundary</b>. A side setback is not a <b>side yard</b>.</p>
<p><b>Side Parcel Boundary</b></p>	<p>means the boundary of a <b>parcel</b> which connects the <b>front parcel boundary</b> with the <b>rear parcel boundary</b>.</p>
<p><b>Side Yard</b></p>	<p>means a <b>yard</b> extending from the <b>front yard</b> to the <b>rear yard</b> situated between the <b>side parcel boundary</b> of the <b>parcel</b> and the wall of the <b>principal building</b>, not including <b>projections</b>.</p>
<p><b>Sign</b></p>	<p>means a visual medium used to convey information by way of words, pictures, images, graphics, emblems, or symbols, or any device used for the purpose of providing direction, identification, advertisement, business promotion, or the promotion of a person, product, activity, service, event, or idea <u>and includes <b>a-board signs, billboard signs, fascia signs, portable signs, and projection signs.</b></u></p>

<b><u>Single Detached Dwelling</u></b> [Bylaw #18.24] [Removed by Bylaw #12.24]	means a use where a <b>building</b> contains only one dwelling unit.
<b>Site</b>	means an area of land on which a <b>building</b> or <b>use</b> exists or for which an application for a <b>development permit</b> is made and can comprise more than one <b>parcel</b> .
<b><u>Slope Stability</u></b>	<p><u>Slope stability refers to the condition of inclined soil or rock slopes to withstand or undergo movement</u></p> <p><u>Slope stability is described in terms of a factor of safety (FS) against slope failure which is the ratio of total forces promoting failure divided by the sum of forces resisting failure.</u></p> <p><u>(d) In general, a FS of less than 1 indicates that failure is expected and a FS of more than 1 indicates that the slope is stable. A steepened slope will fail over time to establish a stable profile for the existing soil and groundwater conditions. The FS of a slope will increase slightly as vegetation is established on the face to protect the subgrade soil from weathering. Given the possibility of soil variation, groundwater fluctuation, erosion and other factors, slopes with FS ranging between 1.0 and 1.3 are considered to be marginally stable and a “long term” stable slope is considered to have a FS of over 1.3.</u></p>
<b>Soft Landscaping</b>	means the use of vegetative material as part of a <b>landscaped area</b> .
<b><u>Solar Energy System</u></b> [Removed by Bylaw #12.24]	means <del>structures</del> and accessories designed to convert solar radiation into electrical or thermal energy.
<b><u>Solar Energy System – Freestanding</u></b> [Bylaw #12.24]	means a device and accessories designed to convert solar radiation into electrical or thermal energy which is placed on the ground.
<b><u>Solar Energy System – Rooftop</u></b> [Bylaw #12.24]	means a device and accessories designed to convert solar radiation into electrical or thermal energy mounted to the roof of a <b>building</b> or <b>structure</b> .
<b>Stop Order</b>	means an order issued by the <b>Development</b>

	<b>Authority</b> pursuant <a href="#">section 5.25 of this <i>Bylaw</i></a> and to Section 645 of the <b>Act</b> .
<b>Storage Structure</b> [Bylaw #18.21]	<a href="#">means a <del>storage structure may be</del></a> in the form of a shipping container, trailer or other <b>structure</b> . <del>Shall not be connected to <b>public utilities</b>. A storage structure may be approved on a temporary basis.</del>
<b>Stormwater Management</b>	means the use of structural or non-structural practices that are designed to reduce stormwater runoff and mitigate its adverse impacts on property, natural resources, and the environment.
<b>Stormwater Management Plan</b>	means a plan that indicates pre- and post- <b>development</b> drainage systems including any required <b>stormwater management</b> features.
<b>Street</b>	means any public <b>road</b> , including the boulevards, sidewalks and improvements, but excluding a <b>lane</b> , bridge or walkway.
<b>Structural Alteration</b>	means altering the main <b>building</b> components that support a <b>building</b> , including but not limited to the roof, foundation, or exterior walls of a <b>structure</b> , that results in the expansion of the useable <b>floor area</b> of a <b>structure</b> or reduces existing <b>setback areas</b> .
<b>Structure</b>	means anything constructed or erected on the ground, or attached to something located on the ground, not including pavement, curbs, sidewalks, open air surfaces, or movable vehicles.
<b>Subdivision</b>	means the division of a <b>parcel</b> into one or <a href="#">more</a> smaller <b>parcels</b> by a plan of a subdivision or other instrument.
<b>Subdivision Agreement</b>	means a legal agreement between the <b>applicant</b> for a <b>subdivision</b> and the <b>Town</b> committing to the provision of any matter required by a condition of the <b>subdivision</b> approval.
<a href="#">Subdivision and Development Regulations</a>	<a href="#">means the Subdivision and Development Regulation, A/R 84/2022, as amended from time to time, and its successor legislation.</a>
<b>Subdivision Authority</b>	means the persons appointed pursuant to the <b>Act</b> that have been authorized to exercise <b>subdivision</b> powers on behalf of the <b>Town</b> .



<b>Subdivision and Development Appeal Board</b>	means the body established by <b>Council</b> pursuant to the <b>act</b> to act as the appeal body for appeals against <b>development permit</b> decisions, <b>subdivision</b> decisions, and <b>stop orders</b> .
<b>T</b>	
<u><a href="#">Temporary Barriers</a></u> [Bylaw #12.24]	means <b>adaptive fill</b> or any other structure temporarily installed during a flooding event in accordance with the <u><a href="#">Town's Emergency Response Plan</a></u> .
<del>[Removed by Bylaw #12.24] <b>Tourist Dwelling</b></del>	<del>means a single <b>Dwelling Unit</b> occupied by a single party of guests for a period of 28 days or less and contains sleeping and sanitary facilities, and may include cooking and eating facilities.</del>
<b>Town</b>	means the Town of Drumheller, <u><a href="#">a municipal corporation in the Province of Alberta, and includes the area contained within the corporate boundaries of the Town of Drumheller, as the context may require.</a></u>
<b>U</b>	
<b>Use</b>	means the purpose or activity for which a <b>parcel</b> or a <b>building</b> is designed, arranged, developed, or intended, or for which is occupied or maintained.
<b>Use Area</b>	means the entire <b>floor area</b> of a <b>building</b> or a portion of a <b>building</b> that is occupied by a specific <b>use</b> .
<b>W</b>	
<b>Wind Energy System</b>	means a <b>structure</b> designed to convert wind energy into mechanical or electrical energy.
<b>Work Camp</b> [Bylaw #16.22]	means a temporary residential complex used to house employees on a temporary basis to provide accommodations for large scale projects in the immediate area. Without restricting the generality of the above, the camp is usually made up of a number of mobile units, clustered in such fashion as to provide sleeping, eating, recreation, and other basic living facilities.

<b>Window Sign</b> [Bylaw #16.22]	<u>means</u> a <b>sign</b> painted on, attached to or installed on a window intended to be viewed from outside the premises.
<b>Y</b>	
<b>Yard</b>	means an open space on the same <b>site</b> as a <b>building</b> and which is unoccupied and unobstructed from the ground upward except as otherwise provided for in this <b>Bylaw</b> .



# Town of Drumheller

## Land Use Bylaw

Bylaw: 16.20 | December 7, 2020

Consolidated to include amendments to March 2023





## Amendments to Land Use Bylaw 16.20

Bylaw No.	Date (Third Reading)	Description
14.21	July 28, 2021	Amends Land Use District Map for a portion of lands described as Lot 2, Block C, Plan 891 1337, Lot 1 Plan 761 0349 and SE 'ASec.29, TWP 28, RGE 19, W4M, in the Town of Drumheller, from Badlands District (BD), Rural Development District (RDD), and Neighborhood District (ND) to Employment District (ED)
18.21	September 13, 2021	Textual Amendments package – September 2021  Includes; addition to general requirements for Flood Hazard Overlay, additional categories for Signs requirements, additional uses and descriptions, and alterations to clerical errors
16.22	March 6, 2023	Textual Amendments package  Includes additional regulations for; <ul style="list-style-type: none"> <li>- Dwelling Unit types</li> <li>- Murals</li> <li>- Industrial Uses within the Employment District</li> <li>- Manufactured Home Parks</li> <li>- Discretionary Uses</li> </ul> Removal of mapping within Bylaw  Complete rewriting of Flood Hazard Overlay to Flood Hazard Areas and make terminology consistent with Alberta Government  Reclassification for all Dwelling Units to provide more clarity

# Table of Contents

<b>Amendments to Land Use Bylaw 16.20.....</b>	<b>3</b>
<b>1 Purpose and Authority .....</b>	<b>7</b>
1.1 General Purpose .....	7
1.2 Authority .....	7
1.3 Applicability.....	7
1.4 Transition.....	7
<b>2 Maps and Overlays .....</b>	<b>8</b>
2.1 Land Use Maps .....	8
2.2 Overlays Overview .....	16
2.3 Development Opportunity Overlay .....	16
2.4 Wayne Valley Neighbourhood Overlay.....	16
2.5 Flood Hazard Areas.....	17
<b>3 Land Use Districts .....</b>	<b>26</b>
3.5 Rules that Apply to All Land Use Districts .....	26
3.6 Badlands District.....	41
3.7 Rural Development District.....	42
3.8 Countryside District .....	46
3.9 Neighbourhood District.....	51
3.10 Neighbourhood Centre District .....	61
3.11 Downtown District.....	68
3.12 Tourism Corridor District.....	74
3.13 Employment District.....	79
<b>4 Signs .....</b>	<b>87</b>
4.1 General Requirements for Signs .....	87
4.2 Freestanding Signs.....	88
4.3 Fascia Signs .....	89
4.4 Projecting Signs.....	89
4.5 Rooftop Signs .....	89
4.6 Portable Signs .....	89
4.7 A-board Signs.....	90

4.8	Billboard Signs [Bylaw #18.21]	90
4.9	Bench Signs [Bylaw #18.21]	91
4.10	Murals [Bylaw #16.22]	91
4.11	Signs Not Requiring a Development Permit	92
<b>5</b>	<b>Administration</b>	<b>94</b>
5.1	Development Authority	94
5.2	Development Officer	94
5.3	Subdivision Authority	95
5.4	Municipal Planning Commission	95
5.5	Variance Powers	96
5.6	Subdivision and Development Appeal Board	96
5.7	Amendments to this Bylaw	96
5.8	Subdivision Applications	97
5.9	Subdivision Agreement	99
5.10	When a Development Permit is Not Required	99
5.11	Development Permit Applications	100
5.12	Discretionary uses [Bylaw #16.22]	103
5.13	Application Notification Requirements	104
5.14	Development Agreement for Development Permits	104
5.15	Conditions of Development Permit	104
5.16	Notice of Decision	105
5.17	Permit Validity	106
5.18	Appeals	106
5.19	Forms, Notices, or Acknowledgements	106
5.20	Non-conforming Uses and Buildings	107
5.21	Contravention	107
5.22	Right of Entry	108
5.23	Violation Tags	108
5.24	Fines	108
5.25	Stop Orders	109
<b>6</b>	<b>Interpretation and Definitions</b>	<b>110</b>
6.1	Rules of Interpretation	110
6.2	Definitions	111





---

# 1 Purpose and Authority

## 1.1 GENERAL PURPOSE

- 1.1.1 The purpose of this **Bylaw**, entitled the Town of Drumheller Land Use Bylaw, is to regulate the **use** and **development** of land and **buildings** in the Town of Drumheller pursuant to Part 17 of the **Act**. This **Bylaw** strives to enable sustainable **development** and all planning applications, including land **use**, **subdivision**, and **development permit** applications will be evaluated using the principles of the Municipal Development Plan.

## 1.2 AUTHORITY

- 1.2.1 The action of the **Town**, in the adoption of this **Bylaw**, is authorized under the **Act**, as amended.
- 1.2.2 No person shall commence any **development** within the town except in compliance with this **Bylaw**.
- 1.2.3 This **Bylaw** is implemented to advance the vision, principles, and policies established in the Municipal Development Plan and any other Statutory Plan or non-Statutory Plan.

## 1.3 APPLICABILITY

- 1.3.1 The provisions of this **Bylaw** apply to all lands and **buildings** within the boundaries of the town, pursuant to Part 17 of the **Act**.
- 1.3.2 Compliance with the requirements of this **Bylaw** does not exempt any person from the requirements of any Statutory Plan.
- 1.3.3 Nothing in this **Bylaw** exempts a person from obtaining a **development permit** as required by this or any other **Bylaw**.
- 1.3.4 In addition to the requirements of this **Bylaw**, a person is required to comply with all federal, provincial, and other municipal legislation.
- 1.3.5 The provisions for this **Bylaw**, when in conflict, shall take precedence over those of other municipal bylaws.

## 1.4 TRANSITION

- 1.4.1 This **Bylaw** shall come into force and take effect on March 1, 2021. Land Use Bylaw 10-08, as amended, is hereby repealed.
- 1.4.2 Applications for **subdivision** or **development** which were submitted prior to adoption of this **Bylaw** shall be evaluated under the provisions of Land Use Bylaw 10-08, as amended.

- 1.4.3 Where a Land Use Designation in a previously approved **Area Structure Plan** or other **Statutory Document** does not align with this Land Use Zoning of this **Bylaw**, an application for **subdivision** or **development** shall be considered by the **Development Authority** and the most similar Land Use District considered.

---

## 2 Maps and Overlays

### 2.1 LAND USE MAPS

2.1.1 The **Town** is hereby divided into the following 8 Land Use Districts:

- (1) Badlands District;
- (2) Rural Development District;
- (3) Countryside District;
- (4) Neighbourhood District;
- (5) Neighbourhood Centre District;
- (6) Downtown District;
- (7) Tourism Corridor District; and
- (8) Employment District.

2.1.2 The Land Use Districts listed in Section 2.1.1 are delineated on the Palliser Web GIS Portal, which shall be known as the “Land Use Map”.

For the most current interactive view of the Land Use Districts scan the QR code below or enter the web address <http://dlu.palliserwebmap.ca/> [Bylaw #16.22]



2.1.3 The Land Use Map may be amended or replaced by bylaw from time to time.

2.1.4 Where the location of a district boundary on the Land Use Map is not clearly understood, the following rules shall apply:

- (1) A boundary shown as approximately following a **parcel boundary** shall be deemed to follow the **parcel boundary**;
- (2) A boundary shown as following a **road, lane, railway, stream, or canal** shall be deemed to follow the centre line thereof;

- (3) District boundaries not referenced specifically in subsections 2.1.4(1) and 2.1.4(2) shall be determined on the basis of the scale of the Land Use Map; and
- (4) A boundary location which cannot be resolved shall be referred to the **Development Authority** to decide on the boundary location.

Page removed - [Bylaw #16.22]

Page removed - [Bylaw #16.22]

Page removed - [Bylaw #16.22]

Page removed - [Bylaw #16.22]

Page removed - [Bylaw #16.22]



Page removed - [Bylaw #16.22]

## 2.2 OVERLAYS OVERVIEW

### 2.2.1 Purpose

- (1) The purpose of an **overlay** is to facilitate the implementation of specific goals and objectives contained in the Municipal Development Plan, including protecting **development** from environmental hazards and vice versa and identifying opportunities for growth and **development**.
- (2) The regulations established within an **overlay** apply in addition to the regulations of the underlying Land Use District.
- (3) Only those regulations explicitly addressed in an **overlay** are impacted by the **overlay**. All remaining regulations from the underlying Land Use District remain in effect.
- (4) If there is a conflict between the regulations of an **overlay** and the underlying Land Use District, the **overlay** shall take precedence.
- (5) Lands subject to an **overlay** are indicated on the maps provided in this section of the **Bylaw**.

## 2.3 DEVELOPMENT OPPORTUNITY OVERLAY

### 2.3.1 General Intent

To identify lands within the **Town** that are suitable for growth and **development**.

### 2.3.2 **Uses** and Regulations

- (1) **Uses** lawfully existing at the date of adoption of this **Bylaw** are permitted to continue.
- (2) No **Subdivision** and **development** is allowed without an approved **Area Structure Plan**.
- (3) Following the approval of an **Area Structure Plan** by the **Development Authority**, the **uses** and regulations of the underlying Land Use District shall apply.

## 2.4 WAYNE VALLEY NEIGHBOURHOOD OVERLAY

### 2.4.1 General Intent

The following alternate regulations shall apply to all **parcels** located within the Wayne Valley Neighbourhood Overlay identified on the Land Use Map. The purpose of the Wayne Valley Neighbourhood Overlay is to retain the unique characteristics of the Wayne Valley.

### 2.4.2 **Parcel** Width Standards

<b>Parcel</b> width	No minimum
---------------------	------------

### 2.4.3 **Setbacks** for **Principal Buildings**

<b>Front Setback</b>	Minimum 6 metres
----------------------	------------------

<b>Secondary Front Setback</b>	Minimum 4.5 metres
<b>Side Setback</b>	Minimum 1.5 metres
<b>Rear Setback</b>	Minimum 7.5 metres

2.4.4 **Setbacks for Accessory Buildings**

<b>Front Setback</b>	Minimum 6 metres
<b>Secondary Front Setback</b>	Minimum 4.5 metres
<b>Side Setback</b>	Minimum 1 metre
<b>Rear Setback</b>	Minimum 7 metres

2.4.5 **Parcel Coverage Standards**

<b>Parcel coverage</b>	No maximum
------------------------	------------

2.4.6 **Building Height Standards**

<b>Principal Building</b>	Maximum 11 metres
<b>Accessory Building</b>	Maximum 7.5 metres

**2.5 FLOOD HAZARD AREAS**

**2.5.1 Floodway, Flood Fringe and Protected and High Hazard Flood Fringe [Bylaw #16.22]**

2.5.2 **General Intent**

To identify lands within the **Town** that are susceptible to flooding during high water events and to regulate the **use** and **development** of land within areas susceptible to flooding.

2.5.3 **General Regulation**

- (1) For **parcels** located in the **Flood Hazard Areas (Floodway, Flood Fringe, Protected Flood Fringe or High Hazard Flood Fringe)**, the requirements of Section 2.5 apply and prevail when there is any conflict between the requirements of this Section and any other requirements of this Bylaw.
- (2) Each development and subdivision application shall be reviewed against the Government of Alberta Flood Hazard Maps (floods.alberta.ca) and existing protection reviewed to confirm the suitability of the site for development.

- (3) The elevation of the **flood construction level** is variable along the length of the Valley and is determined by the interpolation of **Design Flood Cross Sections**
- (4) No new Cemeteries shall be constructed within the **Flood Hazard Areas**
- (5) All electrical, heating, air conditioning, and other mechanical equipment shall be located at or above the specified elevation of the **flood construction level**
- (6) **Outdoor storage** of chemicals, explosives, flammable liquids, and/or toxic or waste materials that cannot be readily removed in the event of a flood is prohibited.
- (7) All new **buildings** and structures within the **Flood Hazard Areas** shall be setback by a minimum of 7.5 metres from the toe or base of a flood mitigation **structure**.
- (8) No subdivision of any parcel greater than 1.2 hectares shall be approved unless undertaken in conformity with an approved Area Structure Plan, or if the development is considered **infill**.
- (9) No **habitable area** within a **building** or **structure** shall be constructed, reconstructed, altered, moved, or extended below the specified elevation of the **flood construction level**

### 2.5.3 Floodway Use and Regulations [Bylaw #16.22]

- (1) For **parcels** located in the **Floodway** on which a **building** exists and the use of that **parcel** have been previously approved, the use may continue as a **permitted** or **discretionary use** provided that the **use** is listed in the land use district that the **parcel** is designated.
- (2) The following **uses** shall be allowed in the **Floodway**, when listed as a permitted **use** or **discretionary use** in the underlying Land Use District:
  - a) **Agriculture – General;** and
  - b) **Recreation – Non-Intensive.**
  - c) **Natural Areas**
  - d) **Parks;**
  - e) **Utilities**
- (3) No **development** shall be allowed within the **Floodway** that has the potential to increase the obstruction of floodwaters or potential for a detrimental effect on the hydrological system, water quality, or on existing **development**.
- (4) New **development** and **structural alterations** to existing **development** is not allowed except to:
  - a) Accommodate **public utilities**, including **flood mitigation structures** and erosion control measures;
  - b) Replace an existing **building** or **structure** on the same location and footprint, and for the same **use**, provided that the flood hazard can be overcome, as demonstrated by a member in good standing of the Association of Professional Engineers and Geoscientists of Alberta, and in a manner that is acceptable to the **Town**, including meeting **flood construction level** requirements; and
  - c) Renovate an existing **building** or **structure**, provided that:

- i. There is no increase to the **floor area** below the **flood construction level**; and
- ii. The renovation does not create a new **Dwelling Unit**.
- iii. The renovation may not construct decks, docks, fences, patios, walls, riprap or other obstructions unless being constructed by or on behalf of the Town for the purpose or erosion control where the primary purpose is to protect public infrastructure.

#### 2.5.4 Flood Fringe and High Hazard Flood Fringe Use and Regulations [Bylaw #16.22]

- (1) For lands within the **Flood Fringe** and **High Hazard Flood Fringe**, the permitted **uses** and **discretionary uses** listed in the underlying Land Use District shall apply.
- (2) All **buildings** shall be designed and constructed with the first-floor elevation at or above the **flood construction level**.
- (3) No **habitable area** within a **building** or **structure** shall be constructed, reconstructed, altered, moved, or extended below the specified elevation of the **flood construction level**.
- (4) **Building** height shall be measured from the specified elevation of the **flood construction level**.
- (5) An application for a **development permit** for a **parcel** located within the **Flood Fringe** must be accompanied by a report prepared by a qualified professional demonstrating how the regulations of the Flood Hazard and the **Flood Construction Level** are met.
- (6) All **buildings** must be set back **6.0 metres** from the edge of the **Floodway**.
- (7) Only those goods that are easily moveable may be stored on a **parcel** in the **Flood Fringe**.

#### 2.5.5 Building Design in the Flood Fringes [Bylaw #16.22]

- (1) All **buildings** in the **flood fringe** must be designed in the following manner:
  - a) the first floor of all **buildings** must be constructed at or above the **Flood Construction Level**;
  - b) all electrical and mechanical equipment within a **building** shall be located at or above the **flood construction level**; and
  - c) a sewer back-up valve must be installed in every building.
- (2) The rules regarding **building** design referenced in subsection (1) do not apply to:
  - a) an addition that does not increase the gross floor area of the building by more than 20.0 per cent of the gross floor area legally existing as of March 1, 2021
  - b) a fence, gate, deck, landing, patio, ramp, air conditioning unit, satellite dish, hot tub, and/or above or in-ground private swimming pool.

- (3) Notwithstanding subsection (3); to **buildings** that increase the **gross floor area** of the **building** over 20 per cent of the **gross floor area** legally existing as of March 1, 2021 must:
  - a) fully mitigate as per subsection (1) and (2).

## 2.5.6 Protected Flood Fringe Use and Regulations [Bylaw #16.22]

### General Intent

These areas include lands within either the **Floodway** or **Flood Hazard**, protected by a permanent berm and may also include areas protected by planned temporary adaptive measures provided by the Town of Drumheller. **Protected Flood Fringe** areas may be updated at the discretion of the Town of Drumheller as berms are constructed.

- (1) For lands within the **Protected Flood Fringe**, the permitted uses and discretionary uses listed in the underlying Land Use Districts shall apply.
- (2) All **buildings** and structures within the **Protected Flood Fringe** shall be setback by a minimum of 7.5 metres from the toe or base of a flood mitigation **structure**.

The first floor of all **buildings** shall be constructed with first floor to the 1:20 year flood, as determined by the Government of Alberta Flood Hazard Maps ([floods.alberta.ca](http://floods.alberta.ca));

Page Removed - [Bylaw #16.22]

Page Removed - [Bylaw #16.22]



Page Removed - [Bylaw #16.22]



Page Removed - [Bylaw #16.22]

Page Removed - [Bylaw #16.22]

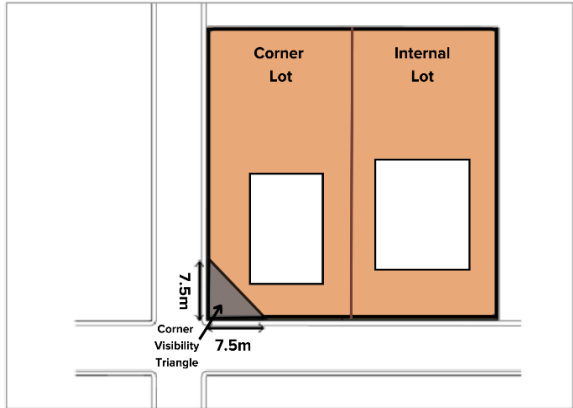


### 3 Land Use Districts

#### 3.5 RULES THAT APPLY TO ALL LAND USE DISTRICTS

##### 3.5.1 Specific *Use* Standards

<p>(1) Accessory Buildings</p>	<p>(a) No <b>Accessory Building</b> shall be used as a <b>Dwelling Unit</b> unless the <b>building</b> meets the requirements of the Alberta Safety Codes Act.</p> <p>(b) A <b>structure</b> which is attached to the <b>principal building</b> by a roof, floor, or a foundation is not an <b>Accessory Building</b>, it is considered part of the <b>principal building</b> and shall comply with all requirements applicable to the <b>principal building</b>.</p> <p>(c) No <b>Accessory Buildings</b> or uses shall be located in the <b>Front Yard</b> of a residential district. The <b>Development Authority</b> may permit the development of an <b>Accessory Building</b> and/or use in the front yard under special circumstances dictated by site conditions.</p> <p>(d) An accessory building shall be located at least 2 meters from any principal building.</p>
<p>(2) Accessory Buildings – Portable [Bylaw #18.21]</p>	<p>(a) Shall meet the setback requirements for an <b>Accessory Building</b> in the appropriate district, while meeting all the requirements of the Alberta Safety Code.</p> <p>(b) <b>Accessory Buildings – Portable</b> may only be erected between October- April unless otherwise approved by the <b>Development Authority</b> shall not exceed 18 sqm lot coverage</p>
<p>(3) Adult Entertainment</p>	<p>(a) The maximum <b>use area</b> for <b>Adult Entertainment</b> is 550 square metres.</p> <p>(b) Shall not include any exterior display related to the <b>use</b>.</p>
<p>(4) Bed &amp; Breakfast</p>	<p>(a) May be developed only in a <b>Dwelling Unit</b>;</p> <p>(b) 1 <b>Sign</b> is permitted, in accordance with Part 4.</p>
<p>(5) Campground</p>	<p>(a) Where possible, existing topography and natural features such as tree stands shall be integrated in the <b>site</b> design;</p>

	(b) The whole <b>site</b> perimeter shall be <b>landscaped</b> sufficiently at the discretion of the <b>Development Authority</b> .
(6) Drive Through Facility	<p>(a) May have outdoor speakers provided they are:</p> <ul style="list-style-type: none"> <li>i. Not located within 20 metres of a <b>parcel boundary</b> of any <b>parcel</b> designated Neighbourhood District, Neighbourhood Centre District, or Countryside District; or</li> <li>ii. Separated from a <b>parcel boundary</b> of any <b>parcel</b> designated Neighbourhood District, Neighbourhood Centre District, or Countryside District by a <b>building</b>.</li> <li>iii. Appropriately screened and/ or designed so that the noise from the speaker does not adversely affect adjacent residential land uses at the discretion of the approving authority.</li> </ul> <p>(b) Drive through aisles shall be appropriately screened from <b>adjacent</b> residential land <b>uses</b>;</p> <p>(c) Shall not have any drive through aisles in a <b>setback area</b>;</p> <p>(d) Shall not have pedestrian <b>access</b> that crosses a drive through aisle; and</p> <p>Shall provide queuing space for 5 vehicles on site per order board or order window at the discretion of the <b>Development Authority [Bylaw #16.22]</b></p>
(7) Fences [Bylaw #16.22	<p>(a) Unless otherwise approved, no fence, wall, tree, hedge or other structure, object, or plant exceeding 1.2m in height shall be permitted within the <b>Corner Visibility Triangle</b>.</p> 

	<p>(b) In all district's materials used to construct fences can be wood, brick, stone, concrete, metal, vinyl, or other professionally finished materials at the discretion of the <b>Development Authority</b>.</p> <p>(c) Barbed wire and/or electric fences are prohibited in all Residential Districts and for all other land use districts shall be considered at the discretion of the <b>Development Authority</b>.</p> <p>(d) Fences shall not alter or disrupt the drainage pattern as established in the approved surface drainage plan.</p>
(8) Home Occupation - Basic	<p>(a) Shall not employ any person not residing in the <b>Dwelling Unit</b>.</p> <p>(b) No client or customer visits are permitted;</p> <p>(c) The <b>Home Occupation - Basic</b> shall be contained within the <b>principal building</b>;</p> <p>(d) <b>Outdoor storage</b> of materials, commodities, or finished products related to the <b>use</b> is prohibited; and</p> <p>(a) No Signs are permitted.</p>
(9) Home Occupation - Rural	<p>(a) Shall not employ more than ten people not residing in the <b>Dwelling Unit</b>;</p> <p>(b) May include a <b>day home</b>;</p> <p>(c) <b>Outdoor storage</b> of materials, commodities, or finished products related to the <b>use</b> is permitted; and</p> <p>(d) 1 <b>Sign</b> is permitted, in accordance with Part 4.</p> <p>(e) A <b>development permit</b> for a <b>Home Occupation - Rural</b> may be revoked at any time if, in the opinion of the <b>Development Authority</b>, the operator of the <b>Home Occupation - Rural</b> has violated any provisions of the <b>Bylaw</b> and/or the conditions of the <b>development permit</b>.</p> <p>(e) If the holder of any <b>Home Occupation Development Permit</b> relocates within the municipality, a new <b>Development Permit</b> is required for the new location. [Bylaw #18.21]</p>
(10) Home Occupation - Urban	<p>(a) Shall not employ more than four people not residing in the <b>Dwelling Unit</b>;</p> <p>(b) May include a <b>day home</b>.</p>

	<p>(c) <b>Outdoor storage</b> of materials, commodities, or finished products related to the <b>use</b> is prohibited; and</p> <p>(d) 1 <b>Sign</b> is permitted, in accordance with Part 4.</p> <p>(e) A <b>development permit</b> for a <b>Home Occupation - Urban</b> may be revoked at any time if, in the opinion of the <b>Development Authority</b>, the operator of the <b>Home Occupation - Urban</b> has violated any provisions of the <b>Bylaw</b> and/or the conditions of the <b>development permit</b>.</p> <p>(f) If the holder of any <b>Home Occupation Development Permit</b> relocates within the municipality, a new <b>Development Permit</b> is required for the new location. [Bylaw #18.21]</p>
(11) Industrial <b>Uses</b>	(f) Industrial <b>uses</b> on <b>parcels</b> that do not have <b>lane access</b> must provide a minimum 4.5 metre <b>side setback</b> on one side.
(12) Kennel	<p>(a) Must be a minimum of 150 metres from an approved <b>Dwelling Unit</b> at the time of approval of the kennel use unless the <b>Dwelling Unit</b> is located on the same parcel as the <b>Kennel</b> [Bylaw #16.22]</p> <p>(b) A <b>development permit</b> for a <b>kennel</b> shall only be approved for a term not exceeding three years.</p> <p>(c) Upon expiration of a <b>development permit</b>, a new application shall be evaluated with consideration of any prior complaints and/or nearby intensification of residential areas.</p> <p>(d) All animals to be kept indoors during quiet hours of the Town of Drumheller Community Standards Bylaw.</p>
(13) Recreation Vehicle Resort	<p>(a) Where possible, existing topography and natural features such as tree stands shall be integrated in the <b>site</b> design;</p> <p>(b) The whole <b>site</b> perimeter shall be <b>landscaped</b> sufficiently at the discretion of the <b>Development Authority</b>.</p> <p>(c) No <b>recreation vehicle</b> shall be located elsewhere than on a designated <b>recreation vehicle</b> lot.</p> <p>(d) Only 1 <b>recreation vehicle</b> is permitted to be located on a designated <b>recreation vehicle</b> lot.</p>

	<p>(e) A designated <b>recreation vehicle</b> lot shall be a minimum 140 square metres in size.</p> <p>(a) A maximum of 62 designated <b>recreation vehicle</b> lots shall be permitted per gross developable hectare.</p>
<p>(14) Restricted Substance Retail [Bylaw # 18.21]</p>	<p>(a) Shall comply with all Provincial requirements.</p> <p>(b) <b>Restricted Substance Retail</b> for the sale of liquor shall not be located closer than 150 metres to any school at the time of the <b>Development Permit</b> application as measured from the closest point of the subject <b>Parcel</b> boundary to the closest point of proposed <b>Parcel</b> boundary.</p> <p>(f) <b>Restricted Substance Retail</b> for the sale of liquor not be located within 300 metres of any other liquor store, when measured from the closest point of an existing liquor store to the closest point of the proposed liquor store.</p>
<p>(15) Storage Structure [Bylaw #18.21]</p>	<p>(a) A <b>Storage Structure</b> shall meet the setback requirements for an <b>Accessory Building</b> in the appropriate district.</p> <p>(b) A <b>Storage Structure</b> shall not be permitted in residential parcels or where the primary land use of a parcel is residential.</p> <p>(c) A storage structure shall be screened from view and may require exterior finishing to be in general conformance with the principal building or surrounding development.</p> <p>(d) Shall not be used as a <b>Sign</b>.</p> <p>(e) A <b>Storage Structure</b> may be approved on a temporary basis at the discretion of the <b>Development Authority</b>. A <b>Storage Structure</b> shall be for cold storage only and shall not connect to utilities [Bylaw #16.22]</p>
<p>(16) Tourist Dwelling</p>	<p>(a) May be developed only in a <b>Dwelling Unit</b>;</p> <p>(b) An owner or manager shall be available within the Town of Drumheller at all times when the <b>Tourist Dwelling</b> is occupied;</p> <p>(c) No Signs are permitted.</p> <p>(d) A development permit for a <b>Tourist Dwelling</b> may be revoked at any time if, in the opinion of the <b>Development Authority</b>, the operator of the Tourist Dwelling has violated any provisions of the Bylaw and/or the conditions of the development permit. [Bylaw # 18.21]</p>



	<p>(e) Maximum occupancy to be limited by the number of rooms available for sleeping accommodation and shall be determined by the <b>Development Authority</b> based on number of bedrooms. [Bylaw #16.22</p> <ul style="list-style-type: none"> <li>i. no cooking facilities in guest rooms;</li> <li>ii. minimum room size of 7 m<sup>2</sup> per single occupant and 4.6 m<sup>2</sup> per person for multiple occupants. The maximum occupants in one room shall be two (2) adults;</li> <li>iii. window compulsory for guest room;</li> <li>iv. sanitation and potable water as required by Health Unit;</li> <li>v. smoke alarms required for each level of buildings; and</li> <li>vi. portable fire extinguisher required for each level of building.</li> </ul>
(17) <b>Solar Energy System</b>	(a) A <b>Solar Energy System</b> attached to a <b>building</b> shall not extend beyond the outermost edge of the roof or wall to which it is mounted.
(18) <b>Tourist Dwelling</b>	<p>(a) May be developed only in a <b>Dwelling Unit</b></p> <p>(b) An owner or manager shall be available within the Town of Drumheller at all times when the <b>Tourist Dwelling</b> is occupied;</p> <p>(c) No Signs are permitted.</p> <p>(d) A development permit for a <b>Tourist Dwelling</b> may be revoked at any time if, in the opinion of the <b>Development Authority</b>, the operator of the Tourist Dwelling has violated any provisions of the Bylaw and/or the conditions of the development permit.</p> <p>(c) Maximum occupancy to be limited by the number of rooms available for sleeping accommodation and shall be determined by the <b>Development Authority</b>.</p>
(19) <b>Wind Energy System</b>	(e) <b>Wind Energy Systems</b> shall not exceed 25 metres in height unless otherwise approved by the <b>Development Authority</b> .

### 3.5.2 **Development** Near Steep Slopes

<p>(1) Sloped Areas</p>	<p>(a) For hummocks, buttes, or other isolated land <b>projections</b>, slopes of greater than 20% are considered unsuitable for <b>development</b> unless otherwise determined by the <b>Development Authority</b>.</p> <p>(b) Slopes greater than 15% may require special engineering and other treatment. If these topographic features are leveled, resulting slopes shall not exceed 20% and the leveling, compaction, and other engineering as well as environmental considerations must be to the satisfaction of relevant authorities. Related to the foregoing, satisfactory proposed contour and other plans may be required.</p> <p>(c) These sloped area definitions are meant as thresholds to identify sites that require more specific analysis to identify geotechnical issues and provide geotechnical recommendations for the proposed <b>development</b>. Any sites flatter than this are classified as suitable for <b>development</b> without further slope review.</p>
<p>(2) Earth Grading</p>	<p>(a) Protrusions of escarpments within a minimum width of 91.5 metres at its widest point shall not be removed.</p> <p>(b) All protrusions of escarpments that are removed or leveled must result in <b>grades</b> where the protrusion formerly existed of not greater than 15% not including the adjoining escarpment wall.</p> <p>(c) A maximum slope of 33% shall result for escarpment lands when protrusions are removed or leveled (i.e. for the escarpment wall formed by the cut of the former protrusions).</p>
<p>(3) Slope Stability</p>	<p>(a) Slope stability is described in terms of a factor of safety (FS) against slope failure which is the ratio of total forces promoting failure divided by the sum of forces resisting failure. In general, a FS of less than 1 indicates that failure is expected and a FS of more than 1 indicates that the slope is stable. A steepened slope will fail over time to establish a stable profile for the existing soil and</p>

	<p>groundwater conditions. The FS of a slope will increase slightly as vegetation is established on the face to protect the subgrade soil from weathering. Given the possibility of soil variation, groundwater fluctuation, erosion and other factors, slopes with FS ranging between 1.0 and 1.3 are considered to be marginally stable and a “long term” stable slope is considered to have a FS of over 1.3.</p> <p>(b) Similar FS analysis is calculated for the predicted run-out distance at the base of a slope in the event of a land slide.</p>
<p>(4) Geotechnical Analysis and Recommendations</p>	<p>(a) A geotechnical slope assessment report is required for all proposed <b>development adjacent</b> to river valley, <b>bench</b> and coulee slopes; unless otherwise determined by the <b>Development Authority</b>.</p> <p>(b) For any proposed <b>development adjacent</b> to river valley, <b>bench</b> and coulee slopes proposing a relaxation of the <b>Town’s</b> default <b>setbacks</b> from the toe or crest of a slope, a geotechnical slope assessment report is required; with no exceptions.</p> <p>(c) For any <b>development</b> proposing a relaxation of the <b>Town’s</b> default <b>setbacks</b> from the toe or crest of a slope, the geotechnical slope assessment must be based on a drilled borehole data, survey contours or profiles of the slope and analysis using industry recognized numerical slope modelling software. The report must be prepared by a qualified member in good standing of the Association of Professional Engineers and Geoscientists of Alberta.</p> <p>(d) Geotechnical slope assessment reports must provide an assessment of the pre- and post-<b>development</b> slope stability in terms of FS; which supports the proposed <b>development</b> plans. The report must provide geotechnical recommendations for <b>development</b> of the property to ensure these FS conditions are maintained.</p>
<p>(5) <b>Setbacks</b></p>	<p>(a) For proposed developments, two levels of top-of-slope and/or toe-of slope <b>setbacks</b></p>

	<p>must be determined in the geotechnical slope assessment report:</p> <ul style="list-style-type: none"> <li>i. Urban Development <b>Setbacks</b> (UDS). For top-of-slope <b>development</b> a FS of at least 1.3 is desired for the critical failure surface which is the failure surface with the lowest calculated FS intersecting the proposed infrastructure or property lines of private <b>development</b>; and</li> <li>ii. Structural Building <b>Setbacks</b> (SBS). Structures generally represent a higher risk and potential for loss of investment, therefore a FS of at least 1.5 is recommended for the slope or the proposed <b>structure</b> is “set back” a distance from the crest to provide this factor of safety.</li> </ul> <p>(b) Default UDS <b>setbacks</b> have been developed. The intent of these <b>setbacks</b> is to provide a conservative starting point for <b>development</b> planning. The <b>Development Authority</b> may relax the default UDS <b>setbacks</b> established in subsections 3.1.2(e) and 3.1.2(f) if it is satisfied the findings of the developers geotechnical report(s) confirm that the reduced <b>setbacks</b> will not impact slope stability.</p>
<p>(6) Default UDS <b>Setbacks</b> from Toes of Slopes</p>	<p>(a) Unless otherwise determined by the <b>Development Authority</b>, <b>setbacks</b> from toes of slopes shall be as follows:</p> <ul style="list-style-type: none"> <li>i. Intensive Land <b>Use</b> A minimum of 9.1 metres from the toe of a slope when the height of the slope is greater than 3.2 metres. When a slope is steeper than 33% and higher than 27.4 metres, the minimum setback from the point where begins to rise steeper than 33% shall be one-third of the height of the slope; and</li> <li>ii. Extensive Land <b>Use</b> A minimum of 9.1 metres from the toe of a slope when the height of the slope is greater than 15.2 metres. <b>Lanes</b> and utilities may be constructed within the <b>setback area</b>.</li> </ul>

	<p>(b) The <b>Development Authority</b> may relax the required <b>setbacks</b> established in subsections 3.1.2(c)(1) and 3.1.2(c)(2) by a maximum of 30% if it is satisfied that the reduced <b>setbacks</b> will not impact slope stability. <b>Applicants</b> will be required to provide drill testing data and a report prepared by a member in good standing of the Association of Professional Engineers and Geoscientists of Alberta.</p>
<p>(7) Default UDS <b>Setbacks</b> from Valley or Coulee Breaks (top of the escarpment)</p>	<p>(a) The following default <b>setbacks</b> for property lines from front edge top of the escarpment (i.e. crest) apply unless otherwise determined by the <b>Development Authority</b>:</p> <ul style="list-style-type: none"> <li>i. Where the average height of slope is between 0 and 15.4 metres, the minimum setback from the top of the escarpment is 22.8 metres;</li> <li>ii. Where the average depth of valley is between 15.5 metres and 30.5 metres, the minimum setback is 45.7 metres; and</li> <li>iii. Where the average depth of valley is more than 30.5 metres, the minimum setback is 61 metres or the height of the slope, whichever is greater.</li> </ul> <p>(b) The <b>Development Authority</b> may increase the <b>setbacks</b> established in subsections 3.1.2(d)(i)(1), 3.1.2(d)(i)(2), and 3.1.2(d)(i)(3), at their discretion, with consideration for the direction that the valley faces and other relevant factors such as soil type.</p> <p>(c) <b>Lanes</b> and utilities may not be developed within the <b>setback area</b> established in subsections 3.1.2(d)(i)(1), 3.1.2(d)(i)(2), 3.1.2(d)(i)(3), and 3.1.2(d)(i)(4) unless where agreed upon by relevant authorities to serve public reserve <b>parcels</b>.</p>
<p>(8) <b>Setbacks</b> for escarpment <b>benches</b></p>	<p>(a) The <b>setbacks</b> from the upslope toe and downslope crest of <b>bench</b> areas shall be determined by detailed geotechnical assessment conducted by a member in good standing of the Association of Professional Engineers and Geoscientists of Alberta.</p>

3.1.2 Specific Design Standards – Dwelling Units

<p><b>Dwelling Unit – Garden</b> [Bylaw #16.22</p>	<ul style="list-style-type: none"> <li>(a) Only one shall be permitted per lot and must be detached from the Primary Building as a standalone structure, or as a Dwelling Unit (loft) above an Accessory Building. Secondary Dwelling Units attached to an existing Primary Building in any manner shall be considered Dwelling Unit – Secondary.</li> <li>(b) Lots with an existing Dwelling Unit - Secondary are prohibited to have a Dwelling Unit – Garden and vice versa</li> <li>(c) The subdivision of the property to create two (2) lots, one for the primary structure and one for the Dwelling Unit – Garden is prohibited.</li> <li>(d) Shall be restricted to a single storey dwelling (max. 5 meters in height) and may include an attached single car garage, unless the Dwelling Unit – Garden is located in the loft of an Accessory Building.</li> <li>(e) With all applications, <b>Development Authority</b> will take into consideration the potential effect of the development on the privacy of adjacent properties in regard to such potential issues as window placement, landings for entrances, outdoor amenity space, and height.</li> <li>(f) Shall be designed to complement the existing Primary Building on the site. The appearance and quality of the finishing materials of the Dwelling Unit – Garden must reflect the fact that it is a Dwelling Unit.</li> <li>(g) Shall be separated from the Primary Building by a minimum of 4.0 meters and a minimum of 1.2 meters from all other Accessory Buildings.</li> <li>(h) Rear Setbacks and Side Setbacks must meet requirements for Accessory Buildings</li> <li>(i) Only one servicing connection per utility will be permitted (water, sewer) per lot. The Utilities must be first connected to the Primary Building, and then fed to the Dwelling Unit – Garden. Installation of all services and utilities are at the cost of the developer.</li> <li>(j) Shall not be constructed within the Front Setback of the Primary Building.</li> <li>(k) All lots with a Dwelling Unit – Garden shall have a driveway that provides access to the Dwelling Unit – Garden from Side Yard or Rear Yard.</li> </ul>
--	---

	(l) Shall only be permitted to have one civic address.
<b>Dwelling Unit – Manufactured</b> [Bylaw #16.22]	<ul style="list-style-type: none"> <li>(a) Will be a Discretionary Use unless established within a Manufactured Home Park defined under this Land Use Bylaw</li> <li>(b) The following criteria will apply to all Dwelling Unit – Manufactured;</li> <li>(c) In determining the suitability of a Manufactured Dwelling for placement on a parcel, consideration shall be given to its condition and appearance in context with the adjacent parcels.</li> <li>(d) The undercarriage of a Manufactured Dwelling shall be screened from view by the foundation or by skirting within 30 days of placement of the Manufactured Dwelling.</li> <li>(e) All accessory structures such as stairways and landings, patios, decks, and skirting shall be of complementary quality and design to the Manufactured Dwelling.</li> <li>(f) All Manufactured Dwellings shall be provided with stairways and landings to all entrances within 45 days of their placement</li> </ul>
<b>Dwelling Unit – Secondary</b> [Bylaw #16.22]	<ul style="list-style-type: none"> <li>(a) A maximum of one secondary suite may be permitted per parcel where a detached dwelling unit exists.</li> <li>(b) A separate entrance door to a secondary suite shall not be located on any front building elevation facing a public street. Notwithstanding this, a single-entry door providing access to an enclosed, shared landing area from which both the main dwelling unit and the secondary suite gain access, may be located on any front building elevation facing a public street.</li> <li>(c) A principal building containing a secondary suite may not be converted into condominiums.</li> <li>(d) Lots with an existing <i>Dwelling Unit – Garden</i> are prohibited to have a <i>Dwelling Unit - Secondary</i> and vice versa</li> <li>(e) A secondary suite shall have a maximum of two (2) bedrooms. Alberta Building code for bedrooms in basements must be met.</li> <li>(f) A secondary suite shall not be permitted on the same parcel as a bed and breakfast establishment or home occupation.</li> </ul>
<b>Relocation of Buildings</b>	(a) Notwithstanding Section <u>5.10 When a Development Permit is Not Required a</u>

<p>[Bylaw #16.22</p>	<p><b>development permit</b> shall be required for the relocation of any <b>building</b> to any <b>parcel</b> in the Town of Drumheller</p> <p>(b) A <b>development permit</b> for the relocation of a <b>building</b> may include conditions of approval that:</p> <ul style="list-style-type: none"> <li>i. the <b>building</b> and the proposed location of the <b>building</b> meets the requirements of the Land Use District in which the <b>building</b> is to be located;</li> <li>ii. the <b>building</b> is compatible with the character of the neighbourhood in which the <b>building</b> is to be relocated to; and</li> <li>iii. the <b>building</b> be renovated to a satisfactory condition within a specified time.</li> </ul>
----------------------	---

**3.5.3 Development on Land Subject to Undermining or Subsidence Conditions**

- (1) Prior to issuing a **development permit**, approving an application to amend this **Bylaw**, approving an application for **subdivision**, or approving an application to amend a Statutory Plan for land which has potential undermining or subsidence conditions, the **Development Authority** may require a geo-technical study prepared by a member in good standing of the Association of Professional Engineers and Geoscientists of Alberta.

**3.5.4 Development on Land Containing or Potentially Containing Historic and/or Palaeontological Resources**

- (1) Prior to issuing a **development permit**, approving an application to amend this **Bylaw**, approving an application for **subdivision**, or approving an application to amend a Statutory Plan for land that contains or may contain **historic resources**, including palaeontological resources, the **Development Authority** shall ensure that appropriate provincial approval has been obtained as per the Historical Resources Act.
- (2) If a **historic resource**, such a palaeontological resource, is found during the course of **development** activities, all **development** activities must cease and the resource must be reported immediately to the Province as per the Historical Resources Act, even if the **Historical Resource Act** approval was already issued for the **development**.



### 3.5.5 Design, Character, and Appearance of Buildings and Landscaping

- (1) The design, siting, external finish, architectural appearance, and landscaping of any **building** or **structure** requiring a **development permit** shall be to the satisfaction of the **Development Authority** having due regard to:
  - (a) The policies and objectives contained within the **Town's** Statutory Plans;
  - (b) The character of existing **development** in this Land Use District;
  - (c) The effect on **adjacent** Land Use District(s) and **parcels**;
  - (d) The effect on natural **site** features, views, streetscapes, mobility, and historic resources; and
  - (e) Other factors such as sunlight and privacy.
- (2) The quality and extent of landscaping established on a site, as per an approved **development permit**, shall be the minimum standard to be maintained on the site for the life of the **development**. **Soft landscaping** shall be maintained in a healthy living condition, and any tree or shrub required to meet the minimum standards of this **Bylaw** that does not survive, or becomes diseased, shall be replaced in the next growing season.

### 3.5.6 Objects Prohibited or Restricted in Yards [Bylaw #16.22

- (1) No persons shall allow a motor vehicle for stock car races, a motor vehicle which has all or part of its superstructure removed, or a motor vehicle which is in a dilapidated or unsightly condition to remain or be parked on a parcel unless it is suitable housed or screened to the satisfaction of the **Development Authority**.
- (2) Not more than two **Recreational Vehicles** shall be stored or parked on a parcel unless associated with an approved **Retail and Service – Heavy** development. Where possible all **Recreational Vehicle** shall be stored to the rear of a parcel.
- (3) A holiday trailer parked on a parcel may be used for living and sleeping
- (4) accommodation by a bona fide tourist for a period not to exceed three weeks.
- (5) No livestock shall be kept in any district unless otherwise permitted in the Responsible Pet Ownership Bylaw.
- (6) Industrial and Commercial equipment including vehicles shall not be stored on within 50 meters of a residential parcel unless screened to the satisfaction of the **Development Authority**.
- (7) No person shall keep or permit in any part of a yard in any residential district:
  - (a) Any dilapidated vehicle for more than 14 days
  - (b) No more than one unregistered/uninsured vehicle shall be kept on a residential parcel and it shall not be located within the front yard;
  - (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; and
  - (d) Any excavation, storage or piling up of material required during the construction stage unless all 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.

**3.5.7** Special Requirements [Bylaw #16.22]

- (1) All private sewage systems shall comply with setback provisions of the Alberta Private Sewage Disposal System Standard of Practice, 1999 or a successor thereto.
- (2) The **Development Authority** may prescribe screening and landscaping requirements for any development.
- (3) Garbage and waste material must be stored in weather and animal proof containers and screened from adjacent sites and public thoroughfares.
- (4) Livestock shall not present a public health problem 3.1.8 Minimum Site Area requirements

**3.5.8** Architectural Controls and Guidelines

- (1) In addition to the land use rules for permitted and discretionary uses in the appropriate land use district, the Town may impose conditions on a development permit as provided for in Architectural Guidelines attached to the title by caveat

### 3.6 BADLANDS DISTRICT

#### 3.6.1 General Intent

To protect, conserve, and enhance natural areas and their scenic or aesthetic values, and retain a healthy ecological function throughout the Valley. The Badlands District consists of lands that remain in or are reverting to a wilderness condition, including lands unsuitable for **development** due to topography, hydrology, or vegetation.

#### 3.6.2 Uses

Use Category	Permitted Uses	Discretionary Uses
(1) Agricultural		<b><i>Agriculture – General</i></b>
(2) Institutional	<b><i>Recreation – Non-intensive</i></b>	
(3) Other <b><i>Uses</i></b>		

#### 3.6.3 Specific Use Standards

(1) <b><i>Agriculture – General</i></b>	(a) <b><i>Agriculture – General</i></b> shall be limited to the grazing and keeping of livestock.
---	---

### 3.7 RURAL DEVELOPMENT DISTRICT

#### 3.7.1 General Intent

To support agricultural activities throughout the Valley while also enabling low **density** residential and supportive commercial and institutional **uses**.

#### 3.7.2 Uses

Use Category	Permitted Uses	Discretionary Uses
(1) Residential [Bylaw #16.22]	<b><i>Dwelling – Single-detached</i></b>	<b><i>Dwelling Unit – Manufactured</i></b> <b><i>Dwelling Unit – Move On</i></b> <b><i>Dwelling Unit – Secondary</i></b> <b><i>Dwelling Unit – Garden</i></b>
(2) Lodging	<b><i>Bed &amp; Breakfast</i></b> <b><i>Tourist Dwelling</i></b>	<b><i>Campground</i></b> <b><i>Recreation Vehicle Resort</i></b>
(3) Commercial	<b><i>Artist Studio</i></b> <b><i>Home Occupation - Rural</i></b> <b><i>Home Occupation - Basic</i></b>	<b><i>Restaurant/Café</i></b> <b><i>Kennel</i></b>
(4) Institutional	<b><i>Recreation – Non-Intensive</i></b>	<b><i>After Life Care</i></b> <b><i>Cemetery</i></b> <b><i>Culture</i></b> <b><i>Government</i></b> <b><i>Human Services</i></b> <b><i>Recreation – Intensive</i></b>
(5) Agricultural	<b><i>Agriculture – General</i></b>	<b><i>Agriculture – Intensive</i></b>
(6) Other <b><i>Uses</i></b>	<b><i>Accessory Building or Structure</i></b> <b><i>Fascia Sign</i></b> associated with an approved Lodging, Commercial, or Institutional development on the same lot [Bylaw #16.22]	<b><i>Accessory Building – Portable</i></b> <b><i>Billboard Sign</i></b> <b><i>Freestanding Sign</i></b> <b><i>Projecting Sign</i></b> <b><i>Storage Structure</i></b> <b><i>Solar Energy System</i></b>

		<p><b>Wind Energy System</b></p> <p><b>Communication Structure</b></p>
--	--	--

**3.7.3 Specific Use Standards**

(1) <b>Accessory Buildings</b>	An <b>accessory building</b> shall be located a minimum of 4.5 metres from any <b>principal building</b> .
(2) <b>Dwelling Unit</b>	<b>Dwelling units</b> shall be limited to single detached dwellings with or without a secondary <b>dwelling unit</b> .
(3) <b>Dwelling Unit – Manufactured</b> [Bylaw #16.22]	<p>(a) The minimum width of a <b>Manufactured Dwelling</b> shall be 7.3 m.</p> <p>(b) <b>Manufactured Dwellings</b> constructed greater than ten (10) years from the time of <b>development permit</b> application may only be approved at the discretion of the <b>Development Authority</b>.</p> <p>(c) The massing, design and appearance of a <b>Manufactured Dwelling</b> shall be consistent with <b>adjacent development</b> to the satisfaction of the <b>Development Authority</b>, and may be required to include enhanced design elements that add visual interest such as:</p> <ul style="list-style-type: none"> <li>i. a porch or veranda on the front façade;</li> <li>ii. horizontal wall articulation on the front façade;</li> <li>iii. the use of thick columns or brackets on roof overhangs;</li> <li>iv. dormers, gables, cross gables or varied pitches for articulated roof lines;</li> <li>v. large or <b>bay windows</b> on the front façade, with strong window trim;</li> <li>vi. architectural features or other detailing over entrances;</li> <li>vii. changes in exterior siding materials, textures and colors to break up long wall expanses; and</li> <li>viii. the use of trim and moldings that contrast the exterior siding.</li> </ul>
(4) <b>Additional Standards</b>	(a) No <b>use</b> shall cause or create any <b>nuisance</b> , by way of noise, vibration, smoke, dust, fumes, odors, heat, light, or traffic generation,

	at the discretion of the <b>Development Authority</b> .
--	---

### 3.7.4 Parcel Width Standards

(1) <b>Parcel</b> Width	Minimum 100 metres
(2) Additional Parcel Width Standards	There is no minimum <b>parcel</b> width for a <b>recreation vehicle resort</b> .

### 3.7.5 Residential Density

Maximum 2 **dwelling units** per **parcel**.

### 3.7.6 Setbacks for **Principal Buildings**

(1) <b>Front Setback</b>	(a) Minimum 7.5 metres from a Municipal <b>road</b> (b) Minimum 40 metres from a Provincial <b>road</b>
(2) <b>Secondary Front Setback</b>	(a) Minimum 7.5 metres from a Municipal <b>road</b> (b) Minimum 40 metres from a Provincial <b>road</b>
(3) <b>Side Setback</b>	Minimum 5 metres
(4) <b>Rear Setback</b>	Minimum 15 metres
(5) <b>Projections</b> Into Setbacks	The following features may project into a <b>setback</b> : (a) Unenclosed steps and wheelchair ramps; (b) Signs; (c) Fences; (d) Eaves, chimneys, cantilevers, bay windows, or other similar architectural features may project up to 0.6 metres in a <b>front setback</b> or <b>side setback</b> and up to 1.5 metres in a <b>rear setback</b> ; and (e) <b>Balconies</b> may project up to 1.5 metres in a <b>front setback</b> or <b>rear setback</b> . <b>Balconies</b> may project into a <b>side setback</b> but must maintain a minimum of 1.2 metres from the <b>side parcel boundary</b> .

### 3.7.7 Setbacks for Accessory Buildings

(1) <b>Front Setback</b>	(a) Minimum 7.5 metres from a Municipal <b>road</b> (b) Minimum 40 metres from a Provincial <b>road</b>
(2) <b>Secondary Front Setback</b>	(a) Minimum 7.5 metres from a Municipal <b>road</b> (b) Minimum 40 metres from a Provincial <b>road</b>
(3) <b>Side Setback</b>	Minimum 4.5 metres
(4) <b>Rear Setback</b>	Minimum 7.5 metres

### 3.7.8 Building Height Standards

(1) <b>Principal Building</b>	Maximum 14 metres
(2) <b>Accessory Building</b>	Maximum 11 metres
(3) Additional Building Height Standards	There is no maximum <b>building height</b> for <b>uses</b> listed in the Institutional Use Category in Subsection 3.3.2.

### 3.7.9 Additional Standards

(1) <b>Subdivision</b>	(a) A <b>development</b> requiring <b>subdivision</b> shall not be issued a <b>development permit</b> until approval of the <b>subdivision</b> application by the <b>Subdivision Authority</b> or, upon appeal, the <b>Subdivision and Development Appeal Board</b> .  (b) A <b>subdivision</b> <u>may</u> require an approved <b>Area Structure Plan</b> and/or <b>Concept Plan</b> at the discretion of the Subdivision/ <b>Development Authority</b> . [Bylaw #18.21]
(2) <b>Stormwater Management</b>	(a) Unless otherwise determined by the <b>Development Authority</b> , the <b>applicant</b> shall be required to grade a <b>parcel</b> in such a way that all surface water will drain from the <b>parcel</b> to the back <b>lane</b> , the <b>street</b> , and/or a <b>stormwater management</b> system.  (b) A <b>stormwater management plan</b> shall be required for all <b>subdivision</b> and <b>development</b> applications for industrial and commercial properties.

### 3.8 COUNTRYSIDE DISTRICT

#### 3.8.1 General Intent

To provide opportunities for low **density** residential **development** and support commercial **uses** in locations that enable a transition from rural to urban. **Development** shall be rural in nature, with low **density** development on large **parcels**. Single detached dwellings and **accessory buildings** are the predominant building form.

#### 3.8.2 Uses

Use Category	Permitted Uses	Discretionary Uses
(1) Residential [Bylaw #16.22]	<b>Dwelling – Single-detached</b>	<b>Dwelling Unit – Manufactured</b>  <b>Dwelling Unit – Move On</b> <b>Dwelling Unit – Secondary</b> <b>Dwelling Unit – Garden</b>
(2) Lodging	<b>Bed &amp; Breakfast</b> <b>Tourist Dwelling</b>	<b>Campground</b> <b>Recreation Vehicle Resort</b>
(3) Commercial	<b>Artist Studio</b> <b>Home Occupation - Rural</b> <b>Home Occupation - Basic</b>	<b>Kennel</b> <b>Restricted Substance Retail</b> <b>Restaurant/Café</b> <b>Retail &amp; Service – General</b>
(4) Institutional	<b>Culture</b> <b>Education</b> <b>Government</b> <b>Health Services</b> <b>Human Services</b> <b>Recreation – Intensive</b> <b>Recreation – Non-Intensive</b>	<b>Cemetery</b>
(5) Agricultural	<b>Agriculture - General</b>	
(6) Other <b>Uses</b>	<b>Accessory Building or Structure</b>	<b>Accessory Building – Portable</b>  <b>Storage Structure</b>



	<b>Fascia Sign</b> associated with an approved Lodging, Commercial, or Institutional development on the same lot. [Bylaw #16.22	<b>Freestanding Sign</b> <b>Projecting Sign</b> <b>Solar Energy System</b> <b>Communication Structure</b>
--	---	--

**3.8.3 Specific Use Standards**

(1) <b>Dwelling Unit</b>	<b>Dwelling units</b> shall be limited to detached dwellings with opportunities for secondary <b>dwelling units</b> located in an <b>accessory building</b> .
(2) <b>Restaurant/Café</b>	(a) The maximum <b>use area</b> for a <b>Restaurant/Café</b> is 300 square metres. (b) 1 <b>Sign</b> is permitted, in accordance with Part 4.
(3) Retail & Service	(a) The maximum <b>use area</b> for Retail & Service is 300 square metres. (b) Permanent outdoor display, service, and/or storage is not permitted. (c) 1 <b>Sign</b> is permitted, in accordance with Part 4.
(4) <b>Dwelling Unit – Manufactured</b> [Bylaw #16.22	(a) The minimum width of a <b>Manufactured Dwelling</b> shall be 7.3 m. (b) <b>Manufactured Dwellings</b> constructed greater than ten (10) years from the time of <b>development permit</b> application may only be approved at the discretion of the <b>Development Authority</b> . (c) The massing, design and appearance of a <b>Manufactured Dwelling</b> shall be consistent with <b>adjacent development</b> to the satisfaction of the <b>Development Authority</b> , and may be required to include enhanced design elements that add visual interest such as: <ul style="list-style-type: none"> <li>i. a porch or veranda on the front façade;</li> <li>ii. horizontal wall articulation on the front façade;</li> <li>iii. the use of thick columns or brackets on roof overhangs;</li> <li>iv. dormers, gables, cross gables or varied pitches for articulated roof lines;</li> <li>v. large or <b>bay windows</b> on the front façade, with strong window trim;</li> <li>vi. architectural features or other detailing over entrances;</li> </ul>

	<ul style="list-style-type: none"> <li>vii. changes in exterior siding materials, textures and colors to break up long wall expanses; and</li> <li>viii. the use of trim and moldings that contrast the exterior siding.</li> </ul>
(5) Additional Standards	No <b>use</b> shall cause or create any <b>nuisance</b> , by way of noise, vibration, smoke, dust, fumes, odors, heat, light, or traffic generation, at the discretion of the <b>Development Authority</b> .

**3.8.4 Parcel Width Standards**

(1) <b>Parcel</b> Width	Minimum 30 metres
(2) Additional <b>Parcel</b> Width Standards	There is no minimum parcel width for a <b>recreation vehicle resort</b> .

**3.8.5 Residential Density**

Maximum 2 **dwelling units** per **parcel**.

**3.8.6 Setbacks for *Principal Buildings***

(1) <b>Front Setback</b>	Minimum 10 metres
(2) <b>Secondary Front Setback</b>	Minimum 7.5 metres
(3) <b>Side Setback</b>	Minimum 3 metres
(4) <b>Rear Setback</b>	Minimum 10 metres
(5) <b>Projections</b> Into Setbacks	<p>The following features may project into a setback:</p> <ul style="list-style-type: none"> <li>(a) Unenclosed steps and wheelchair ramps;</li> <li>(b) Signs;</li> <li>(c) Fences;</li> <li>(d) An unenclosed deck, <b>porch</b> or other similar <b>structure</b> below 0.6 metres in height;</li> <li>(e) An unenclosed <b>deck, porch</b> or other similar <b>structure</b> above 0.6 metres in height may project 50 percent in a minimum <b>front setback</b> or minimum <b>rear setback</b>;</li> <li>(f) Eaves, chimneys, cantilevers, bay windows, or other similar architectural features may project up to 0.6 metres in a minimum <b>front setback</b> or <b>side setback</b> and up to 1.5 metres in a minimum <b>rear setback</b>; and</li> </ul>

	(g) <b>Balconies</b> may project up to 1.5 metres in a <b>front setback</b> or <b>rear setback</b> . <b>Balconies</b> may project into a <b>side setback</b> but must maintain a minimum of 1.2 metres from the <b>side parcel boundary</b> .
--	---

### 3.8.7 Setbacks for Accessory Buildings

(1) <b>Front Setback</b>	Minimum 10 metres
(2) <b>Secondary Front Setback</b>	Minimum 7.5 metres
(3) <b>Side Setback</b>	Minimum 3 metres
(4) <b>Rear Setback</b>	Minimum 10 metres

### 3.8.8 Parcel Coverage Standards

(1) Maximum <b>parcel coverage</b>	25%
------------------------------------	-----

### 3.8.9 Building Height Standards

(1) <b>Principal Building</b>	Maximum 14 metres
(2) <b>Accessory Building</b>	Maximum 7.5 metres
(3) Additional Building Height Standards	There is no maximum <b>building height</b> for <b>uses</b> listed in the Institutional <b>Use</b> Category in Subsection 3.4.2.

### 3.8.10 Parking, Loading, and Access Standards

(1) Bicycle Parking	Where bicycle parking is provided for <b>uses</b> listed in the Commercial <b>Use</b> Category in Section 3.4.2, bicycle parking shall be located close to the entrance of the <b>principal building</b> , but shall not impede pedestrian circulation or <b>access</b> to the <b>building</b> .
(2) Vehicle Parking	<p>(a) There is no minimum required number of parking stalls for any <b>development</b> in the Countryside District.</p> <p>(b) Surface parking areas shall not be allowed unless associated with a <b>development</b>.</p> <p>(c) Any parking area having four or more parking stalls that are visible from an <b>adjacent parcel</b> or <b>road</b> shall provide and maintain perimeter planting.</p>

### 3.8.11 Landscaping Standards

(1) General Landscaping Standards	The <b>front yard</b> shall be <b>landscaped</b> with grass, trees, shrubs, and/or flower beds. Areas of shale, rock, or other <b>hard landscaping</b> may be acceptable but shall not exceed 25% of the <b>landscaped area</b> .
-----------------------------------	---

### 3.8.12 Screening and Fences

(1) <b>Screening</b>	<p>(a) Garbage and waste material must be stored in closed containers, and visually screened from public <b>roads</b>, excluding <b>lanes</b>.</p> <p>(b) Outside storage of commercial materials and equipment shall be visually screened from <b>adjacent parcels</b> and public <b>roads</b>.</p>
(2) Fences	<p>(a) A fence located in a front yard shall be a maximum height of 1.2 metres.</p> <p>(b) All other fences shall be a maximum height of 1.8 metres.</p> <p>(c) no fence, wall, tree, hedge or other structure, object, or plant exceeding 1.2m in height shall be permitted within the <b>Corner Visibility Triangle</b>.</p>

### 3.8.13 Additional Standards

(1) <b>Subdivision</b>	(a) A <b>development</b> requiring <b>subdivision</b> shall not be issued a <b>development permit</b> until approval of the <b>subdivision</b> application by the <b>Subdivision Authority</b> or, upon appeal, the <b>Subdivision and Development Appeal Board</b> .
(2) <b>Stormwater Management</b>	<p>(a) Unless otherwise determined by the <b>Development Authority</b>, the <b>applicant</b> shall be required to grade a <b>parcel</b> in such a way that all surface water will drain from the parcel to the back <b>lane</b>, the <b>street</b>, and/or a <b>stormwater management</b> system.</p> <p>(b) A <b>stormwater management plan</b> shall be required for all <b>subdivision</b> and <b>development</b> applications for industrial and commercial properties.</p>

### 3.9 NEIGHBOURHOOD DISTRICT

#### 3.9.1 General Intent

To enable primarily ground-oriented residential **development** with an emphasis on diverse, walkable neighbourhoods with varying built forms and housing typologies. To achieve complete communities, as envisioned in the Municipal Development Plan, select non-residential **uses** such as small-scale Restaurants/Cafés, **Offices**, Home Occupations, **Education**, and personal services are allowed.

**Development** shall be predominantly residential and may have a wide range of building types: single detached, duplex, rowhouses, and secondary suites. All **development**, regardless of **use**, shall have a built form that is consistent with surrounding residential properties, with the exception of **uses** listed in the Institutional **Use** Category in Subsection 3.5.2.

#### 3.9.2 Uses

<b>Use Category</b>	<b>Permitted Uses</b>	<b>Discretionary Uses</b>
(1) Residential [Bylaw #16.22]	<b>Dwelling – Duplex</b> <b>Dwelling – Multi Unit (apartment)</b> <b>Dwelling Unit – Multi Unit (Attached)</b> <b>Dwelling – Single-detached</b> <b>Dwelling Unit – Manufactured located within an established and approved Manufactured Home Park</b>	<b>Dwelling Unit – Manufactured</b> <b>Dwelling Unit – Move On</b> <b>Dwelling Unit – Secondary</b> <b>Dwelling Unit – Garden</b> <b>Manufactured Home Park</b>
(2) Lodging	<b>Bed &amp; Breakfast</b> <b>Tourist Dwelling</b>	<b>Campground</b>
(3) Commercial	<b>Artist Studio</b> <b>Home Occupation - Urban</b> <b>Home Occupation - Basic</b>	<b>Restricted Substance Retail</b> <b>Restaurant/Café</b> <b>Retail &amp; Service – General Office</b>
(4) Institutional	<b>Culture</b> <b>Education</b>	<b>Recreation – Intensive</b> [Bylaw #16.22]

	<b>Government</b> <b>Health Services</b> <b>Human Services</b> <b>Recreation – Non-Intensive</b>	
(5) Other <i>Uses</i>	<b>Accessory Building or Structure</b>	<b>Accessory Building – Portable</b> <b>Bench Sign</b> [Bylaw #16.22] <b>Fascia Sign</b> <b>Freestanding Sign</b> <b>Projecting Sign</b> <b>Solar Energy System</b> <b>Communication Structure</b>

### 3.9.3 Specific *Use* Standards

<b>Restaurant/Café</b>	<p>(a) The maximum <b>use area</b> for a <b>Restaurant/Café</b> is 300 square metres.</p> <p>(b) 1 <b>Sign</b> is permitted, in accordance with Part 4.</p>
<b>Retail &amp; Service</b>	<p>(a) The maximum <b>use area</b> for Retail &amp; Service is 300 square metres.</p> <p>(b) Permanent outdoor display, service, and/or <b>outdoor storage</b> is not permitted.</p> <p>(c) 1 <b>Sign</b> is permitted, in accordance with Part 4.</p>
<b>Dwelling Unit – Manufactured</b> [Bylaw #16.22]	<p>(a) The minimum width of a <b>Manufactured Dwelling</b> shall be 7.3 m.</p> <p>(b) <b>Manufactured Dwellings</b> constructed greater than ten (10) years from the time of <b>development permit</b> application may only be approved at the discretion of the <b>Development Authority</b>.</p> <p>(c) The massing, design and appearance of a <b>Manufactured Dwelling</b> shall be consistent with <b>adjacent development</b> to the satisfaction of the <b>Development Authority</b>, and may be required to include enhanced design elements that add visual interest such as:</p> <ul style="list-style-type: none"> <li>i. a porch or veranda on the front façade;</li> <li>ii. horizontal wall articulation on the front</li> </ul>

	<p>façade;</p> <ul style="list-style-type: none"> <li>iii. the use of thick columns or brackets on roof overhangs;</li> <li>iv. dormers, gables, cross gables or varied pitches for articulated roof lines;</li> <li>v. large or <b>bay windows</b> on the front façade, with strong window trim;</li> <li>vi. architectural features or other detailing over entrances;</li> <li>vii. changes in exterior siding materials, textures and colors to break up long wall expanses; and</li> <li>viii. the use of trim and moldings that contrast the exterior siding.</li> </ul>
Additional Standards	(a) No <b>use</b> shall cause or create any <b>nuisance</b> , by way of noise, vibration, smoke, dust, fumes, odors, heat, light, or traffic generation, at the discretion of the <b>Development Authority</b> .

#### 3.9.4 Setbacks for *Principal Buildings*

(1) <b>Front Setback</b>	Minimum 3 metres – Maximum 6 metres
(2) <b>Secondary Front Setback</b>	Minimum 3 metres – Maximum 6 metres
(3) <b>Side Setback</b>	Minimum 1.2 metres
(4) <b>Rear Setback</b>	Minimum 6 metres
(5) <b>Projections Into Setbacks</b>	<p>The following features may project into a setback:</p> <ul style="list-style-type: none"> <li>(a) Unenclosed steps and wheelchair ramps;</li> <li>(b) Signs;</li> <li>(c) Fences;</li> <li>(d) An unenclosed <b>deck, porch</b> or other similar <b>structure</b> below 0.6 metres in height may project 50 percent in a front setback or rear setback [Bylaw #16.22].</li> <li>(e) An unenclosed <b>deck, porch</b> or other similar <b>structure</b> above 0.6 metres in height may project 50 percent in a <b>front setback</b> or <b>rear setback</b>;</li> <li>(f) Eaves, chimneys, cantilevers, bay windows, or other similar architectural features may project up to 0.6 metres in a <b>front setback</b> or <b>side setback</b> and up to 1.5 metres in a <b>rear setback</b>; and</li> </ul>

	(g) <b>Balconies</b> may project up to 1.5 metres in a <b>front setback</b> or <b>rear setback</b> . <b>Balconies</b> may project into a <b>side setback</b> but must maintain a minimum of 1.2 metres from the <b>side parcel boundary</b> .
--	---

### 3.9.5 Setbacks for Accessory Buildings

(1) <b>Front Setback</b>	<b>Principal building front setback</b> plus 1 metre
(2) <b>Secondary Front Setback</b>	Minimum 3 metres
(3) <b>Side Setback</b>	Minimum 1.2 metres
(4) <b>Rear Setback</b>	Minimum 1.2 metres

### 3.9.6 Parcel Coverage Standards

(1) Maximum parcel coverage	70%
(2) Accessory Building	Site coverage must not exceed coverage of principal building  Foot print of Accessory Building must not exceed 80% footprint coverage of principal building [Bylaw #16.22]

### 3.9.7 Building Height Standards

(1) <b>Principal Building</b>	Maximum 11 metres
(2) <b>Accessory Building</b>	Must not exceed height of Principal Building  Maximum of 7.5 meters if associated with a Dwelling Unit - Garden.  Maximum 5 meters if no Dwelling Unit - Garden is associated. Must not have overhead doors greater than 3 meters in height [Bylaw #16.22]
(3) Additional Building Height Standards	There is no maximum <b>building height</b> for <b>uses</b> listed in the Institutional <b>Use</b> Category in Subsection 3.5.2.

### 3.9.8 Parking, Loading, and Access Standards

(1) Bicycle Parking	(a) Where bicycle parking is provided for <b>uses</b> listed in the Commercial <b>Use</b> Category in Section 3.5.2, bicycle parking shall be located close to the entrance of the <b>principal building</b> , but shall
---------------------	--



	<p>not impede pedestrian circulation or <b>access</b> to the building.</p> <p>(b) Where bicycle parking is provided for <b>uses</b> listed in the Residential <b>Use</b> Category in Section 3.5.2, bicycle parking shall be located and secured within a <b>principal building</b> or <b>accessory building</b>.</p>
(2) Vehicle Parking	<p>(a) There is no minimum required number of parking stalls for any <b>development</b> in the Neighbourhood District.</p> <p>(b) Parking areas and/or structures shall be located to the side or rear of a building, or underground, wherever possible.</p> <p>(c) Surface parking areas and/or parking structures shall not be allowed unless located on the same <b>parcel</b> as a <b>development</b>.</p> <p>(d) Any parking area having four or more parking stalls that are visible from an <b>adjacent parcel</b> or <b>road</b> shall provide and maintain perimeter planting.</p> <p>(e) Any parking area containing ten or more parking stalls should incorporate internal islands/planting areas.</p>
(3) Vehicle <b>Access</b>	<p>(a) Where a <b>parcel</b> shares a <b>parcel boundary</b> with a <b>lane</b>, all <b>access</b> to the <b>parcel</b> must be from the <b>lane</b>.</p> <p>(b) Where a <b>corner parcel</b> shares a <b>parcel boundary</b> with a <b>lane</b>, <b>access</b> may be either from the <b>lane</b> or the <b>street</b>.</p> <p>(c) In the absence of a <b>lane</b>, <b>access</b> should be from the <b>secondary front yard</b>. Where <b>access</b> from a <b>secondary front yard</b> is not possible, <b>access</b> may be located on the primary <b>front yard</b>.</p> <p>(d) <b>Parcels</b> shall have 2 or more <b>access</b> points if required for emergency <b>access</b>.</p>

### 3.9.9 Landscaping Standards

(1) General Landscaping Standards	<p>The <b>front yard</b> shall be <b>landscaped</b> with grass, trees, shrubs, and/or flower beds. Areas of shale, rock, or other <b>hard landscaping</b> may be acceptable but shall not exceed 25% of the <b>landscaped area</b>.</p>
-----------------------------------	---

(2) <b>Landscaped Area</b>	All portions of a <b>parcel</b> not covered by structures, parking, or vehicular circulation areas shall be <b>landscaped</b> .
(3) Number of Trees	<p>(a) The minimum number of trees required for a residential <b>development</b> shall be 1 tree per 45 square metres of <b>landscaped area</b>, or a minimum of 2 trees per <b>parcel</b>, whichever is greater.</p> <p>(b) The minimum number of trees required for a mixed-<b>use</b> or commercial <b>development</b> shall be 1 tree per 35 square metres of <b>landscaped area</b>.</p>
(4) Tree Size	Minimum height of 2 metres and/or 40 millimeters in <b>caliper</b> .
(5) Number of Shrubs	The minimum number of shrubs required for a residential, mixed- <b>use</b> , or commercial <b>development</b> shall be 1 shrub per 15 square metres of <b>landscaped area</b> .

### 3.9.10 Screening, Fences, and Hedges

(1) <b>Screening</b>	<p>(a) Garbage and waste material must be stored in closed containers, and visually screened from public <b>roads</b>, excluding <b>lanes</b>.</p> <p>(b) <b>Outdoor storage</b> of commercial materials and equipment shall be visually screened from <b>adjacent parcels</b> and public <b>roads</b>.</p>
(2) <b>Fences and Hedges</b> [Bylaw #16.22]	<p>(a) A fence or hedge located in a <b>front yard</b> or a <b>secondary front yard</b> shall be a maximum height of 1.2 metres.</p> <p>(b) All other fences or hedges shall be a maximum height of 1.8 metres.</p> <p>(c) A fence located in a front shall be a maximum height of 1.2 metres.</p> <p>(d) All other fences shall be a maximum height of 1.8 metres.</p> <p>(e) No fence, wall, tree, hedge or other structure, object, or plant exceeding 1.2m in height shall be permitted within the <b>Corner Visibility Triangle</b>.</p>

**3.9.11 Additional Standards**

<p>(1) <b>Subdivision</b></p>	<p>A <b>development</b> requiring <b>subdivision</b> shall not be issued a <b>development permit</b> until approval of the <b>subdivision</b> application by the <b>Subdivision Authority</b> or, upon appeal, the <b>Subdivision and Development Appeal Board</b>.</p>
<p>(2) <b>Stormwater Management</b></p>	<p>(a) Unless otherwise determined by the <b>Development Authority</b>, the <b>applicant</b> shall be required to grade a <b>parcel</b> in such a way that all surface water will drain from the <b>parcel</b> to the back <b>lane</b>, the <b>street</b>, and/or a <b>stormwater management</b> system.</p> <p>(b) A <b>stormwater management plan</b> shall be required for all <b>subdivision</b> and <b>development</b> applications for industrial and commercial properties.</p>

### 3.9.12 NEIGHBOURHOOD DISTRICT - MANUFACTURED HOME PARK STANDARDS

[Bylaw #16.22]

General Intent

The purpose of this section is to permit the placement of manufactured homes in rental parks within the Neighbourhood District. Once approved as a Manufactured Home Park within the Neighbourhood District, the following requirements overrule those of the Neighbourhood District;

#### 3.5.13 Uses

Use Category	Permitted Uses	Discretionary Uses
(1) Residential	<i>Manufactured Home</i>	
(2) Commercial	<i>Home Occupation – Basic</i> <i>Home Occupation - Urban</i>	<i>Retail and Service - General</i>
(3) Institutional	<i>Recreation – Non-Intensive</i>	
(4) Other Uses	<i>Accessory Building or Structure</i>	<i>Accessory Building - Portable</i>

#### 3.5.14 Parcel Standards

(1) <b>Site Area</b>	2 hectares (5 acres) for Site Area
(2) <b>Density</b>	Maximum of 10 units per acre
(3) <b>Lot Area</b>	325 square meters (3500 sqft) for single wide manufactured homes  370 square meters (4000 sqft) for double wide manufactured homes
(4) <b>Building Height Standards</b>	1. 5 meters for manufactured homes; 2. 5 meters for accessory buildings; and 3. (c) Other uses at the discretion of the <b>Development Authority</b> .

### 3.5.15 Setbacks for Manufactured Homes

<b>(1) Front Setback</b>	Minimum 3 meters from any internal road or common parking area
<b>(2) Secondary Front Setback</b>	Minimum 3 meters from any internal road or common parking area
<b>(3) Side Setback</b>	Minimum 1.2 meters
<b>(4) Rear Setback</b>	Minimum 1.2 meters
<b>(5) Other Setbacks</b>	<ul style="list-style-type: none"> <li>(a) Minimum 4.5 meters between manufactured homes including any porch or addition</li> <li>(b) Minimum 10.5 meters from a boundary of a park abutting a public street or highway and 3 meters from remaining park boundaries – these setbacks shall be landscaped and or fenced and protected from any further development.</li> </ul>

### 3.5.16 Parking, Roads and Walkways

<b>(1) Vehicle Parking</b>	<ul style="list-style-type: none"> <li>(a) No on-street parking shall be permitted.</li> <li>(b) A minimum of one (1) car parking shall be provided on each manufactured home lot.</li> <li>(c) Visitor parking shall be one off-street parking stall for every four (4) manufactured home lots. Visitor parking shall be dispersed throughout the park and clearly identified.</li> </ul>
<b>(2) Roads and Walkways</b>	<ul style="list-style-type: none"> <li>(a) All roads in the manufactured home park shall be paved and constructed to the municipality's specifications.</li> <li>(b) Internal pedestrian walkways shall be hard-surfaced and have a minimum width of 1.5 meters</li> <li>(c) Each manufactured home lot shall abut a park roadway and have an access way with a minimum width of 4.3 m (14 ft.).</li> <li>(d) The removal of snow from all internal pedestrian walkways and park vehicular areas, excluding individual parking areas, shall be the responsibility of the park owner.</li> </ul>

### 3.5.17 Landscaping Standards

	Each application for a manufactured home park shall be accompanied by a landscaping and site development plan.
--	--

### 3.5.18 Additional Standards

	<ul style="list-style-type: none"><li>(a) No accessory building or use shall be located in the front yard of a manufactured home lot.</li><li>(b) A screened storage compound shall be provided for trucks, campers, travel trailers, snowmobiles, boats, etc. at a location and in a manner satisfactory to the <b>Development Authority</b>.</li><li>(c) All utility lines shall be placed underground.</li><li>(d) A minimum of ten (10%) percent of the total area of the manufactured home park shall be set aside for recreational uses.</li><li>(e) Identification and directional signs shall be of a size, height and type satisfactory to the <b>Development Authority</b>.</li></ul>
--	---

### 3.10 NEIGHBOURHOOD CENTRE DISTRICT

#### 3.10.1 General Intent

To provide opportunities for focused community activity that functions as the social and economic heart of a neighbourhood. **Development** supports a high-quality pedestrian experience and thriving small business environment. Buildings should be oriented towards the **street**, with the possibility to have residential **uses** located on upper floors and commercial **uses** at **grade**.

#### 3.10.2 Uses

<b>Use Category</b>	<b>Permitted Uses</b>	<b>Discretionary Uses</b>
(1) Residential [Bylaw #16.22]	<i>Dwelling – Duplex</i> <i>Dwelling – Multi Unit (apartment)</i> <i>Dwelling Unit – Multi Unit (Attached)</i> <i>Dwelling – Single-detached</i>	<i>Dwelling Unit – Manufactured</i> <i>Dwelling Unit – Move On</i> <i>Dwelling Unit – Secondary</i> <i>Dwelling Unit - Garden</i>
(2) Lodging	<i>Bed &amp; Breakfast</i> <i>Hotel/Motel</i> <i>Tourist Dwelling</i>	
(3) Commercial	<i>Artist Studio</i> <i>Entertainment Facility</i> <i>Home Occupation - Urban</i> <i>Home Occupation - Basic</i> <i>Restaurant/Café</i> <i>Retail &amp; Service – General Office</i>	<i>Car Wash</i> <i>Gas Station</i> <i>Restricted Substance Retail</i> <i>Drinking Establishment</i>
(4) Institutional	<i>Culture</i> <i>Education</i> <i>Government</i> <i>Health Services</i> <i>Human Services</i> <i>Recreation – Non-Intensive</i>	<i>Recreation – Intensive</i> [Bylaw #16.22]
(5) Other <i>Uses</i>	<i>Accessory Building or Structure</i>	<i>Accessory Building – Portable</i>

	<p>The following sign forms when associated with an approved Lodging, Commercial, or Institutional development on the same lot; [Bylaw #16.22]</p> <p><b>A-Board Sign</b></p> <p><b>Fascia Sign</b></p> <p><b>Freestanding Sign</b></p> <p><b>Projecting Sign</b></p>	<p><b>Portable Sign</b></p> <p><b>Solar Energy System</b></p>
--	---	---

Specific **Use** Standards

<p>(1) <b>Car Wash</b></p>	<p>(a) Minimum <b>site</b> area shall be 550 square metres and shall accommodate queuing space for 2 vehicles prior to entering the washing area and queuing space for 1 vehicle upon leaving the washing area.</p> <p>(b) Shall be limited to the washing of vehicles with a gross vehicle weight of 4,000 kilograms or less.</p>
<p>(2) <b>Gas Station</b></p>	<p>(a) Shall only be located at the intersection of two or more <b>streets</b> or highways, or as part of shopping centre.</p> <p>(b) Should locate pumps to the side or rear of the building and provide additional <b>front setback area</b> and/or landscaping to better integrate the <b>Gas Station</b> with the public realm.</p> <p>(c) The pumps shall be located a minimum of 4.5 metres from the building.</p>
<p>(3) <b>Dwelling Unit – Manufactured</b> [Bylaw #16.22]</p>	<p>(a) The minimum width of a <b>Manufactured Dwelling</b> shall be 7.3 m.</p>



	<p>(b) <b>Manufactured Dwellings</b> constructed greater than ten (10) years from the time of <b>development permit</b> application may only be approved at the discretion of the <b>Development Authority</b>.</p> <p>(c) The massing, design and appearance of a <b>Manufactured Dwelling</b> shall be consistent with <b>adjacent development</b> to the satisfaction of the <b>Development Authority</b>, and may be required to include enhanced design elements that add visual interest such as:</p> <ul style="list-style-type: none"> <li>i. a porch or veranda on the front façade;</li> <li>ii. horizontal wall articulation on the front façade;</li> <li>iii. the use of thick columns or brackets on roof overhangs;</li> <li>iv. dormers, gables, cross gables or varied pitches for articulated roof lines;</li> <li>v. large or <b>bay windows</b> on the front façade, with strong window trim;</li> <li>vi. architectural features or other detailing over entrances;</li> <li>vii. changes in exterior siding materials, textures and colors to break up long wall expanses; and</li> <li>viii. the use of trim and moldings that contrast the exterior siding.</li> </ul>
(4) Additional Standards	No <b>use</b> shall cause or create any <b>nuisance</b> , by way of noise, vibration, smoke, dust, fumes, odors, heat, light, or traffic generation, at the discretion of the <b>Development Authority</b> .

### 3.10.3 Setbacks for *Principal Buildings*

(1) <b>Front Setback</b>	Maximum 3 metres
(2) <b>Secondary Front Setback</b>	Maximum 3 metres
(3) <b>Side Setback</b>	Minimum 1.2 metres
(4) <b>Rear Setback</b>	Minimum 3 metres
(5) Additional Setback Standards	<p>(a) There is no maximum <b>front setback, secondary front setback, side setback, or rear setback</b> for <b>Carwashes</b> and <b>Gas Stations</b>.</p> <p>(b) The minimum <b>front setback, secondary front setback, side setback, or rear setback</b> is 3.0 metres for <b>Carwashes</b> and <b>Gas Stations</b>.</p>

(6) <b>Projections Into Setbacks</b>	<p>The following features may project into a setback:</p> <ul style="list-style-type: none"> <li>(a) Unenclosed steps and wheelchair ramps;</li> <li>(b) Signs;</li> <li>(c) Fences;</li> <li>(d) An unenclosed <b>deck, porch</b> or other similar <b>structure</b> below 0.6 metres in height may project 50 percent in a front setback or rear setback. [Bylaw #16.22]</li> <li>(e) An unenclosed <b>deck, porch</b> or other similar <b>structure</b> above 0.6 metres in height may project 50 percent in a <b>front setback</b> or <b>rear setback</b>;</li> <li>(f) Eaves, chimneys, cantilevers, bay windows, or other similar architectural features may project up to 0.6 metres in a <b>front setback</b> or <b>side setback</b> and up to 1.5 metres in a <b>rear setback</b>; and</li> <li>(g) <b>Balconies</b> may project up to 1.5 metres in a <b>front setback</b> or <b>rear setback</b>. <b>Balconies</b> may project into a <b>side setback</b> but must maintain a minimum of 1.2 metres from <i>the side parcel boundary</i>.</li> </ul>
--------------------------------------	--

### 3.10.4 Setbacks for Accessory Buildings

(1) <b>Front Setback</b>	<b>Principal building front setback</b> plus 1 metre
(2) <b>Secondary Front Setback</b>	Minimum 3 metres
(3) <b>Side Setback</b>	Minimum 1.2 metres
(4) <b>Rear Setback</b>	Minimum 1.2 metres

### 3.10.5 Parcel Coverage Standards

(1)     Maximum <b>parcel coverage</b>	80%
(2) <b>Accessory Building</b>	Foot print of Accessory Building must not exceed 80% coverage of principal building [Bylaw #16.22]

### 3.10.6 Building Height Standards

(1) <b>Principal Building</b>	Maximum 14 metres
(2) <b>Accessory Building</b>	Must not exceed height of Principal Building

[Bylaw #16.22]	<p>Maximum of 7.5 meters if associated with a Dwelling Unit - Garden.</p> <p>Maximum 5 meters if no Dwelling Unit - Garden is associated. Must not have overhead doors greater than 3 meters in height</p>
(3) Additional Building Height Standards	There is no maximum <b>building height</b> for <b>uses</b> listed in the Institutional Use Category in Subsection 3.6.2.

**3.10.7** Parking, Loading, and Access Standards

(1) Bicycle Parking	<p>(a) Where bicycle parking is provided for <b>uses</b> listed in the Commercial Use Category or Institutional Use Category in Section 3.6.2, bicycle parking shall be located close to the entrance of the <b>principal building</b>, but shall not impede pedestrian circulation or <b>access</b> to the building.</p> <p>(b) Where bicycle parking is provided for <b>uses</b> listed in the Residential Use Category in Section 3.6.2, bicycle parking shall be located and secured within a <b>principal building</b> or <b>accessory building</b>.</p>
(2) Vehicle Parking	<p>(a) There is no minimum required number of parking stalls for any <b>development</b> in the Neighbourhood Centre District.</p> <p>(b) Parking areas and/or structures shall be located to the side or rear of a building, or underground, wherever possible.</p> <p>(c) Surface parking areas and/or parking structures shall not be allowed unless associated with a <b>development</b>.</p> <p>(d) Any parking area having four or more parking stalls that are visible from an <b>adjacent parcel</b> or <b>road</b> shall provide and maintain perimeter planting.</p> <p>(e) Any parking area containing ten or more parking stalls should incorporate internal islands/planting areas.</p>
(3) Vehicle <b>Access</b>	(a) The regulations in subsections (ii) through (iv) apply only to the <b>uses</b> listed in the Residential Use Category in Section 3.5.2.

	<p>(b) Where a <b>parcel</b> shares a <b>parcel boundary</b> with a <b>lane</b>, all <b>access</b> to the <b>parcel</b> must be from the <b>lane</b>.</p> <p>(c) Where a <b>corner parcel</b> shares a <b>parcel boundary</b> with a <b>lane</b>, <b>access</b> may be either from the <b>lane</b> or the <b>street</b>.</p> <p>(d) In the absence of a <b>lane</b>, <b>access</b> should be from the <b>secondary front yard</b>. Where <b>access</b> from a <b>secondary front yard</b> is not possible, <b>access</b> may be located on the primary <b>front yard</b>.</p> <p>(e) <b>Access</b> to parking areas and/or structures shall be no wider than 6 metres <b>adjacent</b> to the <b>front parcel boundary</b>.</p> <p>(f) <b>Parcels</b> shall have 2 or more <b>access</b> points if required for emergency <b>access</b>.</p>
--	---

### 3.10.8 Landscaping Standards

(1) General Landscaping Standards	For <b>uses</b> listed in the Residential Use Category in Section 3.5.2, the <b>front yard</b> shall be <b>landscaped</b> with grass, trees, shrubs, and/or flower beds. Areas of shale, rock, or other <b>hard landscaping</b> may be acceptable but shall not exceed 25% of the <b>landscaped area</b> .
(2) <b>Landscaped Area</b>	All portions of a <b>site</b> not covered by structures, parking, or vehicular circulation areas shall be <b>landscaped</b> .
(3) Number of Trees	<p>(a) The minimum number of trees required for a residential <b>development</b> shall be 1 tree per 45 square metres of <b>landscaped area</b>, or a minimum of 2 trees per <b>parcel</b>, whichever is greater.</p> <p>(b) The minimum number of trees required for a mixed-use or commercial <b>development</b> shall be 1 tree per 35 square metres of <b>landscaped area</b>.</p>
(4) Tree Size	Minimum height of 2 metres and/or 40 millimeters in <b>caliper</b> .
(5) Number of Shrubs	The minimum number of shrubs required for a residential, mixed-use, or commercial <b>development</b> shall be 1 shrub per 15 square metres of <b>landscaped area</b> .

### 3.10.9 Screening, Fences, and Hedges

<p>(1) <b>Screening</b></p>	<p>(a) Garbage and waste material must be stored in closed containers, and visually screened from public <b>roads</b>, excluding <b>lanes</b>.</p> <p>(b) Outside storage of commercial materials and equipment shall be visually screened from <b>adjacent parcels</b> and public <b>roads</b>.</p>
<p>(2) Fences and Hedges</p>	<p>(a) A fence or hedge located in a front yard shall be a maximum height of 1.2 metres.</p> <p>(b) All other fences or hedges shall be a maximum height of 1.8 metres.</p> <p>(c) No fence, wall, tree, hedge or other structure, object, or plant exceeding 1.2m in height shall be permitted within the <b>Corner Visibility Triangle</b> at the discretion of the <b>Development Authority</b></p>

### 3.10.10 Additional Standards

<p>(1) Subdivision</p>	<p>A <b>development</b> requiring <b>subdivision</b> shall not be issued a <b>development permit</b> until approval of the <b>subdivision</b> application by the <b>Subdivision Authority</b> or, upon appeal, the <b>Subdivision and Development Appeal Board</b>.</p>
<p>(2) <b>Stormwater Management</b></p>	<p>(a) Unless otherwise determined by the <b>Development Authority</b>, the <b>applicant</b> shall be required to grade a <b>parcel</b> in such a way that all surface water will drain from the <b>parcel</b> to the back <b>lane</b>, the <b>street</b>, and/or a <b>stormwater management</b> system.</p> <p>(b) A <b>stormwater management plan</b> shall be required for all <b>subdivision</b> and <b>development</b> applications for industrial and commercial properties.</p>

### 3.11 DOWNTOWN DISTRICT

#### 3.11.1 General Intent

To support an active, thriving, mixed-use downtown with high quality public spaces, successful businesses, pedestrian connectivity, and **street**-level activity. **Development** is characterized by a larger scale of mixed-use **buildings** than is possible elsewhere in the Valley. New **development** enables a diverse streetscape with a strong relationship between **buildings** and the **street**. Residential **development** consists primarily of buildings with multiple **Dwelling Units**, and in many cases, ground floor commercial **uses**.

#### 3.11.2 Uses

Use Category	Permitted Uses	Discretionary Uses
(1) Residential [Bylaw #16.22]	<i>Dwelling – Duplex</i> <i>Dwelling – Multi Unit (apartment)</i> <i>Dwelling Unit – Multi Unit (Attached)</i> <i>Residential accommodation accessory to a principal commercial use</i>	<i>Dwelling Unit – Secondary</i> <i>Dwelling Unit – Ready-to-move (RTM)</i> <i>Dwelling – Single-detached</i> <i>Dwelling Unit – Move On</i>
(2) Lodging	<i>Bed &amp; Breakfast</i> <i>Hotel/Motel</i> <i>Tourist Dwelling</i>	
(3) Commercial	<i>Artist Studio</i> <i>Drinking Establishment</i> <i>Entertainment Facility</i> <i>Home Occupation - Urban</i> <i>Home Occupation - Basic</i> <i>Restaurant/Café</i> <i>Retail &amp; Service – General</i> <i>Office</i>	<i>Adult Entertainment</i> <i>Restricted Substance Retail</i> <i>Brewery/Distillery</i>
(4) Institutional	<i>Culture</i> <i>Education</i> <i>Government</i> <i>Health Services</i>	<i>After Life Care</i>

	<b>Human Services</b> <b>Recreation – Intensive</b> <b>Recreation – Non-Intensive</b>	
(5) Other <i>Uses</i>	<p><b>Accessory Building or Structure</b></p> <p>The following sign forms when associated with an approved Lodging, Commercial, Industrial development on the same lot; [Bylaw #16.22]</p> <p><b>A-Board Sign</b></p> <p><b>Fascia Sign</b></p> <p><b>Freestanding Sign</b></p> <p><b>Projecting Sign</b></p>	<p><b>A-Board Sign</b></p> <p><b>Mural</b> [Bylaw #16.22]</p> <p><b>Portable Sign</b></p> <p><b>Solar Energy System</b></p> <p><b>Communication Structure</b></p>

### 3.11.3 Specific *Use* Standards

(1) <b>Dwelling Unit(s)</b>	Buildings with 1 <b>Dwelling Unit</b> or in the form of a single detached dwelling are a discretionary use and shall be limited to locations in proximity to similar structures. [Bylaw #18.21]
(2) <b>Hotel/Motel</b>	Vehicle <b>access</b> and parking areas, including any structures, shall not be located between a <b>street</b> and a façade of the building.
(3) Additional Standards	No <b>use</b> shall cause or create any <b>nuisance</b> , by way of noise, vibration, smoke, dust, fumes, odors, heat, light, or traffic generation, at the discretion of the <b>Development Authority</b> .

### 3.11.4 *Setbacks* for **Principal Buildings**

(1) <b>Front Setback</b>	Maximum 3 metres
(2) <b>Secondary Front Setback</b>	Maximum 3 metres
(3) <b>Side Setback</b>	0 metres where a fire wall is provided otherwise a minimum of 1.2 meters

(4) <b>Rear Setback</b>	0 metres where a fire wall is provided otherwise a minimum of 1.2 metres
(5) <b>Projections Into Setbacks</b>	<p>The following features may project into a setback:</p> <ul style="list-style-type: none"> <li>(a) Unenclosed steps and wheelchair ramps;</li> <li>(b) <b>Signs</b>;</li> <li>(c) Fences;</li> <li>(d) An unenclosed <b>deck, porch</b> or other similar <b>structure</b> below 0.6 metres in height;</li> <li>(e) An unenclosed <b>deck, porch</b> or other similar <b>structure</b> above 0.6 metres in height may project 50 percent in a <b>front setback</b> or <b>rear setback</b>;</li> <li>(f) Eaves, chimneys, cantilevers, bay windows, or other similar architectural features may project up to 0.6 metres in a <b>front setback</b> or <b>side setback</b> and up to 1.5 metres in a <b>rear setback</b>; and</li> <li>(g) <b>Balconies</b> may project up to 1.5 metres in a <b>front setback</b> or <b>rear setback</b>. <b>Balconies</b> may project into a <b>side setback</b> but must maintain a minimum of 1.2 metres from the <b>side parcel boundary</b>.</li> </ul>

**3.11.5 Setbacks for Accessory Buildings**

(1) <b>Front Setback</b>	<b>Principal building front setback</b> plus 1 metre
(2) <b>Secondary Front Setback</b>	<b>Principal building secondary front setback</b> plus 1 metre
(3) <b>Side Setback</b>	0 metres
(4) <b>Rear Setback</b>	0 metres

**3.11.6 Building Height Standards**

(1) <b>Principal Building</b>	<ul style="list-style-type: none"> <li>(a) Minimum 6 metres</li> <li>(b) Maximum 20 metres</li> </ul>
(2) <b>Accessory Building</b>	Maximum 7.5 metres



### 3.11.7 Parking, Loading, and Access Standards

<p>(1) Bicycle Parking</p>	<p>(a) Where bicycle parking is provided for <b>uses</b> listed in the Commercial Use Category or Institutional Use Category in Section 3.7.2, bicycle parking shall be located close to the entrance of the <b>principal building</b>, but shall not impede pedestrian circulation or <b>access</b> to the building.</p> <p>(b) Where bicycle parking is provided for <b>uses</b> listed in the Residential Use Category in Section 3.7.2, bicycle parking shall be located and secured within a <b>principal building</b> or <b>accessory building</b>.</p>
<p>(2) Vehicle Parking</p>	<p>(a) There is no minimum required number of parking stalls for any <b>development</b> in the Downtown District.</p> <p>(b) Off-site vehicle parking (i.e. <b>street</b> parking) may be considered as a portion of the parking strategy for a <b>development</b>, at the discretion of the <b>Development Authority</b>.</p> <p>(c) Parking areas and/or structures shall be located to the side or rear of a building, or underground, wherever possible.</p> <p>(d) Surface parking areas and/or parking structures shall not be allowed unless associated with a <b>development</b>.</p> <p>(e) Any parking area having four or more parking stalls that are visible from an <b>adjacent parcel</b> or <b>road</b> shall provide and maintain perimeter planting.</p> <p>(f) Any parking area containing ten or more parking stalls should incorporate internal islands/planting areas.</p>
<p>(3) Vehicle <b>Access</b></p>	<p>(a) Where a <b>parcel</b> shares a <b>parcel boundary</b> with a <b>lane</b>, all <b>access</b> to the <b>parcel</b> must be from the <b>lane</b>.</p> <p>(b) Where a <b>corner parcel</b> shares a <b>parcel boundary</b> with a <b>lane</b>, <b>access</b> may be either from the <b>lane</b> or the <b>street</b>.</p> <p>(c) In the absence of a <b>lane</b>, <b>access</b> should be from the <b>secondary front yard</b>. Where <b>access</b> from a <b>secondary front yard</b> is not possible, <b>access</b> may be located on the primary <b>front yard</b>.</p>

	<p>(d) <b>Access</b> to parking areas and/or structures shall be no wider than 6 metres <b>adjacent</b> to the <b>front parcel boundary</b>.</p> <p>(e) <b>Parcels</b> shall have 2 or more <b>access</b> points if required for emergency <b>access</b>.</p>
--	---

### 3.11.8 Landscaping Standards

(1) General Landscaping Standards	The <b>front yard</b> shall be <b>landscaped</b> with grass, trees, shrubs, and/or flower beds. Areas of shale, rock, or other <b>hard landscaping</b> may be acceptable but shall not exceed 25% of the <b>landscaped area</b> .
(2) <b>Landscaped Area</b>	All portions of a <b>site</b> not covered by structures, parking, or vehicular circulation areas shall be <b>landscaped</b> .
(3) Number of Trees	<p>(a) The minimum number of trees required for a residential <b>development</b> shall be 1 tree per 45 square metres of <b>landscaped area</b>, or a minimum of 2 trees per <b>parcel</b>, whichever is greater.</p> <p>(b) The minimum number of trees required for a mixed-use or commercial <b>development</b> shall be 1 tree per 35 square metres of <b>landscaped area</b>.</p>
(4) Tree Size	Minimum height of 2 metres and/or 40 millimeters in <b>caliper</b> .
(5) Number of Shrubs	The minimum number of shrubs required for a residential, mixed-use, or commercial <b>development</b> shall be 1 shrub per 15 square metres of <b>landscaped area</b> .

### 3.11.9 Screening, Fences, and Hedges

(1) <b>Screening</b>	<p>(a) Garbage and waste material must be stored in closed containers, and visually screened from public <b>roads</b>, excluding <b>lanes</b>.</p> <p>(b) Outside storage of commercial materials and equipment shall be visually screened from <b>adjacent parcels</b> and public <b>roads</b>.</p>
(2) Fences and Hedges	(a) Notwithstanding subsection (ii), a fence or hedge located in a <b>front yard</b> shall be a maximum height of 1.2 metres.

	<p>(b) With the exception of <b>Home Occupation - Urban</b> and <b>Home Occupation - Basic</b>, uses listed in the Commercial Use Category in Section 3.6.2 shall not have fences or hedges in a <b>front yard</b>.</p> <p>(c) All other fences or hedges shall be a maximum height of 1.8 metres.</p>
--	--

**3.11.10 Additional Standards**

(1) <b>Subdivision</b>	A <b>development</b> requiring <b>subdivision</b> shall not be issued a <b>development permit</b> until approval of the <b>subdivision</b> application by the <b>Subdivision Authority</b> or, upon appeal, the <b>Subdivision and Development Appeal Board</b> .
(2) <b>Stormwater Management</b>	<p>(a) Unless otherwise determined by the <b>Development Authority</b>, the <b>applicant</b> shall be required to grade a <b>parcel</b> in such a way that all surface water will drain from the <b>parcel</b> to the back <b>lane</b>, the <b>street</b>, and/or a <b>stormwater management</b> system.</p> <p>(b) A <b>stormwater management plan</b> shall be required for all <b>subdivision</b> and <b>development</b> applications for industrial and commercial properties.</p>
(3) <b>Character, design &amp; appearance of buildings</b>	<p>(a) Exterior finish to be wood, metal or similar siding, brick or stucco to the satisfaction of the <b>Development Authority</b>. The finish of buildings should complement other structures and natural site features.</p> <p>(b) Roller shutters must be located on the inside of windows and screened from the outside if provided.</p>

### 3.12 TOURISM CORRIDOR DISTRICT

#### 3.12.1 General Intent

To support large scale commercial **development** with a regional draw. **Development** will be primarily low **density** commercial **uses** on a variety of **parcel** sizes and configurations to accommodate a diverse range of economic **development** opportunities.

#### 3.12.2 Uses

Use Category	Permitted Uses	Discretionary Uses
(1) Lodging		<b>Hotel/Motel</b>
(2) Commercial	<b>Artist Studio</b> <b>Drinking Establishment</b> <b>Entertainment Facility</b> <b>Restaurant/Café</b> <b>Retail &amp; Service – General</b> <b>Retail &amp; Service – Heavy</b> <b>Office</b>	<b>Adult Entertainment</b> <b>Car Wash</b> <b>Drive Through Facility</b> <b>Gas Station</b> <b>Restricted Substance Retail</b>
(3) Institutional	<b>After Life Care</b> <b>Culture</b> <b>Education</b> <b>Government</b> <b>Health Services</b> <b>Recreation – Intensive</b> <b>Recreation – Non-Intensive</b>	
(4) Other <b>Uses</b>	<b>Accessory Building or Structure</b>  The following sign forms when associated with an approved Lodging, Commercial, Industrial development on the same lot; [Bylaw #16.22]  <b>A-Board Sign</b>  <b>Fascia Sign</b>	<b>Billboard Sign</b> <b>Freestanding Sign</b> <b>Portable Sign</b> <b>Projecting Sign</b> <b>Rooftop Sign</b> <b>Storage Structure</b> <b>Solar Energy System</b> <b>Communication Structure</b>

### 3.12.3 Specific *Use* Standards

(1) Additional Standards	All <b>uses</b> shall mitigate any potential <b>nuisance</b> , such as noise, vibration, smoke, dust, fumes, odors, heat, light, or traffic generation, to the satisfaction of the <b>Development Authority</b> .
(2) <b>Car Wash</b>	(a) Minimum <b>site</b> area shall be 550 square metres and shall accommodate queuing space for 2 vehicles prior to entering the washing area and queuing space for 1 vehicle upon leaving the washing area.  (b) Shall be limited to the washing of vehicles with a gross vehicle weight of 4,000 kilograms or less.
(3) <b>Gas Station</b>	(a) Should located pumps to the side or rear of the building and provide additional <b>front setback area</b> and/or landscaping to better integrate the <b>Gas Station</b> with the public realm.  (b) The pumps shall be located a minimum of 4.5 metres from the building.

### 3.12.4 *Setbacks* for **Principal Buildings**

(1) <b>Front Setback</b>	Minimum 3 metres
(2) <b>Secondary Front Setback</b>	Minimum 3 metres
(3) <b>Side Setback</b>	(a) Minimum 3 metres (b) Minimum 6 metres where the <b>parcel</b> shares a <b>side parcel boundary</b> with the Neighbourhood District or Countryside District.
(4) <b>Rear Setback</b>	Minimum 6 metres
(5) <b>Projections</b> Into <b>Setbacks</b>	The following features may project into a setback: (a) Unenclosed steps and wheelchair ramps; and (b) <b>Signs</b> .

### 3.12.5 *Setbacks* for **Accessory Buildings**

(1) <b>Front Setback</b>	Minimum 3 metres
(2) <b>Secondary Front Setback</b>	Minimum 3 metres
(3) <b>Side Setback</b>	(a) Minimum 3 metres

	(b) Minimum 6 metres where the <b>parcel</b> shares a <b>side parcel boundary</b> with the Neighbourhood District or Countryside District.
(4) <b>Rear Setback</b>	Minimum 6 metres

### 3.12.6 Building Height Standards

(1) <b>Principal Building</b>	Maximum 14 metres
(2) <b>Accessory Building</b>	Maximum 7.5 metres
(3) Additional Building Height Standards	There is no maximum <b>building height</b> for <b>uses</b> listed in the Institutional Use Category in Subsection 3.8.2.

### 3.12.7 Parking, Loading, and Access Standards

(1) Bicycle Parking	Where bicycle parking is provided, bicycle parking shall be located close to the entrance of the <b>principal building</b> , but shall not impede pedestrian circulation or <b>access</b> to the building.
(2) Vehicle Parking	<p>(a) There is no minimum required number of parking stalls for any <b>development</b> in the Tourism Corridor District.</p> <p>(b) Off-site vehicle parking (i.e. <b>street</b> parking) may be considered as a portion of the parking strategy for a <b>development</b>, at the discretion of the <b>Development Authority</b>.</p> <p>(c) Parking areas and/or structures shall be located to the side or rear of a building, or underground, wherever possible.</p> <p>(d) Surface parking areas and/or parking structures shall not be allowed unless associated with a <b>development</b>.</p> <p>(e) Any parking area having four or more parking stalls that are visible from an <b>adjacent parcel</b> or <b>road</b> shall provide and maintain perimeter planting.</p> <p>(f) Any parking area containing ten or more parking stalls should incorporate internal islands/planting areas.</p>
(3) Vehicle <b>Access</b>	(a) In the absence of a <b>lane</b> , <b>access</b> should be from the <b>secondary front yard</b> . Where <b>access</b> from a

	<p><b>secondary front yard</b> is not possible, <b>access</b> may be located on the primary <b>front yard</b>.</p> <p>(b) Vehicle <b>access</b> to parking areas and/or structures shall be no wider than 6 metres <b>adjacent</b> to the <b>front parcel boundary</b>.</p> <p>(c) <b>Parcels</b> shall have 2 or more <b>access</b> points if required for emergency <b>access</b>.</p>
(4) Additional Parking, Loading, and <b>Access</b> Standards	<p>(a) All commercial and industrial <b>uses</b> shall provide sufficient space and <b>access</b> for loading vehicles to the satisfaction of the <b>Development Authority</b>.</p> <p>(b) All <b>loading areas</b> shall be a minimum of 2.5 metres wide.</p> <p>(c) All <b>loading areas</b> shall provide no less than 3.6 metres overhead clearance.</p> <p>(d) All <b>loading areas</b> shall be <b>hard surfaced</b> if the <b>access</b> is from a <b>street</b> or land which is <b>hard surfaced</b>.</p> <p>(e) <b>Access</b> to all <b>loading areas</b> shall be from a public <b>road</b>, a <b>lane</b>, or a clearly defined traffic aisle, and shall not interfere with traffic on the adjoining or abutting <b>streets</b> or <b>lanes</b>.</p>

### 3.12.8 Landscaping Standards

(1) <b>Landscaped Area</b>	All portions of a <b>site</b> not covered by structures, parking, or vehicular circulation areas shall be <b>landscaped</b> .
(2) Number of Trees	The minimum number of trees required for a mixed-use or commercial <b>development</b> shall be 1 tree per 35 square metres of <b>landscaped area</b> .
(3) Tree Size	Minimum height of 2 metres and/or 40 millimeters in <b>caliper</b> .
(4) Number of Shrubs	The minimum number of shrubs required for a mixed-use or commercial <b>development</b> shall be 1 shrub per 15 square metres of <b>landscaped area</b> .

### 3.12.9 Screening, Fences, and Hedges

(1) <b>Screening</b>	(a) Garbage and waste material must be stored in closed containers, and visually screened from public <b>roads</b> , excluding <b>lanes</b> .
----------------------	---

	(b) Outside storage of commercial materials and equipment shall be visually screened from <b>adjacent parcels</b> and public <b>roads</b> .
(2) Fences and Hedges	<p>(a) A fence located in a front yard shall be a maximum height of 1.2 metres. Fences within Front Yards with a height of over 1.2 meters shall be setback from the road at a distance at the discretion of the <b>Development Authority</b></p> <p>(b) All other fences or hedges shall be a maximum height of 1.8 metres.</p> <p>(c) All sites which abut a residential neighbourhood shall provide visual screening of at least 1.5 meters.</p>

**3.12.10 Additional Standards**

(1) <b>Subdivision</b>	A <b>development</b> requiring <b>subdivision</b> shall not be issued a <b>development permit</b> until approval of the <b>subdivision</b> application by the <b>Subdivision Authority</b> or, upon appeal, the <b>Subdivision and Development Appeal Board</b> .
(2) <b>Stormwater Management</b>	<p>(a) Unless otherwise determined by the <b>Development Authority</b>, the <b>applicant</b> shall be required to grade a <b>parcel</b> in such a way that all surface water will drain from the <b>parcel</b> to the back <b>lane</b>, the <b>street</b>, and/or a <b>stormwater management</b> system.</p> <p>(b) A <b>stormwater management plan</b> shall be required for all <b>subdivision</b> and <b>development</b> applications for industrial and commercial properties.</p>



### 3.13 EMPLOYMENT DISTRICT

#### 3.13.1 General Intent

To support a wide range of employment opportunities in areas that integrate industrial, institutional, commercial, and recreational **uses** that require larger **parcels**.

#### 3.13.2 Uses

Use Category	Permitted Uses	Discretionary Uses
(1) Lodging		<b>Hotel/Motel</b> <b>Work Camp</b> [Bylaw #16.22]
(2) Commercial	<b>Artist Studio</b> <b>Drinking Establishment</b> <b>Entertainment Facility</b> <b>Kennel</b> <b>Restaurant/Café</b> <b>Retail &amp; Service – General</b> <b>Retail &amp; Service - Heavy</b> <b>Office</b>	<b>Adult Entertainment</b> <b>Car Wash</b> [Bylaw #16.22] <b>Drive Through Facility</b> <b>Gas Station</b> <b>Restricted Substance Retail</b> <b>Brewery/Distillery</b>
(3) Industrial	<b>Industrial - Light</b>	<b>Industrial – Heavy</b> <b>Industrial – Cannabis Production</b> [Bylaw #16.22]
(4) Institutional	<b>Culture</b> <b>Education</b> <b>Government</b> <b>Health Services</b> <b>Recreation – Intensive</b> <b>Recreation – Non-Intensive</b>	<b>After Life Care</b>
(5) Agricultural	<b>Agriculture – Intensive</b>	
(6) Other <b>Uses</b>	<b>Accessory Building or Structure</b>  The following sign forms when associated with an approved Lodging, Commercial, Industrial	<b>Portable Sign</b> <b>Projecting Sign</b> <b>Solar Energy System</b> <b>Communication Structure</b>

	development on the same lot; [Bylaw #16.22]  <b>Fascia Sign</b>  <b>Freestanding Sign</b>	
--	---	--

**3.13.3 Specific Use Standards**

(1) <b>Car Wash</b>	Minimum <b>site</b> area shall be 550 square metres and shall accommodate queuing space for 2 vehicles prior to entering the washing area and queuing space for 1 vehicle upon leaving the washing area.
(2) <b>Gas Station</b>	(a) Should located pumps to the side or rear of the building and provide additional <b>front setback area</b> and/or landscaping to better integrate the <b>Gas Station</b> with the public realm.  (b) The pumps shall be located a minimum of 4.5 metres from the building.
(3) <b>Industrial Uses</b>	Industrial <b>uses</b> on <b>parcels</b> that do not have <b>lane access</b> must provide a minimum 4.5 metre <b>side setback</b> on one side.
(4) <b>Work Camp</b> [Bylaw #16.22]	An application for a <b>Development Permit</b> for a <b>Work Camp</b> must provide the following information:  (a) the location, type, and purpose of the camp; adjacent land uses;  (b) the method of supplying water, sewage and waste disposal to the camp. If a private sewage system is proposed, the proposed method of sewage disposal must comply with the current Alberta Private Sewage Systems Standard Practice and be to the satisfaction of the health authority; the number of persons proposed to reside in the camp;  (c) demonstrated approval from Alberta Environment if the camp is located on Crown land;  (d) the start date of the development, date of occupancy, and removal date of the camp; and  (e) reclamation measures once the work camp is no longer needed.  A <b>Development Permit</b> for a <b>Work Camp</b> shall not be approved unless:

	<ul style="list-style-type: none"> <li>(a) it is directly associated with a <b>Development</b> or business situated within the area;</li> <li>(b) it is deemed compatible with surrounding development and land uses by the <b>Development Authority</b>;</li> <li>(c) sufficient screening is provided from surrounding land uses as determined by the <b>Development Authority</b>;</li> <li>(d) it shall be for a temporary period of time in accordance with the timelines of a work project as specified by the <b>Development Authority</b>;</li> <li>(e) all required access provisions are provided to the satisfaction of the <b>Development Authority</b> at the sole cost of the developer;</li> <li>(f) the developer provides undertakings and guarantees acceptable to the <b>Development Authority</b>, that the <b>Work Camp</b> will be removed and the subject <b>Site</b> returned to its original condition upon completion as it was before the <b>Work Camp</b> was developed</li> </ul>
<p>(5) <b>Industrial – Cannabis Production Facility</b> [Bylaw #16.22]</p>	<p>Must adhere all Federal, Provincial and Municipal laws and regulations and shall comply with the following conditions:</p> <ul style="list-style-type: none"> <li>(a) As a condition of development and prior to the operation of the facility, the owner must provide a copy of the current license for all activities associated with cannabis production as issued by the Health Canada.</li> <li>(b) The owner or applicant must obtain any other approval, permit, authorization, consent or license that may be required to ensure compliance with applicable federal, provincial or other municipal legislation</li> <li>(c) The <b>Development</b> must be done in such a manner where all of the processes and functions are fully enclosed within a stand-alone building including all loading stalls and docks, garbage containers and waste material.</li> <li>(d) The <b>Development</b> shall not include an outdoor area for the storage of goods, materials or supplies.</li> <li>(e) The <b>Development</b> shall not operate in conjunction with another approved use.</li> <li>(f) The <b>Development</b> must include equipment designed and intended to remove odors from the air where it is discharged from the building as part of a ventilation system.</li> <li>(g) The <b>Development Authority</b> may require as a condition of a development permit, a waste management plan completed by a qualified</li> </ul>

	<p>professional, which includes but is not limited to, details on:</p> <ul style="list-style-type: none"> <li>i. the quantity and characteristics of liquid and waste material discharged by the facility,</li> <li>ii. the method and location of collection and disposal of liquid and waste material discharged by the facility; and</li> <li>iii. the disposal of waste products and mitigation of airborne emissions, including smell.</li> </ul>
<p>(6) <b>Natural Resource Extraction</b> [Bylaw #16.22]</p>	<ul style="list-style-type: none"> <li>(a) Any application must include plans of the proposed site showing: <ul style="list-style-type: none"> <li>i. the area to be excavated;</li> <li>ii. the roads and access points to the site;</li> <li>iii. the phasing of the development and estimated operation time frame;</li> <li>iv. reclamation proposals; and</li> <li>v. any other information considered necessary by the <b>Development Authority</b>.</li> </ul> </li> <li>(b) Must be a minimum of 300 metres from an approved <b>Dwelling Unit</b> at the time of approval.</li> <li>(c) In a commercial soil stripping operation, the area stripped shall be seeded to a grass or legume mixture at the discretion of the <b>Development Authority</b>.</li> <li>(d) Applications within the Flood Hazard Overlay may be referred to Alberta Environmental Protection, in order to assist in determining whether river channel integrity or fisheries will be jeopardized by the proposal.</li> </ul> <p>The <b>Development Authority</b> may require a letter of credit from a financial institution to guarantee that these requirements are carried out.</p>
<p>(7) Additional Standards [Bylaw #16.22]</p>	<ul style="list-style-type: none"> <li>(a) No <b>use</b> shall cause or create any <b>nuisance</b>, by way of noise, vibration, smoke, dust, fumes, odors, heat, light, or traffic generation, at the discretion of the <b>Development Authority</b>.</li> <li>(b) Storage piles of natural resources less than 4 meters in height must be at least 6 meters from any right of way.</li> </ul>

	(c) Storage piles of natural resources over 4 meters in height must be at least 30 meters from any right of way.
--	--

### 3.13.4 Setbacks for *Principal Buildings*

(1) <b>Front Setback</b>	Minimum 6 metres
(2) <b>Secondary Front Setback</b>	Minimum 6 metres
(3) <b>Side Setback</b>	No requirement unless the <b>parcel</b> shares a <b>side parcel boundary</b> with the Neighbourhood District or the Countryside District, where the <b>side setback</b> shall be a minimum of 6 metres
(4) <b>Rear Setback</b>	No requirement unless the <b>parcel</b> shares a <b>rear parcel boundary</b> with the Neighbourhood District or the Countryside District, where the <b>rear setback</b> shall be a minimum of 6 metres
(5) <b>Projections Into Setbacks</b>	The following features may project into a setback: (a) Unenclosed steps and wheelchair ramps; and (b) <b>Signs</b> .

### 3.13.5 Setbacks for *Accessory Buildings*

(1) <b>Front Setback</b>	Minimum 6 metres
(2) <b>Secondary Front Setback</b>	Minimum 6 metres
(3) <b>Side Setback</b>	No requirement unless the <b>parcel</b> shares a <b>side parcel boundary</b> with the Neighbourhood District or the Countryside District, where the <b>side setback</b> shall be a minimum of 6 metres.
(4) <b>Rear Setback</b>	No requirement unless the <b>parcel</b> shares a <b>rear parcel boundary</b> with the Neighbourhood District or the Countryside District, where the <b>rear setback</b> shall be a minimum of 6 metres.

### 3.13.6 Building Height Standards

(1) <b>Principal Building</b>	Maximum 14 metres
(2) <b>Accessory Building</b>	Maximum 11 metres

(3) Additional Building Height Standards	There is no maximum <b>building height</b> for <b>uses</b> listed in the Institutional Use Category in Subsection 3.9.2.
--	--

**3.13.7** Parking, Loading, and Access Standards

(1) Bicycle Parking	(a) Where bicycle parking is provided, bicycle parking shall be located close to the entrance of the <b>principal building</b> , but shall not impede pedestrian circulation or <b>access</b> to the building.
(2) Vehicle Parking	<p>(a) There is no minimum required number of parking stalls for any <b>development</b> in the Employment District.</p> <p>(b) Off-site vehicle parking (i.e. <b>street</b> parking) may be considered as a portion of the parking strategy for a <b>development</b>, at the discretion of the <b>Development Authority</b>.</p> <p>(c) Parking areas and/or structures shall be located to the side or rear of a building, or underground, wherever possible.</p> <p>(d) Surface parking areas and/or parking structures shall not be allowed unless associated with a <b>development</b>.</p> <p>(e) Any parking area having four or more parking stalls that are visible from an <b>adjacent parcel</b> or <b>road</b> shall provide and maintain perimeter planting.</p> <p>(f) Any parking area containing ten or more parking stalls should incorporate internal islands/planting areas.</p>
(3) Vehicle <b>Access</b>	<p>(a) Where a <b>corner parcel</b> shares a <b>parcel boundary</b> with a <b>lane</b>, <b>access</b> may be either from the <b>lane</b> or the <b>street</b>.</p> <p>(b) <b>Parcels</b> shall have 2 or more <b>access</b> points if required for emergency <b>access</b>, or if at the discretion of the <b>Development Authority</b>.</p>
(4) Additional Parking, Loading, and <b>Access</b> Standards	<p>(a) All commercial and industrial <b>uses</b> shall provide sufficient space and <b>access</b> for loading vehicles to the satisfaction of the <b>Development Authority</b>.</p> <p>(b) All <b>loading areas</b> shall be a minimum of 2.5 metres wide.</p>

	<p>(c) All <b>loading areas</b> shall provide no less than 3.6 metres overhead clearance.</p> <p>(d) All <b>loading areas</b> shall be <b>hard surfaced</b> if the <b>access</b> is from a <b>street</b> or land which is <b>hard surfaced</b>.</p> <p>(e) <b>Access</b> to all <b>loading areas</b> shall be from a public <b>road</b>, a <b>lane</b>, or a clearly defined traffic aisle, and shall not interfere with traffic on the adjoining or abutting <b>streets</b> or <b>lanes</b>.</p>
--	---

### 3.13.8 Landscaping Standards

(1) <b>Landscaped Area</b>	All portions of a <b>site</b> not covered by structures, parking, or vehicular circulation areas shall be <b>landscaped</b> .
(2) Number of Trees	The minimum number of trees required for a industrial or commercial <b>development</b> shall be 1 tree per 35 square metres of <b>landscaped area</b> .
(3) Tree Size	Minimum height of 2 metres and/or 40 millimeters in <b>caliper</b> .
(4) Number of Shrubs	The minimum number of shrubs required for a residential, mixed-use, or commercial <b>development</b> shall be 1 shrub per 15 square metres of <b>landscaped area</b> .

### 3.13.9 Screening, Fences, and Hedges

(1) <b>Screening</b>	<p>(a) Garbage and waste material must be stored in closed containers, and visually screened from public <b>roads</b>, excluding <b>lanes</b>.</p> <p>(b) Outside storage of commercial materials and equipment shall be visually screened from <b>adjacent parcels</b> and public <b>roads</b>.</p>
(2) Fences and Hedges	<p>(a) A fence or hedge located in a <b>front yard</b> shall be a maximum height of 1.2 metres. Fences within Front Yards with a height of over 1.2 meters may be required to be setback from the road at a distance at the discretion of the <b>Development Authority</b> [Bylaw #16.22]</p> <p>(b) All other fences or hedges shall be a maximum height of 1.8 metres.</p>

**3.13.10 Additional Standards**

<p>(1) <b>Subdivision</b></p>	<p>A <b>development</b> requiring <b>subdivision</b> shall not be issued a <b>development permit</b> until approval of the <b>subdivision</b> application by the <b>Subdivision Authority</b> or, upon appeal, the <b>Subdivision and Development Appeal Board</b>.</p>
<p>(2) <b>Stormwater Management</b></p>	<p>(a) Unless otherwise determined by the <b>Development Authority</b>, the <b>applicant</b> shall be required to grade a <b>parcel</b> in such a way that all surface water will drain from the <b>parcel</b> to the back <b>lane</b>, the <b>street</b>, and/or a <b>stormwater management</b> system.</p> <p>(b) A <b>stormwater management plan</b> shall be required for all <b>subdivision</b> and <b>development</b> applications for industrial and commercial properties.</p>



---

## 4 Signs

### 4.1 GENERAL REQUIREMENTS FOR SIGNS

- 4.1.1 A **sign** shall not conflict with or dominate, or detract from the general character of the surrounding streetscape or the architecture of any building on the **parcel** on which it is located or in the vicinity of or be liable to create a cluttered appearance to the streetscape.
- 4.1.2 The exterior finish and construction of all **signs** shall be of professional quality and appearance. Consideration should be made for orientation, climate, and environmental factors that may affect the appearance, condition, or degradation of the **sign** over time.
- 4.1.3 The **Development Authority** may revoke a **development permit** for a **sign** at any time if the **sign** has become detrimental to the amenities of the neighbourhood.
- 4.1.4 The **Development Authority** may require that any **sign** not in conformance with this **Bylaw** shall be renovated, repaired, or removed.
- 4.1.5 The **Development Authority** may approve a **sign** on a temporary basis, whether or not it conforms to the rules established in this **Bylaw**, if the **sign** is used to advertise a special event held at a public facility.
- 4.1.6 No **sign** shall be erected on or affixed to municipal property or a municipal **road right-of-way** without the approval of the **Town**.
- 4.1.7 No **sign** shall be erected on or affixed to provincial property or a provincial **road right-of-way** without the approval of Alberta Transportation.
- 4.1.8 The **development** of a **sign** on municipal property or a municipal **road right-of-way** shall require an agreement with the **Town** registered on title or kept on record at the **Town** office.
- 4.1.9 A permitted **sign** installed on municipal property shall be at the **applicant** or developer's risk and the **Town** may, at any time, require the **applicant** or developer to remove the **sign** and incur all costs associated with the removal of the **sign**.
- 4.1.10 Where a **sign** projects over a public sidewalk or other municipal property, the owner of the **sign** shall:
- (1) indemnify to hold harmless the **Town** for any claim related to the construction and maintenance of the **sign**; and
  - (2) furnish a public liability insurance policy of such an amount satisfactory to the **Development Authority** naming the **Town** as co-insured.
- 4.1.11 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.
- 4.1.12 All signs must be erected on or directly in front of the **site** to which they relate, except for Billboard Signs and Bench Signs [Bylaw #18.21]

- 4.1.13** All signs shall be removed within 30 days of the **use** to which they relate ceasing to operate. The **Development Authority** may order the removal of the sign and the lawful owner of the sign or where applicable, the registered property owner, shall upon order either: [Bylaw #16.22]
- i. remove the sign including all related structural components within 30 days from the date of receipt of such notice; and
  - 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;
- or*
- a. remove the sign copy, however leaving the related structural components within 30 days from the date of receipt of such notice; and
  - b. replacing the sign copy with a blank, white, non-illuminated face; and
  - c. bear all the costs related to such removal and restoration.
- 4.1.14** A **sign** shall comply with the requirements set out in the Canadian Code of Advertising Standards and shall not be offensive or promote intolerance, hatred, or ridicule of any race, religion, or other segment of society.
- 4.1.15** No **signs** shall be permitted within the Municipality's boundaries that are attached to or mounted on permanently fixed or stationary transport trailers, vehicles, or shipping containers, unless the unit is occupied by an active business. [Bylaw #18.21]
- 4.1.16** **Signs** may be illuminated by a constant source of dimmable light, but shall not be lit by flashing, electronic, animated, intermittent or rotating lights. The design and installation of the lighting shall ensure no element of the light connection is visible to a pedestrian. [Bylaw #18.21]
- 4.1.17** No digital sign shall be permitted in any location within 30 meters of any parcel boundary of a dwelling unit or parcel zoned for residential purposes. Notification shall be sent of any illuminated or digital sign application to residential properties within a 100-meter radius of the proposed location of the sign placement

## 4.2 FREESTANDING SIGNS

- 4.2.1** No **freestanding sign** shall extend beyond 6 metres above **grade** or be larger than 3 square metres, except in the:
- (1) Tourism Corridor District (TCD) and the Employment District (ED), where the maximum height shall be 9 metres and the maximum area shall be 23 square metres.
- 4.2.2** Only 1 **freestanding sign** may be erected along each of a **site's parcel boundaries** shared with a **street**.
- 4.2.3** No **freestanding sign** shall be erected in such proximity to the Badlands District (BD) that it would detract from the natural aesthetics and intent of the Badlands District (BD).
- 4.2.4** **Freestanding signs** shall be separated from each other by a minimum distance of 15 metres.
- 4.2.5** **Freestanding signs** shall only be erected on or **adjacent** to sites to which they relate, except in the case of:
- (1) Advance directional and informational signs which may be approved by the **Development Authority** in locations where it considers that the free and safe flow of traffic may be enhanced; or

- (2) Signs used solely by community organizations.

### 4.3 FASCIA SIGNS

- 4.3.1 No **fascia sign** shall project more than 0.4 metres over a **street** or public property.
- 4.3.2 No **fascia sign** shall project more than 1 metre above the roof of the building to which the **fascia sign** is attached.
- 4.3.3 No **fascia sign** shall be lower than 2.5 metres above **grade**, except in the case of signs intended solely for the information of pedestrians, where the height shall be determined by the **Development Authority** having regard, amongst other things, to clarity and safety.
- 4.3.4 No **fascia sign** shall exceed 25% of the façade to which the **fascia sign** is attached.

### 4.4 PROJECTING SIGNS

- 4.4.1 No **projecting sign** shall exceed 2 square metres in size.
- 4.4.2 No **projecting sign** shall project more than 1 metre above the roof of the building to which the **projecting sign** is attached.
- 4.4.3 No **projecting sign** shall be lower than 2.5 metres above **grade**.
- 4.4.4 The maximum space between the **projecting sign** and its supporting **structure** shall be 0.6 metres.
- 4.4.5 No **projecting sign** shall project within 0.6 metres from the curb.
- 4.4.6 Only 1 **projecting sign** may be erected on each **street** facing façade of the **use** to which the **sign** relates.

### 4.5 ROOFTOP SIGNS

- 4.5.1 No **rooftop sign** shall exceed 9 square metres in size.
- 4.5.2 No **rooftop sign** shall project more than 3 metres vertically above the roof line.
- 4.5.3 No **rooftop sign** shall project horizontally beyond the roof line.
- 4.5.4 Structural support elements shall be designed or concealed such that they are not visible.

### 4.6 PORTABLE SIGNS

- 4.6.1 Only 1 **portable sign** may be on a **parcel**.
- 4.6.2 No **portable sign** shall be located within 2 metres of any **parcel boundary**.

- 4.6.3 No **portable sign** shall be higher than 2 metres above **grade**.
- 4.6.4 No **portable sign** shall exceed 3 square metres in size.
- 4.6.5 No **portable sign** shall be located on a residential **parcel**.
- 4.6.6 No **portable sign** shall be located within 100 meters of another **portable sign**. [Bylaw #16.22]
- 4.6.7 **Portable signs** shall have a maximum display period of 60 days per **development permit** and only permitted twice per calendar year per lot. [Bylaw #16.22]
- 4.6.8 Removed [Bylaw #16.22]
- 4.6.9 **Portable signs** shall only be erected on sites to which it relates unless otherwise approved by the **Development Authority**.
- 4.6.10 **Portable signs** shall be properly secured so that they will not move or pose a hazard.

#### 4.7 A-BOARD SIGNS

- 4.7.1 No **A-board sign** shall disrupt pedestrian traffic on the sidewalk.
- 4.7.2 No **A-board sign** shall exceed 0.6 metres in width or 0.9 metres in height.
- 4.7.3 **A-board signs** shall only be allowed on sidewalks during hours when the business to which the **A-board sign** relates is open to the public.
- 4.7.4 **A-board signs** shall be limited to 1 per business and placed directly in front of the building in which the business is located.
- 4.7.5 **A-board signs** shall not be placed on centre medians with **road** rights-of-way.
- 4.7.6 **A-board signs** must be constructed of a material such that a rigid frame is provided.

#### 4.8 BILLBOARD SIGNS [BYLAW #18.21]

Billboard signs may be permitted within the Tourism Corridor (TCD) or Rural Development District (RDD) provided that;

- 4.8.1 Only 1 **billboard sign** may be erected along each of a **site's parcel boundaries** shared with a **street**.
- 4.8.2 The maximum height shall be 9 metres and the maximum area shall be 23 square metres.
- 4.8.3 The minimum vertical clearance beneath a billboard shall be 3.0 m
- 4.8.4 Billboard Signs shall be separated from each other by a minimum distance of;
  - a. 300 metres where the posted speed is 100 km/h
  - b. 150 meters where the posted speed is 70 km/hr

c. 50 meters where the posted speed is 50 km/hr

- 4.8.5 Billboards may be illuminated by a constant source of dimmable light, but shall not be lit by flashing electronic, animated, intermittent or rotating lights
- 4.8.6 A Billboard may be erected on a site that is not associated with the development, with landowner consent.
- 4.8.7 No **Billboard Sign** shall be placed in such proximity to the Badlands District (BD) that it would detract from the natural aesthetics and intent of the Badlands District (BD).
- 4.8.8 No Billboard Sign larger than 1.2 metres by 2.4 metres shall be placed within 200 meters of any parcel zoned within the Neighborhood District (ND).

#### 4.9 BENCH SIGNS [BYLAW #18.21]

- 4.9.1 All Bench Signs shall be placed at least 100m from any existing bench sign, unless otherwise outlined in a Statutory plan
- 4.9.2 No **Bench Sign** shall be erected on municipal right of way
- 4.9.3 Only 1 **bench sign** may be erected along each of a **site's parcel boundaries** shared with a **street**.
- 4.9.4 Bench signs shall be located adjacent to a building, a public sidewalk or pedestrian trail and in an area where pedestrian foot traffic is expected, though not impede access to any building, a public sidewalk or pedestrian trails
- 4.9.5 Orientation of bench signs along a public street shall be parallel to the street.
- 4.9.6 Bench design should emphasize; comfort, ease of maintenance, durable finish and resistance to vandalism.

#### 4.10 MURALS [BYLAW #16.22]

- 4.10.1 No more than one **Mural** shall be permitted per building unless otherwise specifically authorized by the **Development Authority**.
- 4.10.2 The location, content, construction materials and size associated with the **Mural** shall be to the satisfaction of the **Development Authority**.
- 4.10.3 No **Mural** shall be applied to a building in a manner that has a negative effect on historically significant elements of a building or key architectural feature that define the overall appearance or character of a building.
- 4.10.4 **The Mural** must be a painting or other decorative work (artistic rendering/scene) and no **Mural** shall be created to solely display a commercial message or depiction.

- 4.10.5** Placement of **Murals** shall be encouraged on existing blank walls.
- 4.10.6** The **Development Authority** may require that the **Mural** content be reflective of the Town's history or heritage.
- 4.10.7** Display of text, including a business name or commercial message, within a **Mural** shall;
- (a) be incorporated into the design
  - (b) not exceed ten per cent (10%) of the **Mural** surface area.
- 4.10.8** **Murals** must have a linkage to:
- (a) historical events or periods that impacted the community;
  - (b) representative landscapes and physical environments;
  - (c) local culture.
- 4.10.9** **Murals** shall not contain or portray the following:
- (a) obscene or offensive language, symbols or messages;
  - (b) hateful language, symbols or messages;
  - (c) racist or exclusionary imagery or messages;
  - (d) political viewpoints;
  - (e) religious viewpoints; or
  - (f) any content that is or has the potential to cause divisiveness in the community.
- 4.10.10** The owner(s) of a building with a **Mural** shall be responsible for maintaining the **Mural** in a proper state of repair and shall:
- (a) keep it properly painted at all times;
  - (b) ensure that all structural elements needed to support the **Mural** are properly attached and meet applicable safety standards, and
  - (c) clean all **Mural** surfaces as it becomes necessary.
  - (d) ensure any damage is repaired within 7 days of notification.
- 4.10.11** After placement, all **Murals** shall be reviewed at the discretion of the **Development Authority**. The **Development Authority** may require that any sign not in conformance with this section shall be renovated, repaired or removed at the expense of the property owner.

#### **4.11 SIGNS NOT REQUIRING A DEVELOPMENT PERMIT**

The following Signs do not require a Development Permit if they comply with this bylaw. Signs that do not comply with these development standards require a Development Permit with a variance:

- 4.11.1** 2 temporary on-site signs, not exceeding 1 square metre in size nor 1.2 metres in height, so long as the **sign** is intended for one of the following purposes:
- (1) Advertising the sale or lease of property;
  - (2) Identifying a construction or demolition project; or

- (3) A political sign 30 days prior to a federal, provincial, municipal election, by-election or referendum.

**4.11.2** 1 **A-board sign** in accordance with Section 4.7.

**4.11.3** Any window sign or graphic painted on, attached to or installed on a window provided that no more than 50 percent of the subject window area is covered. [Bylaw #16.22]

**4.11.4** The alteration of an existing sign, which only includes routine maintenance, painting, or change in face, content or lettering and does not include modification to the sign structure or projection style. [Bylaw #16.22]

---

## 5 Administration

### 5.1 DEVELOPMENT AUTHORITY

- 5.1.1 The position of the **Development Authority** is established by bylaw pursuant to the **Act**.
- 5.1.2 Subject to Section 624 of the **Act**, the **Development Authority** may include one or more of the following:
- (1) The **Development Officer(s)**;
  - (2) The **Municipal Planning Commission**; or
  - (3) **Council** acting as the **Development Authority** in a Direct Control District.
- 5.1.3 The **Development Authority** shall:
- (1) Exercise powers and duties on behalf of the **Town**;
  - (2) Perform duties as established by **Council** to enforce this **Bylaw** in accordance with the **Act**, as amended; and
  - (3) Receive, consider, and make decisions on applications for **development permits** and letters of compliance.

### 5.2 DEVELOPMENT OFFICER

- 5.2.1 The office of the **Development Officer** is hereby established.
- 5.2.2 The person or persons to fill the office of the **Development Officer** shall be appointed by the **CAO**.
- 5.2.3 The **Development Officer** shall:
- (1) Enforce this **Bylaw** and decisions of the **Development Authority**;
  - (2) Receive, process, and facilitate all applications for **development permits**;
  - (3) Review each **development permit** application to determine whether it is complete in accordance with the information requirements of this **Bylaw** and provide guidance to applicants on any additional information required for completeness;
  - (4) Review each **development permit** application to determine its appropriate **use** definition and, if necessary, require the **applicant** to apply for a permit for a different **use** definition;
  - (5) Keep and maintain for inspection of the public during office hours, a copy of this **Bylaw** and all amendments and ensure that copies are available to the public;
  - (6) Maintain an up-to-date version of this **Bylaw** on the Town's website;
  - (7) Respond to questions and inquiries pertaining to regulations contained within this **Bylaw** and their interpretation;
  - (8) Keep a register of all **development permit** applications including the decisions rendered and the reasons for the decisions;



- (9) Consider and decide on applications for **development permits** within 40 days of the receipt of the application in its complete and final form or within such time as agreed to, in writing, by the **applicant**;
- (10) Issues decisions and, if necessary, state terms and conditions for **development permit** applications for those **uses** listed as permitted **uses** in the subject land use district;
- (11) Issues decisions and, if necessary, state terms and conditions for **development permit** applications for those **uses** listed as **discretionary uses** in the subject land use district where, in the opinion of the **Development Officer**, the proposed **development** meets all the standards of the **Bylaw** and is compatible with surrounding **uses**; and
- (12) Provide notice of decisions on **development permit** applications in accordance with the notification requirements of this **Bylaw** and the **Act**.

5.2.4 The **Development Officer** may:

- (1) Refer a **development permit** application to the **Municipal Planning Commission** when deemed necessary by the **Development Officer**, and
- (2) Refer any other planning or **development** matter to the **Municipal Planning Commission** for its review, support, direction, or decision.

### 5.3 SUBDIVISION AUTHORITY

- 5.3.1 **Council** is the **Subdivision Authority** and is authorized to exercise **subdivision** powers and duties on behalf of the **Town** in accordance with this **Bylaw**.
- 5.3.2 **Council** may delegate any or all of their **Subdivision Authority** powers and duties to the **CAO**, the **Development Officer**, or other employee of the **Town**.
- 5.3.3 The **Subdivision Authority** shall perform duties that are specified in the **Act** and the Subdivision and Development Regulation.

### 5.4 MUNICIPAL PLANNING COMMISSION

- 5.4.1 The **Municipal Planning Commission** is hereby established and shall perform duties that are specified in the **Act** and the Subdivision and Development Regulations.
- 5.4.2 The **Municipal Planning Commission** shall:
  - (1) Issue decisions and, if necessary, state terms and conditions for **development permit** applications referred by the **Development Officer**; and
  - (2) Consider and, if necessary, state terms and conditions on any other planning or **development** matters referred by the **Development Officer**.
- 5.4.3 The **Municipal Planning Commission** may:
  - (1) Direct the **Development Officer** to review, research, or make recommendations on any other planning and **development** matter; and
  - (2) Make recommendations to **Council** on planning and **development** matters.

## 5.5 VARIANCE POWERS

- 5.5.1 The **Development Authority** or **Subdivision Authority** may approve at their discretion, with or without conditions, an application for **development** that does not comply with this **Bylaw** where the proposed **development**, with variance would not:
- (1) Unduly interfere with the amenities of the neighbourhood; or
  - (2) Materially interfere with or affect the use, enjoyment, or value of neighbouring properties; and
  - (3) The **use** proposed is allowed by this **Bylaw**.
- 5.5.2 If a variance is granted pursuant to this section, the **Subdivision Authority** or **Development Authority** shall specify its nature in the **subdivision** or **development permit** approval.

## 5.6 SUBDIVISION AND DEVELOPMENT APPEAL BOARD

- 5.6.1 The **Subdivision and Development Appeal Board** shall perform the duties specified in the **Act**, this **Bylaw**, and the **Subdivision and Development Appeal Board** Bylaw, as amended.

## 5.7 AMENDMENTS TO THIS BYLAW

- 5.7.1 **Council**, on its own initiative, may amend this Bylaw, pursuant to the **Act**.
- 5.7.2 Prior to granting second reading to a proposed bylaw that amends or repeals this Bylaw, **Council** shall hold a public hearing in accordance with the **Act**.
- 5.7.3 A person may make an application to the **Development Authority** to amend this Bylaw. The application shall include:
- (1) The prescribed application form, properly completed and signed;
  - (2) A statement of the specific amendment requested;
  - (3) The purpose and reasons for the application;
  - (4) A statement of the **applicant's** interest in the lands; and
  - (5) An application fee, as established by **Council**.
- 5.7.4 If the amendment is for redesignation of land, the **Development Authority** may require:
- (1) Plan(s) showing the lands which are the subject of the amendment;
  - (2) Written authorization from the registered owner of the subject lands;
  - (3) A current copy of the Certificate of Title for the subject lands;
  - (4) A **Concept Plan** for the area to be redesignated, to the level of detail specified by the **Development Authority**; and
  - (5) Payment of a fee to the Town equal to the costs incurred by the **Town** to review the proposed redesignation and related **Concept Plan**, or if necessary to prepare an **Concept Plan**.

- 5.7.5 The analysis of the **Development Authority** shall be based on the full land **use** potential of the proposed amendment and not on the merits of any particular **development** proposal. The analysis shall, among other things, consider the following impact criteria:
- (1) Relationship to and compliance with approved Statutory Plans and **Council** policies;
  - (2) Relationship to and compliance with Statutory Plans and **Concept Plans** in preparation;
  - (3) Compatibility with surrounding **development** in terms of land **use** function and scale of **development**;
  - (4) Traffic impacts;
  - (5) Relationship to, or impacts on, services such as water and sewage systems, and other **public utilities** and facilities such as recreation facilities and schools;
  - (6) Relationship to municipal land, **right-of-way**, or easement requirements;
  - (7) Effect on stability, retention, and rehabilitation of desirable **uses**, buildings, or both in the area;
  - (8) Necessity and appropriateness of the proposed amendment in view of the stated intentions of the **applicant**; and
  - (9) Relationship to the documented concerns and opinions of area residents regarding **development** implications.
- 5.7.6 If an application to amend this Bylaw is refused, the **Development Authority** may refuse to accept another application until 6 months has lapsed from the date of the refusal.

## 5.8 SUBDIVISION APPLICATIONS

- 5.8.1 An application for **subdivision** shall be made to the **Subdivision Authority** using the prescribed form, properly completed, signed by all owners and agents, and accompanied by:
- (1) Copies of either a sketch or plan drawn to scale in metric dimensions showing the following:
    - (a) The location, dimensions, and boundaries of the **parcel** to be subdivided;
    - (b) The proposed **parcel(s)** to be registered in a Land Titles Office;
    - (c) The location, dimensions, and boundaries of each new **parcel** to be created and any reserve land;
    - (d) Existing rights-of-way of each public utility or other rights-of-way;
    - (e) The location, **use**, and dimensions of buildings on the **parcel** that is the subject of the application and specifying those buildings that are proposed to be demolished or moved;
    - (f) The location and boundaries of the bed and shore of any river, stream, watercourse, lake, or other body of water that is contained within or bounds the proposed **parcel** of land;
    - (g) The location of any existing or proposed wells, any private sewage disposal systems, and the distance from these to existing or proposed buildings and existing or proposed **parcel boundaries**; and

- (h) Existing and proposed **access** to the proposed **parcel(s)** and the remainder of the **parcel**;
  - (2) Current title searches or photocopies of the existing registered Certificates of Title in a Land Titles Office showing all ownership interests and easements within the **parcel** to be subdivided;
  - (3) Statistics showing calculations of the gross **floor area** of land in the plan area and the allocation of the land to **streets, lanes, parcels**, and reserve lands, as per the **Act**; and
  - (4) Number of **dwelling units**.
- 5.8.2 In addition to the information required under Section 5.8.1, the following information may be required by the **Subdivision Authority** depending on the scale, type, and location of the proposed **development**:
- (1) Ground water information and information regarding the supply of potable water if the intended **uses** are not served by a piped municipal system;
  - (2) A Geotechnical Assessment, prepared by a qualified Geotechnical Engineer under seal and permit to practice stamp registered in the Province of Alberta, describing the **site's** suitability to:
    - (a) Sustain sewage disposal systems if the intended **use** is not served by a piped municipal wastewater system; and/or
    - (b) Support building foundations and withstand slumping or subsidence on lands;
  - (3) Shadow plans to demonstrate the integration of the proposed **subdivision on adjacent parcels** and/or land to be developed in the future;
  - (4) A plan showing resources, such as trees, ravines, views, and other similar natural features which are influential to the **subdivision** of the area;
  - (5) An appraisal of the market value of the land when money in place of land dedication for Municipal Reserve is proposed. The appraisal must be prepared in accordance with the **Act**; and
  - (6) An Historical Resources Impact Assessment on lands that have been identified or suspected as containing a Registered Historical Resource or within 60 metres of public lands set aside for **use** as historical sites.
- 5.8.3 If an application for **subdivision** is refused, the **Subdivision Authority** may refuse to accept another application until 6 months has lapsed from the date of the refusal.
- 5.8.4 Approval of an application for **subdivision** is not an approval to develop, construct, or build on the land. **Site** grading, earthwork, or any other construction shall not commence nor proceed until a **development agreement** has been signed or, where applicable, a **development permit** has been issued.
- 5.8.5 When an application for **subdivision** is approved, with or without conditions, or refused, the notice of decision shall be sent by ordinary mail to the **applicant** and those persons and authorities that are required to be given a copy of the application under the Subdivision and Development Regulation.

- 5.8.6 For purposes of this Bylaw, the date of the notice of decision of the **Subdivision Authority** on an application for **subdivision** is the date the decision was transmitted to the **applicant** and those persons required to be notified under the Subdivision and Development Regulation.
- 5.8.7 An application for **subdivision** shall, at the option of the **applicant**, be deemed to be refused when decision is not made by the **Subdivision Authority** within 60 days of the application being deemed complete unless the **applicant** has entered into an agreement with the **Subdivision Authority** to extend the 60 day period. The **applicant** may appeal in writing, as per the **Act**, as though they had received a decision of refusal.

## 5.9 SUBDIVISION AGREEMENT

- 5.9.1 The **Subdivision Authority** may approve a **subdivision** application subject to conditions.
- 5.9.2 If a **subdivision agreement** is required it shall be entered into between the **Town** and the owner and/or **applicant**, as per Section 655 of the **Act**. The **subdivision agreement** may be registered on certificate(s) of title to the satisfaction of the **Town**.
- 5.9.3 A **subdivision agreement** may contain provisions requiring a letter(s) of credit or other security in an amount and in a form to be determined by the **Town** to guarantee the execution of the items listed in the **subdivision agreement**.

## 5.10 WHEN A DEVELOPMENT PERMIT IS NOT REQUIRED

- 5.10.1 All municipal works, **public utilities**, public parks, and municipal facilities are permitted in all districts and shall be exempt from the regulations and **development permit** conditions of this Bylaw.
- 5.10.2 A **development permit** is not required for the following developments provided the **development** complies with all other requirements of this Bylaw:
- (1) Those **uses** and **development** exempted under Section 618 of the **Act**;
  - (2) Works of maintenance, repair, or alteration to any building or **structure** provided that the work:
    - (a) Does not include **structural alterations**;
    - (b) Does not result in an increase in the number of **dwelling units**;
    - (c) Does not change the intensity or **use** of the building or **structure**; and
    - (d) Is performed in accordance with relevant legislation and other government regulations;
  - (3) The completion of any **development** which has lawfully commenced before the passage of this Bylaw or any amendment to this Bylaw, provided that the **development** is completed in accordance with the terms of any permit granted in respect of it, and provided that it is completed within 12 months of the date of commencement;
  - (4) The **use** of any such **development** as is referred to in subsection (3) for the purpose of which **development** was commenced;

- (5) The erection, construction, maintenance, improvement or any other alterations of gates, fences, walls, or other means of enclosure shall conform to heights outlined within the *Screening, Fences and Hedges* within the applicable Land Use District. [Bylaw #18.21]
- (6) Retaining walls less than 1 metre in height;
- (7) A temporary building associated with construction and not to be used for residential purposes such as a construction trailer, where the sole purpose of the building is incidental to the erection or **structural alteration** of a permanent building for which a **development permit** has been issued under this Bylaw. The temporary building shall be removed within 30 days of substantial completion of **development**. This does not include a sales office, **show home**, or similar facility;
- (8) Any **development** carried by or on behalf of the Crown but not including that carried out by or on behalf of a Crown Corporation;
- (9) The **use** of a building or part thereof as a temporary polling station for a federal, provincial, or municipal election or referendum;
- (10) The temporary placement of campaign signs in connection with a federal, provincial, or municipal election or referendum;
- (11) **Town** sanctioned special events;
- (12) An **accessory building** or **structure** not greater than 10 square metres and with a maximum height of 3 metres, with no utility connections, no permanent foundation, and is not to be used as a Dwelling Unit;
- (13) Signs not requiring a **development permit** as per Part 4 of this Bylaw;
- (14) The erection or maintenance by the **Town** on **Town** property of a traffic sign, informational sign, directional **sign**, or third party **sign**;
- (15) The erection of a flag pole or other poles provided that such poles do not exceed 6 metres in height;
- (16) A satellite dish antenna less than 1 metre in diameter;
- (17) A **Home Occupation - Basic**; and
- (18) The construction of a **deck** or patio with a surface height 0.6 metres or less above **grade**. [Bylaw #18.21]

## 5.11 DEVELOPMENT PERMIT APPLICATIONS

5.11.1 An application for a **development permit** shall be made to the **Development Authority** using the prescribed form, properly completed, signed by all owners and agents, and accompanied by:

- (1) The required fees as established by **Council**;
- (2) Written authorization from the registered owner of the subject lands;
- (3) A current copy of the Certificate of Title for the subject lands; and
- (4) 1 copy and 1 digital copy of the **site**, floor, elevation, and landscaping plans, drawn to scale, in metric dimensions which show the following:
  - (a) Legal description of the **site** with north arrow;

- (b) Area and dimensions of the land to be developed including **parcel coverage**, thoroughfares, and **setbacks**;
- (c) Exterior finishing materials, architectural design features, and all locations and dimensions of frontage elements including transparency, entrances, and landscaping;
- (d) The height, dimensions, and relationship to **parcel boundaries** of all existing and proposed buildings and structures including retaining walls, trees, landscaping, and other physical features;
- (e) The removal of trees if applicable;
- (f) Existing and proposed **access** to and from the **site**;
- (g) **Site** drainage, **finished grades**, and the **grades** of the **roads**, **streets**, and utilities servicing the **site**;
- (h) Locations and distances of on-site existing or proposed water, wastewater, and storm water connections, septic tanks, disposal fields, water wells, culverts, and crossings;
- (i) Location and dimensions of all registered easements and rights-of-way;
- (j) Information on the method to be used for the supply of potable water and disposal of waste along with supporting documentation; and
- (k) Estimated construction value of the proposed work.

5.11.2 In addition to the information required under Section 5.11.1, the following information may be required by the **Development Authority** depending on the scale, type, and location of the proposed **development**:

- (1) Number of **dwelling units**;
- (2) A statement of the proposed **use** or **uses**;
- (3) Loading and parking provisions, including electric charging stations and bicycle parking;
- (4) Location of any fire hydrants;
- (5) Garbage and storage areas and the fencing and **screening** proposed for garbage and storage areas;
- (6) Landscaping plan prepared by a landscape architect registered with the Alberta Association of Landscape Architects, identifying location, dimensions, and design of all existing and proposed **soft landscaping** and **hard landscaping**, including health, identification, and planting methods;
- (7) Lighting plan;
- (8) Pedestrian circulation plan;
- (9) Crime Prevention Through Environmental Design (CPTED) assessment prepared by a qualified security professional;
- (10) A statement clearly describing how the positive and/or negative potential impacts of the proposed **development** on **adjacent** lands will be dealt with and how the proposed **development** has been designed to address those impacts;
- (11) Information describing any noxious, toxic, radioactive, flammable, or explosive materials that may be included in the proposed **development**;

- (12) In relation to a special event or temporary **use**, the duration and time periods for the operation of the **development**, facility, or event;
- (13) Methods to control traffic, dust, and noise; and
- (14) Any other information required by the **Development Authority**, at their sole discretion, with respect to the **site** or **adjacent** lands, including but not limited to, an environmental **screening** of the **site**, geotechnical study, and/or traffic impact analysis prepared by qualified professionals.

5.11.3 Notwithstanding Section 5.11.1 and Section 5.11.2 an application for a Development Permit for a sign or **Mural** shall be accompanied by the following [Bylaw #16.22];

- (1) the name and address of the applicant;
- (2) the name and address of the lawful owner of the property and/or building the sign or **Mural** is proposed to be affixed (if different from applicant);
- (3) location of the sign or **Mural**, including legal description and civic address;
- (4) elevation drawing showing placement of the sign or **Mural** on the building including dimensions for height, width and area of the sign or **Mural**;
- (5) site plan of the property showing the sign or **Mural** location relative to the property lines;
- (6) detailed illustration of the sign or **Mural** indicating;
- (7) content and design of the **Mural** including colours and materials;
- (8) if the sign or **Mural** will be illuminated, and the proposed manner of illuminating;
- (9) means to affix the sign or **Mural** to the building and;
- (10) a written artists statement that described the concept, message and interpretation of the **Mural**; and
- (11) any such additional information the **Development Authority** deems necessary.

5.11.4 Unless extended by an agreement in writing between the **applicant** and the **Development Authority**, the **Development Authority** shall within 20 days after receipt of an application for a **development permit**:

- (1) Issue a written acknowledgement to the **applicant** advising that the application is complete; or
- (2) Issue a written notice to the **applicant** advising that the application is incomplete, listing the documentation and information that is still required and setting a date by which the required documentation and information must be submitted.

5.11.5 If the **applicant** fails to submit any requested outstanding documents or information by the date set out, the application shall be deemed refused and the **Development Authority** shall inform the **applicant** in writing that the application has been refused and the reason for the refusal.

5.11.6 Upon receipt of the required documentation and information listed in the notice issued pursuant to subsection 7(ii), the **Development Authority** shall issue a written acknowledgment to the **applicant** advising that the application is complete.



- 5.11.7 The approval of an application or drawing, or the issuing of a **development permit** shall not prevent the **Development Authority** from thereafter requiring the correction of errors and omissions, nor from prohibiting the **development** being carried out when the **development** is in violation of this Bylaw.
- 5.11.8 Where an application for a **development permit** is determined to contain incorrect information, the **Development Authority** is not required to make a decision until such information is corrected by the **applicant**.
- 5.11.9 Any **development permit** issued on the basis of incorrect information contained in the application shall be revoked or suspended by the **Development Authority**.
- 5.11.10 If a **development permit** application is refused, the **Development Authority** shall not accept another application for the same or similar use on the same parcel for twelve months after the refusal.

## 5.12 DISCRETIONARY USES [BYLAW #16.22]

- 5.12.1 When deciding on a development permit application for a discretionary use, the **Development Authority** shall consider;
- a) any plans and policies affecting the parcel;
  - b) the purpose statements in the applicable land use district;
  - c) the appropriateness of the location and parcel for the proposed development;
  - d) the compatibility and impact of the proposed development with respect to adjacent development and the neighbourhood;
  - e) the merits of the proposed development;
  - f) servicing requirements;
  - g) access and transportation requirements;
  - h) vehicle and pedestrian circulation within the parcel; and sound planning principles.
- 5.12.2 The **Development Authority** may:
- a) approve the application unconditionally; or
  - b) approve the application permanently or for a limited period of time and impose conditions considered appropriate; or
  - c) refuse the application, stating reasons for the refusal.
- 5.12.3 Where a proposed specific use of land or a building is not provided for in a district, the **Development Authority** may determine that the use is similar in character and purpose to another use of land or building that is included in the list of permitted or discretionary uses prescribed for that district.

### 5.13 APPLICATION NOTIFICATION REQUIREMENTS

- 5.13.1 Prior to approving an application for a **development permit** for a **discretionary use**, or for a permitted **use** requiring a variance, the **Development Authority** may require the **applicant** to post a notice on the property in a location and format that determined by the **Town** describing the proposed **development** and advising any interested parties where further information regarding the application may be obtained. Such notice shall be posted for a minimum of 10 days prior to the issuance of a notice of decision.
- 5.13.2 Notifications shall contain information on the proposed **development**, the time and date that a decision will be rendered on the application, a final date to submit comments, and contact information for the **Town**.

### 5.14 DEVELOPMENT AGREEMENT FOR DEVELOPMENT PERMITS

- 5.14.1 The **Development Authority** may conditionally approve any **development permit**, subject to a **development agreement**.
- 5.14.2 If a **development agreement** is required, it must be entered into between the **Town** and the **applicant** as per Section 650 of the **Act**.
- 5.14.3 The **Town** may register a caveat against the certificate of title with respect to a **development agreement** for a property that is the subject of a **development permit**. This caveat shall be discharged when the **development agreement** has been complied with, at the request of the owner or owner's agent.
- 5.14.4 A **development agreement** may contain provisions requiring a letter(s) of credit or other security in an amount and form to be determined by the **Town** to guarantee the execution of the items listed in the **development agreement**.

### 5.15 CONDITIONS OF DEVELOPMENT PERMIT

- 5.15.1 The **Development Authority** may impose such conditions on the approval of an application as, in their opinion, are necessary to:
- (1) Uphold the intent and objectives of the Municipal Development Plan;
  - (2) Uphold the intent and objectives of any other Statutory Plan or non-Statutory Plan under preparation or as adopted, that is applicable to the **site**;
  - (3) Meet the applicable requirements of this Bylaw; and
  - (4) Ensure the orderly and economic development of land within the **Town**.
- 5.15.2 The **Development Authority** may, as a condition of issuing a **development permit**, require that the **applicant** pay an off-site levy or other levy imposed by a bylaw or, that the **applicant** enter into a **development agreement** with the **Town** to pay any such levy and/or to construct or pay for the construction of any or all of the following:
- (1) A public **road** required to give **access** or egress to the **development**;
  - (2) A pedestrian walkway system to serve the **development**;

- (3) Pedestrian walkways that will connect the pedestrian walkway system that serves or is proposed to serve an **adjacent development**;
- (4) Off-**street** parking or other parking facilities;
- (5) Utilities that are necessary to serve the **development**; or
- (6) New or expanded community recreation facilities, fire hall facilities, police station facilities, or libraries.

5.15.3 In addition to the application of conditions on a Development Permit, the **Development Authority** may also include **General Requirements** as an addendum to the notice of decision [Bylaw #18.21].

## 5.16 NOTICE OF DECISION

5.16.1 The decision of the **Development Authority** on an application shall be given to the **applicant** on the same day the decision is made in the form prescribed by the **Town**, which may include correspondence by electronic means pursuant to Section 608 of the **Act**.

5.16.2 If the **Development Authority** refuses an application for a **development permit**, the notice of decision shall contain the reasons for the refusal.

5.16.3 When an application for a **development permit** is approved, the **Development Authority** shall send notice of the decision that will include a description of the proposed **development**, state of the decision, advise of the right of appeal, and will be sent to:

- (1) The **applicant**;
- (2) The owner of the **parcel(s)**; and
- (3) Each owner of **adjacent** land at the name and address shown for that owner; or
- (4) Each owner at such additional distance and direction from the boundaries of the proposed **development** as, in the opinion of the **Development Authority**, may be materially impacted by the **development**.

5.16.4 A **development permit** issued pursuant to this Bylaw comes into effect:

- (1) Only after the time for an appeal to the **Subdivision and Development Appeal Board** has expired, pursuant to the **Act**; or
- (2) If an appeal has been filed, once a decision has been made by the **Subdivision and Development Appeal Board** in favour of the issuance of the **development permit** subject to any variance or other change to conditions of approval directed by the **Subdivision and Development Appeal Board**.

5.16.5 Where an appeal is made pursuant to Section 5.17 of this Bylaw, a **development permit** which has been granted shall not come into effect until the appeal has been determined and the **development permit** may be modified or nullified based on the results of the appeal.

## 5.17 PERMIT VALIDITY

- 5.17.1 A **development permit** issued pursuant to this Bylaw is not a **building permit** and, notwithstanding that plans and specifications for buildings may have been submitted as part of an application for a **development permit**, work or construction shall neither commence nor proceed until a **building permit** has been issued, pursuant to applicable bylaws and regulations.
- 5.17.2 A **development permit** is valid for 12 months from its date of issuance, unless **development** has been substantially started in a manner satisfactory to the **Development Authority**.
- 5.17.3 The **Development Authority** may grant an extension of the time the **development permit** remains in effect for up to an additional 12 months. The **Development Authority** shall only grant one extension.
- 5.17.4 When a **development permit** that has previously been issued for a **site** is in effect, the **Development Authority**, in their consideration of an application for another **development permit** for the same **site(s)**, may revoke the previous **development permit** and issue a new **development permit**.

## 5.18 APPEALS

- 5.18.1 The **applicant** for a **development permit** may appeal to the **Subdivision and Development Appeal Board** if the **Development Authority**:
- (1) Refuses a **development permit** application;
  - (2) Fails to make a decision on a **development permit** within 40 days of receipt of a completed application or the end of the extension period; or
  - (3) Issues a **development permit** subject to conditions.
- 5.18.2 In addition to the **applicant**, any person affected by the **development permit** or the decision on the **development permit**, may appeal to the **Subdivision and Development Appeal Board**.
- 5.18.3 An appeal must be commenced:
- (1) In the case of an **applicant**, within 21 days of the notification of the decision, or, if no decision is made on the **development permit** application within 40 days of receipt of the completed application, the date the period of any extension expires; or
  - (2) In the case of a person affected, within 21 days of the **Town** distributing notice of the **development permit** decision, as per Section 5.15 of this Bylaw.

## 5.19 FORMS, NOTICES, OR ACKNOWLEDGEMENTS

- 5.19.1 Any form, notice, or acknowledgement issued by the **Town** shall include:
- (1) The date of issuance of the notice or acknowledgement;
  - (2) Contact information for the **Town**;
  - (3) The municipal address of the property subject to the application;
  - (4) The municipal file number for the application; and

(5) Any other information at the discretion of the **Town**.

5.19.2 Any form, notice, or acknowledgement may be sent by electronic means pursuant to Section 608 of the **Act**.

## 5.20 NON-CONFORMING USES AND BUILDINGS

5.20.1 A **non-conforming use** of land or a building may be continued, but if that use is discontinued for a period of 6 consecutive months or more, any future use of the land or **building** shall conform to this Bylaw.

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

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

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

- (1) To make it a conforming **building**; or
- (2) For the routine maintenance of the **building**, if the **Development Authority** considers it necessary.

5.20.5 If a **non-conforming building** is damaged or destroyed to the extent of more than 75 percent of the value of the building above its foundation, the **building** may not be repaired or rebuilt except in accordance with this Bylaw.

5.20.6 The land use or the **use** of a building is not affected by a change of ownership or tenancy of the land or **building**.

## 5.21 CONTRAVENTION

5.21.1 No person shall contravene this Bylaw by commencing or undertaking a **development**, use, or **sign** that is not permitted under the Bylaw.

5.21.2 No person shall authorize or do any **development** that is contrary to the description, specifications, or plans that were the basis for issuing a **development permit** under this Bylaw.

5.21.3 No person shall contravene a condition of a **development permit** issued under this Bylaw.

5.21.4 The **Development Authority** may enforce the provisions of this Bylaw, the **Act**, and the conditions of a **development permit** or **subdivision** approval.

## 5.22 RIGHT OF ENTRY

- 5.22.1 For the purposes of Section 5.20 to 5.23 inclusive, “Officer” is the **Development Authority, Subdivision Authority, Bylaw Officer**, or other person designated by the **Town**.
- 5.22.2 Pursuant to the **Act**, an Officer may enter land or a building if:
- (1) Reasonable notice has been given to the owner or occupier; or
  - (2) The entry is authorized by and Order of the Court of Queen’s Bench; and then only for the purpose of ensuring compliance with the **Act** or this Bylaw.

## 5.23 VIOLATION TAGS

- 5.23.1 In accordance with the Provincial Offences Procedures Act, an Officer may issue a violation tag to a person where there is reasonable and probable grounds to believe there is a contravention of this **Bylaw**.
- 5.23.2 A violation tag may be issued to a person either personally or by registered mail.
- 5.23.3 The violation tag shall be in a form approved by the **Town** and shall include the name of the person thought to have created the contravention the offence, the penalty for the offence, a requirement that the penalty be paid within 30 days of issuance of the violation tag, the method by which the violation tag may be paid, and other information required by the **Town**.
- 5.23.4 Where a contravention is of a continuing nature, further violation tags may be issued.
- 5.23.5 The person to whom the violation tag is issued may, in lieu of being prosecuted, sign the plea of guilty on the violation tag and pay the specified fine to the location identified on the violation tag.
- 5.23.6 If payment is not made within the time specified on the tag, an Officer may issue a violation ticket requiring the person to whom the violation ticket is issued to appear in court on the date specified in the summons portion of the ticket.
- 5.23.7 Nothing in this **Bylaw** shall prevent an Officer from immediately issuing a violation ticket for the mandatory court appearance of any person who contravenes any provision of this **Bylaw**.

## 5.24 FINES

- 5.24.1 The fines for an offence against this **Bylaw**, pursuant to the **Act**, are:
- (1) First Offence, \$250;
  - (2) Second Offence, \$500; and
  - (3) Third and additional offences, \$1,000.
- 5.24.2 If the **Development Authority** issues a fine, notice of the fine shall be mailed or delivered by hand to the owner or the person in possession of the land or building and the notice shall state:
- (1) The amount of the fine;
  - (2) Whether it is a first, second, or third offence; and

(3) The date and time by which the property must be brought into conformity with the **Bylaw**.

5.24.3 The **Development Authority** is authorized and directed to take whatever action is required to collect fines levied for offences of this **Bylaw**.

## 5.25 STOP ORDERS

5.25.1 Where the **Development Authority** finds that a **development**, use of land, or use of a building is not in accordance with:

- (1) Any municipal, provincial, and/or federal legislation;
- (2) The **Act**;
- (3) This **Bylaw**; or
- (4) An approved **development permit**, a **subdivision** approval, or a condition of the **development permit** or approval,

the **Development Authority** may issue a **stop order** in writing, pursuant to Section 645 of the **Act**, to the owner, the person in possession of the land or building, and/or other person responsible for the contravention, to require that all or any of them, on the date the **stop order** is issued:

- (5) Stop the **development** or use of the land or building in whole or in part as directed by the **stop order**;
- (6) Demolish, remove, or replace the **development**; or
- (7) Carry out any other actions required by the **stop order** so that the **development** or use of the land or building complies with the **Act**, the Subdivision and Development Regulation, this **Bylaw**, a **development permit** or **subdivision** approval, within the time set out in the **stop order**.

5.25.2 A person may appeal a **stop order** to the **Subdivision and Development Appeal Board**.

5.25.3 If a person fails or refuses to comply with a **stop order**, the **Town** may, in accordance with the **Act**:

- (1) Obtain an injunction from an Alberta Court to enforce this **Bylaw**;
- (2) Register a caveat under the Land Titles Act in respect of the **stop order**;
- (3) Enter upon the land or building and take such action as is necessary to carry out the **stop order**;  
and
- (4) Charge the owner and collect in like manner as taxes owing against a property, the cost of the action or measure.

## 6 Interpretation and Definitions

### 6.1 RULES OF INTERPRETATION

- 6.1.1 Provisions of this **Bylaw** are activated by “shall” or “must” when required, “should” when recommended, and “may” when optional. 6.1.2 Words and terms used in this **Bylaw** shall have the same meaning as given to them in the **Act** unless otherwise defined by Section 6.2.
- 6.1.2 Words used in the present tense include the other tenses and derivative forms. Words used in the singular include the plural and vice versa. Words used in the masculine gender shall also mean the feminine gender and the neuter. Words have the same meaning whether or not they are capitalized.
- 6.1.3 Where a regulation involves 2 or more conditions or provisions connected by a conjunction, the following shall apply:
- (1) “and” means all the connected items shall apply in combination;
  - (2) “or” indicates that the connected items may apply singly; and
  - (3) “and/or” indicates the connected items shall apply singly or in combination.



## 6.2 DEFINITIONS

<b>A</b>	
<b>A-Board Sign</b>	means a self-supporting <b>sign</b> with no more than 2 faces joined at the top of the <b>sign</b> , that is intended for temporary use during the hours of the business to which it relates, and that can be placed and moved manually without mechanical aid.
<b>Access</b>	means the place, means, or way by which pedestrians and/or vehicles shall have adequate ingress and egress to a property.
<b>Accessory Building, Structure, or Use</b>	means a building, <b>structure</b> , or use which is detached from and subordinate, incidental, and directly related to the <b>principal building</b> or use.
<b>Accessory Building – Portable</b> [Bylaw #18.21]	means a <b>temporary</b> structure designed by virtue of easy assembly and dismantling, commercially constructed of metal or synthetic tube and fabric, plastic or similar materials, and covered with waterproof sheeting, synthetic sheeting or plastic film, which shall meet all the requirements of the Alberta Safety Code. Accessory Buildings – Portable may only be erected between October-April unless otherwise approved by the <b>Development Authority</b>
<b>Act</b>	means the <i>Municipal Government Act</i> , RSA 2000 c M-26 as amended or replaced.
<b>Adaptive Fill</b> [Bylaw #16.22]	temporary fill material placed by the Town during a flood emergency to close gaps in existing berms and bring them to the <b>flood construction level</b> plus <b>freeboard</b>
<b>Adjacent</b>	means land that is contiguous or would be contiguous if not for a public <b>road</b> , railway, reserve land, utility <b>right-of-way</b> , river, or stream.
<b>Adult Entertainment</b>	means any premises or part thereof in which is provided, in pursuance of a trade, calling, business or occupation, services appealing to or services designed to appeal to erotic or sexual appetites or inclinations.
<b>After Life Care</b>	means a <b>development</b> where the deceased are prepared for burial display and/or rituals before burial or cremation. This may include chapels,

	crematoriums, and showrooms for the display and sale of caskets, vaults, urns, and other items related to burial services. This use does not include a <b>Cemetery</b> .
<b>Agriculture – General</b>	means a <b>development</b> for the rural production of farm or agricultural products and includes the cultivation of land, breeding and raising of livestock, and horticultural growing operations. Does not include <b>confined feeding operations</b> .
<b>Agriculture – Intensive</b>	means a <b>development</b> for the growing of crops primarily within a building and/or <b>structure</b> for the purpose of commercial food production. Does not include <b>confined feeding operations</b> .
<b>Applicant</b>	means the owner, or an agent, person, firm, or company acting on behalf of the owner, who submits an application under the provisions of this <b>Bylaw</b> .
<b>Area Redevelopment Plan</b>	means a Statutory Plan adopted by bylaw as an Area Redevelopment Plan pursuant to the <b>Act</b> .
<b>Area Structure Plan</b>	means a Statutory Plan adopted by bylaw as an Area Structure Plan pursuant to the <b>Act</b> .
<b>Artist Studio</b>	means small-scale, on-site production of goods by hand manufacturing. Typical <b>uses</b> include, but are not limited to, pottery, ceramics, jewelry, toy manufacturing, and sculpture and art studios. Minor Retail sale of products on <b>site</b> is allowed.
<b>B</b>	
<b>Balcony</b>	means a horizontal platform that is attached to a <b>building</b> above the first storey level and is intended for use as an outdoor amenity space.
<b>Bed &amp; Breakfast</b>	means a <b>Dwelling Unit</b> that is occupied by the property owner or manager and provides overnight accommodation for a fee in rooms with no in-room cooking facilities.
<b>Bench</b>	means an intermediary plateau or area which occurs between the toe of a slope (valley bottom lands) and an escarpment or valley wall top (or rim). Bench-lands typically have a slope of between 1 and 15 percent and a valley edge may have more than one bench at different elevations.

<b>Bench Sign</b> [Bylaw #18.21]	means a sign which is placed or erected on an immobile seat. That advertises goods, products, services or facilities which directs persons to a different location from the site where the Sign is located.
<b>Billboard Sign</b> [Bylaw #18.21]	means a sign placed adjacent to, though not within, the Right-of-way that is designed and intended to provide a leasable advertising copy area on one or both sides. That advertises goods, products, services or facilities which directs persons to a different location from the site where the Sign is located
<b>Brewery/Distillery</b> [Bylaw #18.21]	means a facility licensed by the Alberta Gaming and Liquor Commission where beer, spirits and other alcoholic beverages are manufactured and may include the retail sale of products made on the premises for consumption off the premises. A Brewery/Distillery may include an area where products made on the premises are sold or provided to the public for consumption on the premises but are not considered a Drinking Establishment.
<b>Building</b>	means anything constructed or placed on, in, over, or under land, but does not include a highway or <b>road</b> or a bridge forming part of a highway or <b>road</b> .
<b>Building Height</b>	means the vertical distance measured from the <b>finished grade</b> to the highest point of a <b>building</b> . Building height does not include any accessory roof <b>structure</b> such as mechanical housing, elevator housing, roof stairway entrance, ventilating fan, skylight, parapet wall, chimney, steeple, <b>communication structure</b> , or similar feature not structurally essential to the <b>building</b> .
<b>Building Permit</b>	means a permit authorizing construction in accordance with the Alberta Safety Codes Act.
<b>Bylaw</b>	means the Town of Drumheller Land Use Bylaw.
<b>Bylaw Officer</b>	means a person appointed by the <b>Town</b> to enforce the provisions of this <b>Bylaw</b> , and includes a member of the Royal Canadian Mounted Police and a Community Peace Officer.
<b>C</b>	

<b>Campground</b>	means a <b>development</b> for the purpose of providing temporary accommodation for recreational vehicles or tents.
<b>Cannabis</b> [Bylaw #16.22]	means cannabis plant, fresh cannabis, dried cannabis, cannabis oil and cannabis plant seeds and any other substance defined as cannabis in the Cannabis Act (Canada) and its regulations, as amended from time to time and includes cannabis products that are ingested or applied as a topical.
<b>CAO</b>	means the Chief Administrative Officer as appointed by <b>Council</b> .
<b>Car Wash</b>	means an establishment for the washing of motor vehicles, which may employ production-line methods, mechanical devices, staffed hand wash facilities, or unstaffed self-wash facilities.
<b>Cemetery</b>	means land or a <b>building</b> for the burial or interment of the deceased.
<b>m3/s</b>	cubic metres per second (river flow rate)
<b>Communication Structure</b>	<p>means an exterior transmitting device – or group of devices – used to receive and/or to transmit radio-frequency (RF) signals, microwave signals, or other federally-licensed communications energy transmitted from, or to be received by, other antennas. Antenna Systems include the antenna, and may include a supporting tower, mast or other supporting structure, and an equipment shelter. This protocol most commonly refers to the following two types of Antenna Systems:</p> <p>(a) Freestanding Antenna System: a structure (e.g. tower or mast) built from the ground for the expressed purpose of hosting an Antenna System or Antenna Systems; and</p> <p>(b) <b>Building/Structure-Mounted Antenna System</b>: an Antenna System mounted on an existing <b>structure</b>, which could include a building wall or rooftop, a light standard, water tower, utility pole or other.</p>
<b>Concept Plan</b>	A Concept Plan is a non-statutory plan, subordinate to an <b>Area Structure Plan</b> , and may be adopted by bylaw or resolution. Concept Plans provide detailed land use direction, <b>subdivision</b> design, and <b>development</b> guidance to <b>Council</b> , administration,

	and the public. Concept Plans are meant to be developed within the framework of an ASP.
<b>Confined Feeding Operation</b>	means an activity on land that is fenced or enclosed or within buildings where livestock is confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing and requires registration or approval under the conditions set forth in the Agricultural Operations Practices Act (AOPA) through the Natural Resources Conservation Board (NRCB).
<b>Corner Parcel</b>	means a <b>parcel</b> at the intersection of two <b>roads</b> , excluding <b>lanes</b> .
<b>Corner Visibility Triangle</b> [Bylaw #16.22]	means a triangular area formed on the corner site by the two street property lines and a straight line which intersects them at 7.5 meters from the corner where they meet.
<b>Council</b>	means the Council of the Town of Drumheller.
<b>Culture</b>	means a <b>development</b> used by one or more organizations for arts, religion, community and/or cultural activities, but does not include Entertainment Establishment.
<b>D</b>	
<b>Day Home</b>	means a childcare facility operated from a private residence for up to 6 children up to 12 years of age and complies with the Alberta Family Day Home Standards but does include childcare programs as defined by the Child Care Licensing Act.
<b>Deck</b> [Bylaw #18.21]	means an uncovered horizontal <b>structure</b> at or below the main floor level of a building that is intended for use as an outdoor amenity space, but does not include balcony.
<b>Density</b>	means the number <b>dwelling units</b> allows for each <b>parcel</b> .
<b>Designated Design Event</b> [Bylaw #16.22]	The designated design event is the 1 in 100-year return period flood event (1% annual exceedance probability event); as determined by the Province of Alberta. The <b>Designated Design Event</b> is a regulated flood on the Red Deer River considering the upstream benefit of Dickson Dam, and an unregulated flood event on the Michichi Creek, Rosebud River and Willow Creek.

<b>Design Flood</b>	means a flood event that results in a minimum river flow rate of 1,850 <i>m<sup>3</sup>/s</i> .
<b>Design Flood Cross Sections</b> [Bylaw #16.22]	The geodetic elevation determined by the nearest upstream cross section made available and determined from the Alberta Government Provincial Flood Hazard Mapping, available at <a href="https://floods.alberta.ca/">https://floods.alberta.ca/</a> .
<b>Development</b>	means:  (a) an excavation or stockpile and the creation of either of them;  (b) a <b>building</b> or an addition to, or replacement or repair of a <b>building</b> , and the construction or placing of any of them on, in, over, or under land;  (c) a change of use of land or a <b>building</b> or an act done in relation to land or a <b>building</b> that results in or is likely to result in a change in the use of the land or <b>building</b> ; or  (d) a change in the intensity of use of land or a <b>building</b> or an act done in relation to land or a <b>building</b> that results in or is likely to result in a change in the intensity of use of the land or <b>building</b> .
<b>Development Agreement</b>	means a legal agreement between the <b>applicant</b> for a <b>development permit</b> and the <b>Town</b> committing to the provision of any matter required by a condition of the <b>development permit</b> .
<b>Development Authority</b>	means the person or persons appointed pursuant to the <b>Act</b> that has been authorized to exercise development powers on behalf of the <b>Town</b> .
<b>Development Officer</b>	means a development officer established pursuant to Section 5.2 of this <b>Bylaw</b> .
<b>Development Permit</b>	means a document that is issued under this <b>Bylaw</b> and authorizes a <b>development</b> .
<b>Discretionary Use</b> [Bylaw #18.21]	means a use of land, <b>buildings</b> , or <b>structures</b> for which a <b>development permit</b> may be issued with or without conditions, at the discretion of the <b>Development Authority</b> .
<b>Driveway</b>	means a vehicle <b>access</b> route between a <b>road</b> and a use on a <b>parcel</b> .

<p><b>Drinking Establishment</b> [Bylaw #16.22]</p>	<p>Means a use where: liquor is sold on the premises; where a license for the sale of liquor is issued by Alberta Gaming and Liquor Commission (AGLC). May include off sales though not considered Restricted Substance Retail and may include the preparation of food for the consumption on the premises</p>
<p><b>Dwelling Unit – Duplex</b></p>	<p>means a single building containing two dwelling units divided either vertically or horizontally, each of which is totally separated from the other by appropriate construction standards and may contain a common stairwell external to both dwellings.</p>
<p><b>Dwelling Unit - Manufactured</b> [Bylaw #16.22]</p>	<p>means a <b>use</b> where a transportable, single or multiple section <b>building</b> conforming to CSA standards at the time of construction that contains a <b>Dwelling Unit</b> and when placed on a permanent foundation is ready for <b>residential use</b> and occupancy. A <b>Manufactured Dwelling</b> includes such styles known as modular homes, manufactured homes and Ready to Move (RTM) Homes.</p>
<p><b>Dwelling Unit – Moved On</b> [Bylaw #16.22]</p>	<p>means a single detached dwelling that has previously been lived in, used as a residence or other purpose in a previous location, that has now been relocated to a new parcel for use as a dwelling;</p>
<p><b>Dwelling Unit – Multiple Unit (Apartment)</b> [Bylaw #16.22]</p>	<p>means a residential building comprising three or more dwelling units with shared entrances and other essential facilities and services;</p>
<p><b>Dwelling Unit – Multiple Unit (Attached Housing)</b> [Bylaw #16.22]</p>	<p>means a building designed and built to contain three or more dwelling units separated from each other by a fire rated wall with each unit having separate entrances from grade level. (For purposes of this Bylaw; linked, row, townhouses and multiplex units that meet these criteria are considered to be attached housing);</p>
<p><b>Dwelling Unit – Single-Detached</b> [Bylaw #16.22]</p>	<p>means a <b>use</b> where a <b>building</b> designed for <b>residential use</b> contains one <b>principal Dwelling Unit</b>.</p>
<p><b>Dwelling Unit – Secondary</b> [Bylaw #16.22]</p>	<p>Means an accessory <b>dwelling unit</b> that is located on the same parcel, and attached to or contained within, another <b>dwelling unit</b> which meets the requirements</p>

	<p>of this Bylaw and meets the requirements of the Alberta Safety Codes Act.</p> <p>A Principal Building containing a <b><i>Dwelling Unit - Secondary</i></b> may not be converted into condominiums.</p>
<p><b><i>Dwelling Unit – Garden</i></b> [Bylaw #16.22]</p>	<p>Means a self-contained, secondary <b><i>Dwelling Unit</i></b>, installed in the <b><i>Rear Yard</i></b> or <b><i>Side Yard</i></b> of a lot with an existing, permanent, single-family dwelling, usually containing cooking, eating, living, sleeping, and sanitary facilities;</p> <p>A <b><i>Dwelling Unit – Garden</i></b> may take the form of a Garden Suite, Laneway Home, or Carriage House</p> <p>A <b><i>Dwelling Unit - Garden</i></b> may take the form of a park model or manufactured home, however must be designed to complement the existing <b><i>Primary Building</i></b> on the site.</p>
<b>E</b>	
<b><i>Education</i></b>	means public and private places of learning for any age including licensed childcare facilities.
<b><i>Entertainment Facility</i></b> [Bylaw #18.21]	means a facility where entertainment is provided to the public, either exclusively or in combination with other activities and may, without restricting the generality of the foregoing, include a live theatre, dance club, cinema but does not include Adult Entertainment.
<b>F</b>	
<b><i>Fascia Sign</i></b> [Bylaw #18.21]	means a <b><i>sign</i></b> attached to, marked, or inscribed on and parallel to the face of a <b><i>building</i></b> wall but does not include a <b><i>billboard sign</i></b> .
<b><i>Finished Grade</i></b>	means the ground elevation determined by averaging the finished level of the ground <b><i>adjacent</i></b> to the foundation of the <b><i>principal building</i></b> .
<b><i>Flood Construction Level</i></b>	means the required elevation of the underside of a wooden floor system or top of a concrete slab for habitable <b><i>buildings</i></b> that is calculated from the specified elevation of the <b><i>design flood</i></b> of a minimum flow rate of 1,850 <b><i>m<sup>3</sup>/s</i></b> .
<b><i>Flood Mitigation Structure</i></b>	structural measures that reduce the risk of flooding and potential damage that could result from a flood.



<b>Floor Area</b>	means the total area of all floors in a <b>building</b> .
<b>Freeboard</b> [Bylaw #16.22]	Additional height added to a flood mitigation structure to account for level of accuracy of the flood model, debris jams, sediment deposition and superelevation of the river during a flood event. Freeboard within the Town of Drumheller is a minimum of 0.5 meters.
<b>Freestanding Sign</b> [Bylaw #18.21]	means a <b>sign</b> that is supported independently of a <b>building</b> wall or <b>structure</b> but does not include a <b>billboard sign</b> .
<b>Front Parcel Boundary</b>	means, in the case of an interior <b>parcel</b> , the boundary which abuts a <b>road</b> and in the case of a <b>corner parcel</b> , means the shorter of the 2 <b>parcel boundaries</b> which abut a <b>road</b> .
<b>Front Setback</b>	means the distance between a <b>building</b> façade and the <b>front parcel boundary</b> . A front setback is not a <b>front yard</b> .
<b>Front Yard</b>	means a <b>yard</b> extending across the full width of a <b>parcel</b> from the <b>front parcel boundary</b> to the front wall of the <b>principal building</b> .
<b>Flood Hazard Area</b> [Bylaw #16.22]	The <b>Flood Hazard Area</b> is the area of land flooded during the 1 in 100-year return period regulated flood event, as defined by the Province of Alberta. The <b>Flood Hazard Area</b> is comprised of the <b>Floodway, Flood Fringe, High Hazard Flood Fringe</b> and <b>Protected Flood Fringe</b> areas.
<b>Floodway</b> [Bylaw #16.22]	The river channel and adjoining lands indicated on the <b>Flood Hazard Area</b> Maps that would provide the pathway for flood waters in the event of a flood of a magnitude likely to occur once in one hundred years. The <b>Floodway</b> is the portion of the <b>Flood Hazard Area</b> where the flows are deepest, fastest and most destructive.
<b>Flood Fringe</b> [Bylaw #16.22]	Those lands abutting the <b>Floodway</b> , the boundaries of which are indicated on the <b>Flood Hazard Area</b> Maps that would be inundated by floodwaters of a magnitude likely to occur once in one hundred years. River flows in the <b>Flood Fringe</b> are typically shallower and slower flowing than the <b>Floodway</b> .
<b>G</b>	

<b>Gas Station</b>	means a business engaged in the sale of vehicle fuel and ancillary products.
<b>General Requirements</b> [Bylaw #18.21]	means additional clauses outlined within an approved Development Permit not otherwise applicable to conditions, that may include but not limited to, reminders of other Municipal, Provincial, Federal legislation, or recommendations from the Town not otherwise stated within this Land Use Bylaw.
<b>Government</b>	means a <b>development</b> providing municipal, provincial, or federal government services and includes but is not limited to a government office, tourism office, postal service outlet, social service centre, and courthouse, but does not include <b>Education</b> facilities.
<b>Grade</b>	means the ground elevation established for the purpose of regulating <b>building height</b> . Grade shall be the finished ground elevation <b>adjacent</b> to the walls of the <b>building</b> if the <b>finished grade</b> is level. If the ground is not entirely level the grade shall be the finished ground elevation <b>adjacent</b> to the wall of the <b>building</b> at the lowest finished elevation of the property.
<b>H</b>	
<b>Habitable Area</b>	means any space or room, that can be used for dwelling purposes, business, or the storage of goods susceptible to damage by flood.
<b>Hard Landscaping</b>	means the use of non-vegetative material, including but not limited to concrete, paving stone, asphalt, or gravel, as part of a <b>landscaped area</b> .
<b>Hard Surface</b>	means asphalt, concrete, paving stone, or similar material satisfactory to the <b>Development Authority</b> that is used in the construction of a <b>driveway</b> or parking area.
<b>Health Services</b>	means a <b>development</b> providing medical and health care services on both an inpatient and an outpatient basis, or provincially licensed extended medical care, but does not include <b>Restricted Substance Retail</b> .
<b>High Hazard Flood Fringe</b> [Bylaw #16.22]	those lands within the <b>Flood Fringe</b> with deeper (typically > 1m) or faster moving water than the rest of the flood fringe.

<b>Historic Resource</b>	Means any work of nature or of humans that is primarily of value for its palaeontological, archaeological, prehistoric, historic, cultural, natural, scientific, or esthetic interest including, but not limited to, a palaeontological, archaeological, prehistoric, historic or natural site, structure, or object, as set out by the <i>Historical Resources Act</i> .
<b>Home Occupation - Basic</b>	means an <b>accessory use</b> by a resident of a <b>Dwelling Unit</b> for small-scale business activities that are undetectable from outside the <b>Dwelling Unit</b> and does not adversely affect the residential character of the property and has no client visits to the property.
<b>Home Occupation - Rural</b>	means an <b>accessory use</b> by a resident of a <b>Dwelling Unit</b> and/or <b>Accessory Building</b> for small-scale rural or agricultural-related business activities that does not adversely affect the rural character of the property and may have limited client visits to the property. <b>Uses</b> may include small-scale retail, services, or manufacturing.
<b>Home Occupation - Urban</b>	means an <b>accessory use</b> by a resident of a <b>Dwelling Unit</b> and/or <b>Accessory Building</b> for small-scale business activities that does not adversely affect the residential character of the property and may have limited client visits to the property. <b>Uses</b> do not include fabrication, manufacturing, or mechanic shops.
<b>Hotel/Motel</b>	means a facility that offers lodging that is not within a <b>dwelling unit</b> .
<b>Human Services</b>	means an establishment that provides services to persons in need of assistance due to age, physical or mental disability, addiction, illness, or injury. <b>Uses</b> may include, but are not limited, assisted living facilities, treatment centres, and community support services.
<b>I</b>	
<b>Infill</b> [Bylaw #18.21]	means the insertion of new development into an existing subdivision or neighbourhood that does not represent an extension or expansion to the developed area of the community, and generally does not require the extension of municipal services or the construction of a new road to reach the site.

<p><b>Industrial – Cannabis Production</b> [Bylaw #16.22]</p>	<p>means the use of land or structures for the purpose of growing, processing, infusing, packaging, testing, destroying, storing and/or shipping of cannabis used for the purposes as authorized by a license issued from the Federal Government or any amendments thereto.</p>
<p><b>Industrial - Heavy</b>[Bylaw #16.22]</p>	<p>means the processing, manufacturing, or compounding of materials, products, or any industrial activities which because of their scale or method of operation regularly produce noise, heat, glare, dust, smoke, fumes, odours, vibration, or other external impacts detectable beyond the <b>parcel boundaries</b> of the property. This use may include <b>Natural Resource Extraction</b></p>
<p><b>Industrial – Light</b> [Bylaw #16.22]</p>	<p>The manufacturing, fabrication, assembly, distribution, disposal, warehousing or bulk storage, trucking and equipment facilities, or any industrial activities primarily within a <b>building</b> and does not produce noise, heat, glare, dust, smoke, fumes, odours, vibration, or other external impacts. This use may include food production.</p>
<p><b>K</b></p>	
<p><b>Kennel</b></p>	<p>means any premises where 3 or more dogs and/or 5 or more cats are cared for, maintained, boarded, bred, or trained in exchange for compensation.</p>
<p><b>L</b></p>	
<p><b>Landscaped</b></p>	<p>means the enhancement of a <b>parcel</b> by the addition of topsoil, trees, shrubs, turf, grass, other vegetative material, or non-vegetative material.</p>
<p><b>Landscaped Area</b></p>	<p>means an area of land planted or to be planted with trees, grass, shrubs, or other vegetation including the soil or bedding material areas associated with plantings. A landscaped area does not include the footprint of a <b>building, decks</b>, patio, sidewalk, <b>driveway</b>, parking area, or similar <b>hard landscaping</b>.</p>
<p><b>Lane</b></p>	<p>means a secondary <b>access</b> located to the side or rear of a <b>parcel</b> and provides <b>access</b> to service areas, parking, <b>accessory buildings</b>, and may contain utility easements.</p>

<b>Loading Area</b>	means an area on the same <b>parcel</b> as a commercial <b>building</b> for the temporary parking of a commercial vehicle while goods and materials are being loaded or unloaded.
<b>M</b>	
<b>Manufactured Home Park</b> [Bylaw #16.22]	A parcel of land under one title which has been planned, divided into manufactured home lots and improved for placement of manufactured homes for permanent residential use and may include accessory uses, including; convenience stores, parking facilities and other services.
<b>Municipal Planning Commission</b>	means the Town's Municipal Planning Commission established pursuant to the <b>Act</b> .
<b>Mural</b> [Bylaw #16.22]	means an artistic rendering applied to or affixed to any exterior permanent surface with minimal means of advertising. This definition does not include religious symbols affixed to worship facilities. A <b>Mural</b> shall be approved by the Town of Drumheller in accordance with Town policies;
<b>N</b>	
<b>Natural Resource Extraction</b> [Bylaw #16.22]	means the extraction of natural resources such as clay, sand, gravel, limestone, coal, petroleum and other minerals, and may include primary treatment into a raw, marketable form.
<b>Non-Conforming Building</b>	means a <b>building</b> :  (a) That is lawfully constructed or lawfully under construction at the date this <b>Bylaw</b> become effective; and  (b) That on the date this <b>Bylaw</b> becomes effective does not, or when constructed will not, comply with this <b>Bylaw</b> .
<b>Non-Conforming Use</b>	means a lawful specific use:  (a) Being made of land or a <b>building</b> or intended to be made of land or a <b>building</b> lawfully under construction at the date this <b>Bylaw</b> becomes effective; and

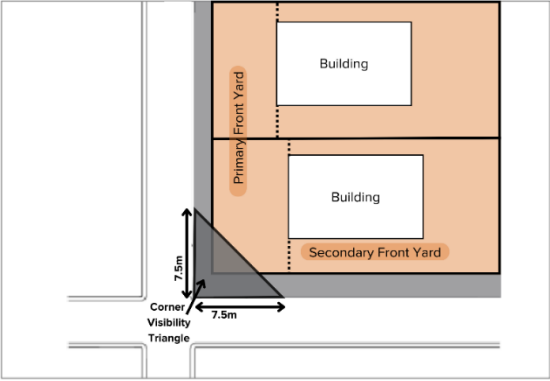
	(b) That on the date this <b>Bylaw</b> becomes effective does not, or in the case of a <b>building</b> under construction, will not, comply with this <b>Bylaw</b> .
<b>Nuisance</b>	means an activity or effect that is offensive to the sense, including smoke, airborne emissions, vapours, odours, noise, earthborn vibrations, glare, flashing light, heat, dust, unsightly or unsafe storage of materials, excessive traffic, or any other impact that may become hazardous to health and safety, or which adversely affects the amenities of the neighbourhood or interferes with the normal enjoyment of any land or <b>building</b> , whether public or private.
<b>O</b>	
<b>Office</b>	means a <b>development</b> that includes premises available for the transaction of general business.
<b>Outdoor Storage</b>	means the keeping of materials, goods, or vehicles on-site for a timeframe exceeding 24 hours.
<b>Overlay</b>	means an area which is applied over or more underlying land use district, establishing additional or alternative standards for development in addition to those of the underlying land use district. An overlay is introduced to address a special situation or achieve specific goals.  Where a regulation in a district and an overlay are in conflict, the regulation in the overlay shall apply.
<b>P</b>	
<b>Parcel</b>	means an area of land described on a Certificate of Title or described in a Certificate of Title by reference to a Plan filed or registered in a Land Titles Office.
<b>Parcel Boundary</b>	means the boundary that legally and geometrically demarcates a <b>parcel</b> , also known as a property line.
<b>Parcel Coverage</b>	means the portion of the <b>parcel</b> area covered by all covered <b>structures</b> .
<b>Patio</b> [Bylaw #18.21]	means an uncovered horizontal <b>structure</b> with a surface height, at any point, no greater than 0.60 metres above grade and is intended as an outdoor amenity space.

<b>Permitted Use</b> [Bylaw #18.21]	means a use of land, <b>building</b> , or <b>structures</b> for which a <b>development permit</b> shall be issued, with or without conditions, by the <b>Development Authority</b> .
<b>Porch</b>	means an unenclosed covered <b>structure</b> forming an entry to a <b>building</b> .
<b>Portable Sign</b>	means a <b>sign</b> which is not in a permanently installed or affixed position.
<b>Principal Building or Use</b>	means the use or <b>building</b> on a <b>parcel</b> that occupies the major or central portion of a <b>parcel</b> and constitutes the principal purpose for which the <b>parcel</b> is used. <b>Principal uses</b> may be located within a <b>building</b> , or portion of a <b>building</b> that is separated structurally from other <b>uses</b> within the same <b>building</b> . One or more <b>principal uses</b> may occur on a <b>parcel</b> .
<b>Projecting Sign</b>	means <b>sign</b> which projects from a <b>structure</b> or a <b>building</b> face.
<b>Projection</b>	means any structural or architectural element, <b>building</b> feature, or other object that juts out, overhangs, or protrudes into the prescribed setback.
<b>Protected Flood Fringe</b> [Bylaw #16.22]	those lands within the <b>Floodway</b> or <b>Flood Fringe</b> protected by structural mitigation in the form of a flood berm. These lands may be flooded if dedicated flood berms fail or do not work as designed during the 1:100-year return period design flood, even if they are not overtopped and areas in Protected Flood Fringe are still susceptible to groundwater and pluvial flooding.
<b>Public Utilities</b>	means systems and facilities associated with water, sewage, power, heating and cooling, energy, waste, transportation, telecommunications, and any municipal flood mitigation <b>structure</b> .
<b>Q</b>	
<b>Qualified professional</b> [Bylaw #18.21]	means a person who by possession of a recognized degree, certificate, or professional standing, or who by extensive knowledge, training and experience, has successfully demonstrated the ability to solve or resolve problems relating to the subject matter, the work or the project, and assumes responsibility for the results of the work. Without limiting the generality of the foregoing, this shall include land surveyors,

	professional planners, architects, and engineers.
<b>R</b>	
<b>Rear Parcel Boundary</b>	means the <b>parcel boundary</b> of a <b>parcel</b> which is opposite the <b>front parcel boundary</b> .
<b>Rear Setback</b>	means the distance between any <b>development, building, or structure</b> and the <b>rear parcel boundary</b> . A <b>rear setback</b> is not a <b>rear yard</b> .
<b>Rear Yard</b>	means a <b>yard</b> extending across the full width of a <b>parcel</b> from the rear wall of the <b>principal building</b> situated on the <b>parcel</b> to the <b>rear parcel boundary</b> of the <b>parcel</b> .
<b>Recreation – Intensive</b>	means a <b>development</b> for leisure activities requiring indoor and/or outdoor facilities, including but not limited to, parks, swimming pools, gyms, arenas.
<b>Recreation – Non-Intensive</b>	means leisure activities that require little to no alteration or formal <b>development</b> of a <b>parcel</b> for public or private enjoyment. This use includes amenities such as public pathways and trails, sports fields, boat launches and river access infrastructure, and associated parking areas, washrooms, signage, public art, and interpretive elements.
<b>Recreation Vehicle</b>	means a vehicle that provides temporary accommodation for recreational or travel purposes and includes, but is not limited to motor homes, travel trailers, fifth wheel travel trailers, campers, tent trailers, boats, and a trailer used to transport any of the above.
<b>Recreation Vehicle Resort</b>	means a <b>parcel</b> designed, developed, maintained, and capable of providing accommodation on a temporary, seasonal, or permanent basis, for <b>recreation vehicles</b> .
<b>Restaurant/Café</b>	means a <b>development</b> where prepared food and beverages are offered for sale to the public for consumption on-premises or off-premises.
<b>Restricted Substance Retail</b>	means a retail establishment licensed under the Alberta Gaming and Liquor Commission for the sale of liquor or cannabis for consumption off-premises.
<b>Retail &amp; Service – General</b>	means a <b>development</b> that provides goods or services directly to the consumer, and where such



	goods or services are available for immediate purchase on the premises by the purchaser.
<b>Retail &amp; Service – Heavy</b>	means a <b>development</b> with permanent outdoor display, service, and/or storage areas. Including, but not limited to storage and warehousing facilities, vendors of lumber and building supplies, landscaping supplies and equipment, industrial equipment, vehicles, watercraft, and/or outdoor structures such as prefabricated sheds, <b>decks</b> and patios, swimming pools, and play equipment [Bylaw #16.22].
<b>Right-of-Way</b>	means the total width of any land reserved or dedicated as a thoroughfare, <b>lane</b> , pedestrian way, or utility line.
<b>Road</b>	means land shown as a <b>road</b> on a plan of survey that has been filed or registered in a land titles office, or land used as a public <b>road</b> (see <b>street</b> ), and includes a bridge forming part of a public <b>road</b> and any structure incidental to a public <b>road</b> .
<b>Rooftop Sign</b>	means a <b>sign</b> affixed to or placed on a <b>building</b> and extending in whole or in part above the vertical walls or parapet of the <b>building</b> ; or the top of a canopy, awning, or other similar appurtenance of the <b>building</b> .
<b>S</b>	
<b>Screening</b>	means some combination of structural and/or landscaping features used to separate areas or functions which detract from the appearance of the streetscape and the view from the surrounding areas.
<b>Secondary Front Parcel Boundary</b>	means a <b>side parcel boundary</b> that forms the boundary of a <b>parcel</b> and a <b>road right-of-way</b> .

<p><b>Secondary Front Setback</b></p>	<p>means the distance between any <b>development, building, or structure</b> and the <b>secondary front parcel boundary</b>.</p>
<p><b>Secondary Front Yard</b> [Bylaw #16.22]</p>	<p>means a yard extending across the full width of a parcel from the secondary front parcel boundary of the parcel to the wall of the principal building.</p> 
<p><b>Setback</b></p>	<p>means the minimum distance required between a <b>development</b> and a <b>parcel boundary</b> or any other features specified by this <b>Bylaw</b>.</p>
<p><b>Setback Area</b></p>	<p>means the area of a <b>parcel</b> between the <b>parcel boundaries</b> and the walls of the <b>building or structure</b>, as required by the applicable land use district in this <b>Bylaw</b>.</p>
<p><b>Show Home</b></p>	<p>means a <b>development</b> constructed for the temporary purpose of illustrating to the public the type or character of a dwelling or dwellings to be constructed in other parts of a <b>subdivision or development area</b>.</p>
<p><b>Side Setback</b></p>	<p>means the distance between any part of a <b>development, building, or structure</b> and the <b>side parcel boundary</b>. A side setback is not a <b>side yard</b>.</p>
<p><b>Side Parcel Boundary</b></p>	<p>means the boundary of a <b>parcel</b> which connects the <b>front parcel boundary</b> with the <b>rear parcel boundary</b>.</p>
<p><b>Side Yard</b></p>	<p>means a <b>yard</b> extending from the <b>front yard</b> to the <b>rear yard</b> situated between the <b>side parcel boundary</b> of the <b>parcel</b> and the wall of the <b>principal building</b>, not including <b>projections</b>.</p>
<p><b>Sign</b></p>	<p>means a visual medium used to convey information by way of words, pictures, images, graphics,</p>

	emblems, or symbols, or any device used for the purpose of providing direction, identification, advertisement, business promotion, or the promotion of a person, product, activity, service, event, or idea.
<b>Single Detached Dwelling</b> [Bylaw #18.21]	means a use where a building contains only one dwelling unit.
<b>Site</b>	means an area of land on which a <b>building</b> or use exists or for which an application for a <b>development permit</b> is made and can comprise more than one <b>parcel</b> .
<b>Soft Landscaping</b>	means the use of vegetative material as part of a <b>landscaped area</b> .
<b>Solar Energy System</b>	means structures and accessories designed to convert solar radiation into electrical or thermal energy.
<b>Stop Order</b>	means an order issued by the <b>Development Authority</b> pursuant to Section 645 of the <b>Act</b> .
<b>Storage Structure</b> [Bylaw #18.21]	A storage structure may be in the form of a shipping container, trailer or other structure. Shall not be connected to utilities. A storage structure may be approved on a temporary basis.
<b>Stormwater Management</b>	means the use of structural or non-structural practices that are designed to reduce stormwater runoff and mitigate its adverse impacts on property, natural resources, and the environment.
<b>Stormwater Management Plan</b>	means a plan that indicates pre- and post-development drainage systems including any required <b>stormwater management</b> features.
<b>Street</b>	Any public <b>road</b> , including the boulevards, sidewalks and improvements, but excluding a <b>lane</b> , bridge or walkway.
<b>Structural Alteration</b>	means altering the main building components that support a <b>building</b> , including but not limited to the roof, foundation, or exterior walls of a <b>structure</b> , that results in the expansion of the useable <b>floor area</b> of a <b>structure</b> or reduces existing <b>setback areas</b> .
<b>Structure</b>	means anything constructed or erected on the ground, or attached to something located on the ground, not

	including pavement, curbs, sidewalks, open air surfaces, or movable vehicles.
<b>Subdivision</b>	means the division of a <b>parcel</b> into one or smaller <b>parcels</b> by a plan of a subdivision or other instrument.
<b>Subdivision Agreement</b>	means a legal agreement between the <b>applicant</b> for a <b>subdivision</b> and the <b>Town</b> committing to the provision of any matter required by a condition of the subdivision approval.
<b>Subdivision Authority</b>	means the persons appointed pursuant to the <b>Act</b> that have been authorized to exercise <b>subdivision</b> powers on behalf of the <b>Town</b> .
<b>Subdivision and Development Appeal Board</b>	means the body established by <b>Council</b> pursuant to the <b>Act</b> to act as the appeal body for appeals against <b>development permit</b> decisions, <b>subdivision</b> decisions, and <b>stop orders</b> .
<b>T</b>	
<b>Tourist Dwelling</b>	means a single <b>Dwelling Unit</b> occupied by a single party of guests for a period of 28 days or less and contains sleeping and sanitary facilities, and may include cooking and eating facilities.
<b>Town</b>	means the Town of Drumheller.
<b>U</b>	
<b>Use</b>	means the purpose or activity for which a <b>parcel</b> or a <b>building</b> is designed, arranged, developed, or intended, or for which is occupied or maintained.
<b>Use Area</b>	means the entire <b>floor area</b> of a <b>building</b> or a portion of a <b>building</b> that is occupied by a specific use.
<b>W</b>	
<b>Wind Energy System</b>	means a <b>structure</b> designed to convert wind energy into mechanical or electrical energy.
<b>Work Camp</b> [Bylaw #16.22]	means a temporary residential complex used to house employees on a temporary basis to provide accommodations for large scale projects in the immediate area. Without restricting the generality of the above, the camp is usually made up of a number

	of mobile units, clustered in such fashion as to provide sleeping, eating, recreation, and other basic living facilities.
<b>Window Sign</b> [Bylaw #16.22]	a sign painted on, attached to or installed on a window intended to be viewed from outside the premises.
<b>Y</b>	
<b>Yard</b>	means an open space on the same <b>site</b> as a <b>building</b> and which is unoccupied and unobstructed from the ground upward except as otherwise provided for in this <b>Bylaw</b> .



## REQUEST FOR DIRECTION

<b>TITLE:</b>	Policy DP-C-01 – Compliance Certificates
<b>DATE:</b>	April 15, 2024
<b>PRESENTED BY:</b>	Colt Maddock
<b>ATTACHMENTS:</b>	Policy DP-C-01 (2024) Policy A-01-03 (2003)

**SUMMARY:**

The current policy that outlines the requirements and procedures for processing Certificates of Compliance was approved in 2003 and is significantly outdated. As a result, Administration has prepared Policy DP-C-01 in order to establish standardized and consistent requirements for the processing of compliance certificates.

The policy is considered a Council policy as it is intrinsically inked with the processes established in the Land Use Bylaw, and it a policy that impacts the public through the requirements of documents for certification.

**RECOMMENDATION:**

Council review and provide feedback on Policy DP-C-01. Any feedback will be incorporated and brought back to Council for approval on April 22, 2024.

**DISCUSSION:**

Policy DP-C-01 provides a clear outline of the procedures followed by Administration when approving Compliance Certificates.

**FINANCIAL IMPACT:**

No Financial Impact.

**STRATEGIC POLICY ALIGNMENT:**

Changes align with the objective to reduce red tape and establish clear and consistent standard operating procedures throughout the organization.

**COMMUNICATION STRATEGY:**

Approved policy will be distributed to all internal staff. Approved Policy will be posted on the Town Website where it can be accessed by applicants.

*Mitchell Visser*

---

Prepared by:  
Mitchell Visser  
Sr. Administrative  
Assistant

*Colt Maddock*

---

Reviewed by:  
Colt Maddock  
Development Officer in  
Training




---

Approved by:  
Darryl Drohomerski  
Chief Administrative  
Officer

COUNCIL POLICY

NAME: Compliance Certificate	POLICY NUMBER: DP-C-01
DEPARTMENT: Planning and Development	SUPERSEDES: A-01-03
DATE APPROVED:	REVISION DATE: N/A

**1. POLICY STATEMENT**

- 1.1. To establish standard and consistent requirements for and the processing of a **Compliance Certificate**. A **Compliance Certificate** is confirmation from the **Town** that the location of a building(s) on a site complies with the requirements of the **Land Use Bylaw**.

**2. PURPOSE**

- 2.1. The processing of **Compliance Certificates** is a service provided by the **Town** for real estate vendors, banks, lawyers, mortgage brokers, and home buyers to ensure that a subject property complies with the **Town's Land Use Bylaw** for protection from future legal issues.

**3. SCOPE**

- 3.1. This Policy is applicable to all individuals or entities seeking a **Compliance Certificate** within the jurisdiction of the **Town**.
- 3.2. This Policy applies to the **Development Officer** and their delegates.

**4. DEFINITIONS**

- 4.1. For the purposes of the Policy, the following definitions shall apply:
- a) "**Act**" means the *Municipal Government Act*, RSA 2000 c. M- 26 as amended from time to time, and its successor legislation;
  - b) "**Alberta Land Surveyor**" or "**ALS**" means a person who holds a certificate of registration and an annual certificate to engage in the practice of surveying under the *Alberta Land Surveyors Act*, RSA 2000, c L-3 as amended from time to time, and its successor legislation;
  - c) "**Applicant**" means any person whose name appears as the applicant on any **Compliance Certificate** request received by the **Town**;
  - d) "**Chief Administrative Officer**" means **Chief Administrative Officer** of the Town of Drumheller, or their designates;
  - e) "**Compliance Certificate**" or "**Certificate of Compliance**" means a written document issued by the **Town** that states whether or not the property and the property improvements, as shown on the **Real Property Report**, comply with the **Land Use**



**Bylaw** regulations;

- f) “**Development Officer**” means the person or persons appointed pursuant to the **Act** that has been authorized to exercise development powers on behalf of the **Town**;
- g) “**Fee Schedule**” means the Town of Drumheller Fees, Rates and Charges Bylaw 01.24, as amended from time to time, and its successor legislation;
- h) “**Encroachment**” means anything constructed or erected with a fixed location on the ground or attached to something having a fixed location on the ground (excluding sound attenuation structures, sidewalks, fences, or any other municipal improvement required and owned by the **Town**), that extends over a property line;
- i) “**Land Use Bylaw**” means the Town of Drumheller’s Land Use Bylaw 16.20, as amended and successor legislation;
- j) “**Legal Non-Conforming**” means a pre-existing use of land to continue, even though the use no longer complies with current land use district regulations identified in the **Land Use Bylaw**;
- k) “**Real Property Report**” means a survey document prepared, signed, dated and stamped by an **Alberta Land Surveyor**, illustrating the location of all structures and visible improvements situated on a parcel of land relative to the property boundaries. The **Real Property Report** also shows any registered easements or right-of-ways affecting the property as well as any **encroachments** from or onto the property. It is a representation of the property on the date of survey;
- l) “**Town**” means the Town of Drumheller, a municipal corporation in the Province of Alberta, and includes the area contained within the corporate boundaries of the Town of Drumheller, as the context may require; and,
- m) “**Updated Real Property Report**” means a previously prepared **Real Property Report** that has been brought up to date (if required) and signed, dated and stamped by an **Alberta Land Surveyor**.

## 5. RESPONSIBILITIES

5.1. **Development Officer(s)** are responsible for:

- a) Ensuring that development activities within the jurisdiction are in compliance with the **Land Use Bylaw**; and,
- b) Determining whether to approve, deny, or conditionally grant a **Compliance Certificate**.

5.2. **Applicants** are responsible for:

- a) Submitting the required documentation for the **Development Officer’s** review; and,
- b) Ensuring that they make the payment for the **Compliance Certificate** using the appropriate service options available.

## 6. REAL PROPERTY REPORT ELIGIBILITY

- 6.1. The eligibility of the **Compliance Certificate** application will be determined by the **Development Officer** or the **Chief Administrative Officer**.
- 6.2. A **Real Property Report** is eligible if the survey was completed within six (6) months from the date of submission.
  - a) Notwithstanding Section 6.2, a **Real Property Report** may be eligible if the survey was completed no more than two (2) years prior to the date of submission if accompanied by a sworn Affidavit stating that no changes to the property have occurred.
  - b) Any **Real Property Report** where a survey has been completed over two (2) years from the date of submission will not be eligible under any circumstances.
    - i) A **Real Property Report** that states “Under Construction” or “Foundation Only” will only be eligible if the survey was completed within six (6) months of submission.
- 6.3. The **applicant** may submit a **Real Property Report** in the following manner:
  - a) Submitted in-person or via standard mail with two (2) original sealed **Real Property Reports**; or,
  - b) Submitted via email with one (1) **Real Property Report**.

## 7. INELIGIBILITY

- 7.1. The following are reasons that a **Compliance Certificate** request will be ineligible:
  - a) The **applicant** does not provide all materials as identified in Section 8.1;
  - b) The **Real Property Report** submitted cannot be read or interpreted; or
  - c) Any **Real Property Report** that meets the conditions outlined in Section 6.2(b).

## 8. APPLICATION

- 8.1. A request for a **Compliance Certificate** must include the following:
  - a) A completed request form as shown in “Schedule A” or a written request by the **applicant** representative providing the same information required on the form;
  - b) A **Real Property Report** for the site that has been produced by an **Alberta Land Surveyor** that meets the conditions outlined in Section 6.2 produced; and,
  - c) The required fee for the selected processing time according to the submitted request form. The fee to process a **Compliance Certificate** is dependent upon the **fee schedule**.
- 8.2. Notwithstanding Section 8.1(b), if any changes have been made to the property, however slight, a new or **Updated Real Property Report** must be provided.

## 9. COMPLIANCE CERTIFICATE

- 9.1. The **Compliance Certificate** process can result in one or several of the following possible outcomes:

- a) A Compliance Certificate is issued, after the review process determines that the property and property improvements comply with the regulations of the **Land Use Bylaw**.
- b) A Compliance Certificate is **not** issued, after the review process determines that the property and property improvements do not comply with the regulations of the **Land Use Bylaw**.
- c) An encroachment is identified within or beyond the property lines.

9.2. The **Compliance Certificate** shall clearly state all of the following:

- a) The **Town** makes no guarantee as to the accuracy of the **Real Property Report** or the information provided on behalf of the landowner;
- b) The **Compliance Certificate** is based solely on the information presented in the **Real Property Report**;
- c) The **Town** is not required to conduct an independent site inspection to verify the information presented in the **Real Property Report**;
- d) The **Compliance Certificate** evaluates compliance only in terms of the prevailing **Land Use Bylaw**. It does not address compliance with other municipal bylaws, provincial safety codes regulations or other provincial and federal legislation; and,
- e) The **Town** is authorized to retain copies of the **Alberta Land Surveyor's Real Property Report** for record-keeping purposes. However, in compliance with copyright laws, copies of the survey will only be provided to the person/client listed on the **Real Property Report** or the surveyor who conducted the assessment.

## 10. NON-COMPLIANCE:

10.1. If a property and property improvements are determined **not** to comply with the regulations of the **Land Use Bylaw**, in accordance with 9.1(b), the following may occur:

- a) If an improvement was built in accordance with the requirements and regulations in place at the time of construction, whether the regulations were different, or a development permit was not required at the time, the development shall be considered **legal non-conforming** and allowed to continue subject to the provisions of Section 643 of the **Act**, and/or,
- b) If property improvements were built without a development permit under regulations which would require a development approval, the property owner is required to:
  - i) apply for a development permit;
  - ii) request any variance that would be required to allow the improvement to remain as sited;
  - iii) pay the appropriate development fee, as outlined in the **fee schedule**.

10.2. Notwithstanding 10.1(b), if a development permit application is rejected, the improvement may have to be removed at the owner's expense.

- 10.3. Notwithstanding 10.1(b), any concerns regarding property improvements would have to be resolved to the satisfaction of the **Development Officer** prior to issuance of the **Compliance Certificate**.

## 11. ENCROACHMENTS

- 11.1. If an **encroachment** is identified within or beyond the property lines as follows, in accordance with 9.1(c), the following may occur:
- a) If an **encroachment** is beyond the property boundaries, encroaching onto public property such as a **Town**-owned land, roads, reserve land or a public utility lot, the property owner must either:
    - i) move or remove the **encroachment**;
    - ii) receive a signed Letter of Consent from the **Town**; or,
    - iii) enter into an Encroachment Agreement with the **Town**.
  - b) If the **encroachment** is beyond the property lines of another privately-owned parcel, the **Town** will not negotiate with the neighboring property owner, as this is a private agreement between the two (2) parties.
- 11.2. Notwithstanding 11.1(a), if the landowner chooses to relocate or remove an **encroachment**, the property owner must submit the following, prior to the issuance of a **compliance certificate**:
- a) An **Updated Real Property Report**; and/or,
  - b) Payment, as per the **fee schedule**, if resubmission exceeds ninety (90) days of the original **Compliance Certificate** request.
- 11.3. If the **Town** agrees to allow the **encroachment** to remain subject to an **encroachment** agreement, in accordance with 11.1(a)(iii):
- a) The agreement must be registered against the Certificate of Title for the property prior to issuance of the **Compliance Certificate**; and,
  - b) The applicant is required to pay the appropriate **encroachment** fees, as per the **fee schedule**.

## 12. RELATED DOCUMENTS/FORMS

- 12.1. Schedule A "Compliance Certificate Request Form."

## 13. TRANSITIONAL

- 13.1. This Policy comes into effect on the day it is signed by Council.
- 13.2. This Policy repeals Policy #A-01-03 – Certificate of Compliance Policy.

---

MAYOR

---

CHIEF ADMINISTRATIVE OFFICER

REVISIONS
-----------

DRAFT

# Schedule "A"

## REQUEST FOR COMPLIANCE CERTIFICATE

**Property Information**

 Legal Land Description: Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Plan: \_\_\_\_\_  
 Civic Address for Compliance: \_\_\_\_\_

**Applicant Information**

 Applicant Name: \_\_\_\_\_  Agent  Owner  
 Mailing Address: \_\_\_\_\_  
 City: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_  
 Email: \_\_\_\_\_

**What are you applying for? (please select an option)**
 **COMPLIANCE CERTIFICATE**

- |   |                 |
|---|-----------------|
| <input type="checkbox"/> Residential Regular (5 Business Days Max.)     | <b>\$87.50</b>  |
| <input type="checkbox"/> Residential Rush (3 Business Days or Less)     | <b>\$150.00</b> |
| <input type="checkbox"/> Non-Residential Regular (5 Business Days Max.) | <b>\$154.50</b> |
| <input type="checkbox"/> Non-Residential Rush (3 Business Days or Less) | <b>\$260.00</b> |

 **COMPLIANCE CERTIFICATE REVISION**

A request for a revision to a Compliance Certificate or Certificate Respecting Compliance may be made within 90 days of the date of the original, at no additional cost, if the following conditions have been met:

1. All permits identified in the original compliance certificate must have had their final inspections completed. Alternatively, if structures identified in the report are non-compliant and have been removed, an Updated Real Property Report reflecting these changes must accompany the Revision application.
2. If any encroachments were identified in the original compliance certificate, three (3) possible actions that could be taken (i) the owner moves/removes the encroachment at the owner's expense, (ii) the Town produces a letter of consent authorizing the continued placement of the encroachment, (iii) an encroachment agreement is endorsed by both the owner and Town and filed onto the Certificate of Title for the parcel. Alternatively, if encroachments identified in the report have been removed, an Updated Real Property Report reflecting these changes must accompany the Revision application.

**Application Requirements**

- Completed application request form
- Two (2) **Original** Real Property Reports submitted in-person (no more than 6 months prior to date of submittal)

**OR**

- One (1) **Original** Real Property Report is submitted electronically to [development@drumheller.ca](mailto:development@drumheller.ca) (no more than 6 months prior to date of submittal)

**Applicant Authorization**

1. I am the owner/agent with the consent and authority of the owner that is the subject matter of this application.
2. I consent to receiving notifications & correspondence regarding this application via email to the address provided on this application.
3. By checking the "I agree" box below, you agree and authorize your electronic signature as valid and binding upon you to the same force and effect as a handwritten signature.

Applicant Signature: \_\_\_\_\_ I Agree  Date: \_\_\_\_\_

The personal information requested on this form is being collected under the authority of Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act. The information collected will be used to process compliance certificates for the Town of Drumheller. If you have any questions about the collection or use of your personal information, contact the Town of Drumheller's Manager of Legislative Services at 224 Centre Street, Drumheller, Alberta, T0J 0Y6 or 403-823-1339.



# DRUMHELLER

---

## ADMINISTRATION POLICY

---



### ADMINISTRATION POLICY #A -01-03

#### Certificate Of Compliance Policy

##### THE PURPOSE OF THIS POLICY IS TO:

To establish the requirements for and the processing of Certificates of Compliance. A Certificate of Compliance is a confirmation from the Town of Drumheller that the location of building(s) on a site comply with the requirements of the Land Use Bylaw.

##### POLICY STATEMENT:

1. A Certificate of Compliance can only be issued by a Development Officer or the Chief Administrative Officer.
2. An Alberta Land Surveyor's Real Property Report is required to apply for a Certificate of Compliance. The Real Property Report will only be accepted within 3 years of the date of the Survey. A minimum of 2 and a maximum of 4 Real Property Reports are required at time of application.
3. An Alberta Land Surveyor's Real Property Report which states "Under Construction" or "Foundation Only" can only be accepted if it is submitted within 6 months of the date of the survey.
4. Fax copies, ineligible plans and plot plans may not be accepted.
5. If there are buildings or structures that encroach onto utility right-of-way, easements or Town owned land an Encroachment Agreement may be required. If required the Encroachment Agreement must be obtained prior to the issuance of the Certificate of Compliance.
6. A fee for a Certificate of Compliance is required. Payment will be as per resolution of Council.
7. Copies of the Alberta Surveyor's Real Property Report may be made by the Town as a record. Due to copyright laws no copies of surveys will be provided to anyone other than the person/client named on the Real Property Report or the Individual who performed the Survey.
8. Processing time for a Certificate of Compliance will vary depending on the type of building(s) on the site. One and Two Family Dwellings are to be processed within 3 to 5 working days, all other types between 5 to 10 working days.

Date: Jan. 20, 2003

  
Chief Administrative Officer



## REQUEST FOR DIRECTION

<b>TITLE:</b>	Drumheller Sports Council
<b>DATE:</b>	April 15, 2024
<b>PRESENTED BY:</b>	Rick Ladouceur, Manager of Recreation, Arts & Culture
<b>ATTACHMENT:</b>	Terms of Reference

**SUMMARY:**

Drumheller Sports Council was derived from the 2023 Parks & Recreation Master Plan; it is proposed to be established as a bylaw and shall be responsible for purposes of advising Town of Drumheller’s Council in matters pertaining to Sports Development in the Town of Drumheller.

**RECOMMENDATION:**

Administration recommends that the Town of Drumheller’s Council gives direction to proceed with a Bylaw for the Drumheller Sports Council.

**DISCUSSION:**

The formation of a Drumheller Sports Council provides an important forum for identifying the Town of Drumheller and neighbouring sporting issues and opportunities. It also serves as an advisory group to the Town of Drumheller’s Council on effective policy and service provision regarding sports initiatives within the Town of Drumheller and partnerships.

The words Sports Development shall be understood as the meaning that integrates grassroots initiatives, athlete empowerment, state-of-the-art facilities, hosting, tourism and collaborative partnerships to create a dynamic and sustainable sporting ecosystem for the Town of Drumheller.

The Drumheller Sports Council will have no delegated decision-making power from the Town of Drumheller’s Council.

The Drumheller Sports Council will consist of the following:

One (1) Councillor from the Town of Drumheller will be appointed to the Drumheller Sports Council. The Councillor shall be appointed annually at the meeting of the Town of Drumheller’s Council.

Seven (7) people who shall be members-at-large and who shall be appointed at the Organizational Meeting of Town of Drumheller’s Council for a one (1) year term. Once a member-at-large reaches a full term, Town of Drumheller’s Council has the option to extend for another two (2) years or replace. The person must represent a Not-for-Profit sporting organization within the Town of Drumheller to incorporate diversity into the Drumheller’s Sports Council.

Meeting procedures shall be conducted following good meeting practices and disputes resolved in accordance with Town of Drumheller Council & Committee Procedure Bylaw Number 04.21 and Council Code of Conduct Bylaw Number 08.18. Copies will be made available upon appointment.

**FINANCIAL IMPACT:**

Sport tourism and hosting sports events will benefit the economy all year round.

To provide information as an advisory body for the Recreation’s annual operating budget and/or 10-year Capital Plan as it pertains to Sports Development for the Town of Drumheller.

It is understood this is a volunteer position with no financial remuneration.

**STRATEGIC POLICY ALIGNMENT:**

The Drumheller Sports Council, established to provide an important forum for identifying sports-related concerns and opportunities. The Drumheller Sports Council are committed to understanding and addressing the specific priorities outlined by the Terms of Reference. Regular communication with the Town of Drumheller’s Council will be established to ensure that the recommendations align seamlessly with the Town of Drumheller strategic goals.

**COMMUNICATION STRATEGY:**

Communications brief will be developed to announce formalization to the public of the Drumheller Sports Council as part of the Master Plan outcomes & execution.

**PROPOSED MOTION:**

Councillor \_\_\_\_\_ move that Council directs Administration to proceed with developing a Bylaw for the Drumheller Sports Council based on the draft Terms of Reference presented. Seconded.

Prepared By:

*Rick Ladouceur*

Rick Ladouceur  
Manager of Recreation,  
Arts, and Culture

Reviewed By:



Victoria Chan CPA, CGA, LL.B, LL.M  
Director of Corporate  
and Community Services,  
Chief Financial Officer

Approved By:



Darryl Drohomerski, CET  
Chief Administrative Officer



**DRUMHELLER SPORTS COUNCIL**

<p><b>Name of Committee:</b></p>	<p><b>Drumheller Sports Council</b></p>
<p><b>Drumheller Sports Council Purpose of Committee:</b></p>	<p>Drumheller Sports Council was developed because of the 2023 Parks &amp; Recreation Master Plan, it is hereby established and shall be responsible for purposes of advising Town of Drumheller’s Council in matters pertaining to Sports Development in the Town of Drumheller.</p> <p>The formation of a Drumheller Sports Council provides an important forum for identifying the Town of Drumheller and surrounding neighbour’s concerns and opportunities. It also serves as an advisory group to the Town of Drumheller’s Council on effective policy and service provision regarding sports initiatives within the Town of Drumheller and partnerships.</p> <p>The words Sports Development shall be understood as the meaning that integrates grassroots initiatives, athlete empowerment, state-of-the-art facilities, hosting, tourism and collaborative partnerships to create a dynamic and sustainable sporting ecosystem for the Town of Drumheller.</p> <p>The Town of Drumheller's Council is the governing body of the municipal corporation and in accordance with the Municipal Government Act (MGA) is assigned powers, duties and functions. The Drumheller Sports Council will have no delegated decision-making power from <b>Town</b> of Drumheller's Council.</p>
<p><b>Drumheller Sports Council Plan Objectives</b></p>	<p>The Drumheller Sports Council planned objectives:</p> <ul style="list-style-type: none"> <li>• To facilitate information sharing between sport organizations and to improve a variety of sport opportunities, venues, and partner to bring sport events/tourism to the <b>Town</b> of Drumheller and surrounding areas.</li> <li>• To emphasize the importance of sport in building a healthy community for all residents in the Town of Drumheller.</li> <li>• To provide an inclusive and accessible environment for community diversity for all sporting experiences.</li> <li>• Provide Sport Development advice to <b>the</b> Town of Drumheller’s Council for the benefit of residents of the Town of Drumheller.</li> <li>• To provide input for the Recreation, Arts &amp; Culture Department’s annual operating budget and/or 10-year Capital Plan as it pertains to Sports Development for the Town of Drumheller and surrounding area.</li> </ul>

<p><b>Drumheller Sports Council Criteria for membership:</b></p>	<p>The Drumheller Sports Council's criteria for membership:</p> <ul style="list-style-type: none"> <li>• Current involvement in service provision, policy or program development in sports for the Town of Drumheller.</li> <li>• Letter of Endorsement by their organization.</li> <li>• Strong community networks and linkages.</li> <li>• An ability to constructively participate in an advisory capacity.</li> <li>• An ability to represent a broad range of views that reflect the diversity of the community.</li> <li>• A strong understanding of the local community and its social, environmental and economic influences.</li> <li>• Good knowledge and understanding of the local issues that are relevant to sports development.</li> <li>• A willingness to contribute positively to meetings in a fair and unbiased manner.</li> <li>• An ability to look beyond personal interests for the benefit of the community and residents of the Town of Drumheller.</li> <li>• An ability and willingness to encourage participation from and provide feedback to the community about sports.</li> <li>• An ability to commit to the Drumheller Sports Council for the required duration.</li> <li>• A willingness to celebrate the success and achievements of sports in the Town of Drumheller and surrounding areas.</li> </ul>
<p><b>Drumheller Sports Council Selection of Members:</b></p>	<p>The selection of Drumheller's Sports Council members will involve calling for nominations by a variety of advertisements placed by the Communications Department of Town of Drumheller. A nomination form must be completed by anyone interested in serving as a Drumheller Sports Council member. A nominee must be a current elected official &amp; member of good standing of a Not-for-Profit sports organization from the Town of Drumheller. The nomination form must include a letter endorsing the nominee by the board of the sports organization they represent.</p> <p>One (1) Councillor will be appointed to the Drumheller Sports Council. The Councillor shall be appointed annually at the meeting of the Town of Drumheller.</p> <p>Seven (7) people who shall be members-at-large and who shall be appointed at the Organizational Meeting by the Town of Drumheller for a one (1) year term. Once a member-at-large reaches a full term, Town of Drumheller has the option to extend for another two (2) years or replace. The person must represent a Not-for-Profit sporting organization within the Town of Drumheller to incorporate diversity into the Drumheller Sports Council.</p> <p>The Town of Drumheller supports all members from diverse and inclusive backgrounds. The Drumheller Sports Council's will establish policies, and</p>

## TERMS OF REFERENCE

	<p>best practices that ensure groups or individuals of diverse backgrounds are culturally and socially accepted/welcomed.</p> <p>The Drumheller Sports Council shall recommend to the Town of Drumheller's Council the appointment, or reappointment of any person to the membership of the Drumheller Sports Council.</p> <p>The Drumheller Sports Council may recommend to the Town of Drumheller's Council an increase or decrease in membership of the Sports council.</p> <p>No member-at-large shall exceed six consecutive years without special permission from the Town of Drumheller.</p> <p>If any member shall be absent from three (3) consecutive regular meetings (unless such absence be caused through illness or authorized by resolution of the Drumheller Sports Council), the Town of Drumheller may, upon recommendation of the Drumheller Sports council, declare the office of such absent member to be vacant.</p> <p>It is understood this is a volunteer position with no financial remuneration.</p>
<p><b>Drumheller Sports Council Chairperson:</b></p>	<p>The Manager of Recreation, Arts &amp; Culture for the Town of Drumheller shall function as the Chairperson. The Vice-Chair shall be appointed by the members-at-large.</p> <p>The Chairperson is responsible for the conduct of meetings, ensuring fair and equitable opportunities for views and opinions to be voiced and discussed by the Drumheller Sports Council.</p> <p>The secretary will be appointed by the administration and will not have voting rights. They shall prepare minutes for meetings to be distributed to its members and sent to the Town of Drumheller, with additional copies presented to the Administration to keep records for posterity.</p> <p>Vice-Chairperson will chair meetings in the absence of the Chairperson.</p>
<p><b>Drumheller Sports Council Administration Support:</b></p>	<p>The Drumheller Sports Council's Administration Support will consist of the following:</p> <ul style="list-style-type: none"> <li>• The administration of the Town of Drumheller will provide administrative support to the Drumheller Sports Council.</li> <li>• Provide terms of reference to new Drumheller Sports members.</li> <li>• Meetings will be held at the Badlands Community Facility (BCF).</li> <li>• Facilitate a review process for the Drumheller Sports Council and its terms of reference every two years.</li> <li>• Provide information and education on good governance issues such as conflict of interest, confidentiality and register of interests.</li> <li>• Organize the recruitment and selection process for Drumheller Sports members.</li> <li>• Compile and circulate agendas, attend meetings, gather and distribute minutes.</li> <li>• Compile one annual report to the Town of Drumheller and ad hoc reports as needed.</li> </ul>

## TERMS OF REFERENCE

<b>Drumheller Sports Council Quorum and Voting:</b>	<p>The Quorum and Voting will consist of the following:</p> <p>A quorum for the Drumheller Sports Council must have fifty (50) percent plus one (1) of its voting members to hold a meeting.</p> <p>It is preferable that decisions or recommendations of the Drumheller Sports Council are made by consensus; however, there may be circumstances where a matter is decided by a vote.</p> <p>Each member is entitled to one vote, Chairperson will vote only in the case of a tie.</p>
<b>Drumheller Sports Council Conflict of Interest and Confidentiality:</b>	<p>Direct and indirect conflicts of interest which require disclosure as and when they arise. Members of the Drumheller Sports Council must be fully aware of their responsibilities regarding the management of interests in relation to the discharge of their duties as members of the Drumheller Sports Council.</p> <p>Conflict of Interest shall be declared prior to a meeting or before and reported to the Chairperson. In such a case the member will have no voting rights on the specific item.</p> <p>It is intended that the Drumheller Sports Council will be a forum for discussing proposed policies and actions that may impact the Drumheller Sports Community.</p> <p>It is envisaged that members will be provided with information that is not available in the public sector. It will be critical that Drumheller Sports Council members are seen as a group that can be trusted with confidential information.</p> <p>Given the level of confidentiality that will be associated with some of the information provided to Drumheller Sports Members, any discussion with non-committee members is limited to information already available to the public.</p>
<b>Drumheller Sports Council Meetings:</b>	<p>Meetings of the Drumheller Sports Council will be held quarterly or more often at the BCF by arrangement with the committee members and Chairperson.</p> <p>A schedule of meetings will be developed and agreed to annually. Under exceptional circumstances a meeting may be cancelled or re-scheduled.</p> <p>It is expected that each member of the Drumheller Sports Council will attend a minimum of four (4) meetings each year.</p> <p>Meeting procedures shall be conducted following good meeting practices and disputes resolved in accordance with Town of Drumheller Council &amp; Committee Procedure Bylaw Number 04.21 and Council Code of Conduct Bylaw Number 08.18. Copies will be made available upon appointment.</p>
<b>Drumheller Sports Council Guiding Principles:</b>	<p>The Drumheller Sports Council Guiding Principles are:</p>

## TERMS OF REFERENCE

	<ul style="list-style-type: none"> <li>• We are inclusive, open minded and respectful of everyone’s perspective.</li> <li>• We put our personal agendas aside and provide advice for the greater good of the diverse Town of Drumheller community.</li> <li>• Challenging and exploring are an integral part of what we do and how we operate.</li> <li>• We stand for and commit to the value of the committee.</li> <li>• We actively participate and engage in the work of the committee.</li> <li>• We are punctual, well prepared, prompt with responses and we follow through.</li> <li>• We are realistic about what we can achieve.</li> <li>• We have a strong focus on outcomes.</li> </ul>
<p><b>Drumheller Sports Council Reporting:</b></p>	<ul style="list-style-type: none"> <li>• Minutes of the Drumheller Sports Council from each meeting will be provided to all members of council for the Town of Drumheller.</li> <li>• A report of the Drumheller Sports Council activities will be presented to the Town of Drumheller by 30<sup>th</sup> of September annually.</li> </ul>
<p><b>Drumheller Sports Council Related Documents:</b></p>	<p>Parks &amp; Recreation Master Plan            Committee Procedure Bylaw Number 04.21.            Council Code of Conduct Bylaw Number 08.18.</p>

DRAFT