

REQUEST FOR DECISION

TITLE:	Proposed Amending Bylaw 16.22 – Amending Land Use Bylaw 16.22
DATE:	October 24, 2022
PRESENTED BY:	Darryl Drohomerski, CAO
ATTACHMENT:	Bylaw 16.22, Schedules 1-6

SUMMARY:

Land Use Bylaw 16.20 took effect on March 1, 2021, and since then one round of amendments have been approved by Council in September 2021. While working with the document since March 1st 2021, Administration has identified a number of inconsistencies within the document which can be misinterpreted. Definitions for Specific Uses and General Regulations for these Uses have also been previously overlooked, leaving too little regulations for some developments. This proposed bylaw deals with some of these items that have been unclear for both Administration and the general public and provide further clarity and guidelines for these uses.

RECOMMENDATION:

That council gives first reading to LUB 2022-B Bylaw 16.22 amending Land Use Bylaw 16.20 and sets the public hearing date for December 5, 2022

DISCUSSION:

- Removal of Land Use Overview Maps within the Bylaw document:
Instead, redirect users to the Palliser Web mapping system or online eServices to review their Land Use zoning designation. Paper copies of the land use mapping have been difficult to interpret, especially where there are Land Use boundaries that do not follow the property lines.
- Removal of Flood Hazard Overlay:
The maps are inconsistent with the actuality of the land as it stands. Instead, redirect users towards the standard the Town follows, which is the Government of Alberta Floodplain Mapping website (www.floods.alberta.ca) or amendment thereof.
- Additional/amended regulations within Section 3.1.1 Specific Use Standards:
Includes regulations for Bed & Breakfast standards, amendments to Kennel distancing and Tourist Dwelling occupancy regulations.

- Complete addition of Specific Design Standards to Dwelling Unit types and addition to definitions and Permitted/Discretionary uses for each zone.
Currently the Land Use Bylaw has two uses categorised as for Dwellings – *Dwelling Unit* and *Dwelling Unit – Temporary*. The definition of *Dwelling Unit – Temporary* has been interpreted differently based on what individuals define a “permanent foundation”.

Instead, outlining specific Dwelling Unit types and including them as Permitted or Discretionary Uses to provide the ability to better look at whether each application meets the form of the neighbourhood.

These Specific Dwelling Unit have been added into the Use categories within each applicable district.

- Addition of Neighbourhood District - Manufactured Home Park Standards
There are existing Manufactured Home Parks within the Valley however the Land Use Bylaw currently does not have any additional regulations except for those for “Dwelling Unit”.
- Addition of Manufactured Home Park as a Discretionary Use within the Neighbourhood District as well as specific regulations for development of already approved and proposed Manufactured Home Parks for Manufactured Home Placement, as well as Parking, Roads and Walkway standards.
- Addition of Specific Use Standards for *Work Camp*, *Natural Resource Extraction* and *Industrial – Cannabis Production* within the Employment District
These Uses have been identified as missed from the definitions and require specific regulations within Land Use Bylaw 16.20
- Reclassification of some Sign uses from Discretionary to Permitted Use when associated with an approved Lodging, Commercial, Institutional or Industrial Development located on the same lot, providing that they meet the requirements for these sign categories within the underlying Land Use District.
- Addition of Murals as Definition and inclusion of Specific Use Requirements.
A Mural Project has been identified as a Medium-Term project within DARP, however the use has not been identified within the Land Use Bylaw,
- Additional definitions of terms added/defined within this bylaw or overlooked within the initial writing of Land Use Bylaw.
- Land Use Zoning reclassification – There have been a number of parcels that have been zoned inconsistently with the existing use of the land/ land potential, or that the boundaries between the developable land use and the Badlands District are inconsistent.

**FINANCIAL IMPACT:**

There is no financial impact by amending this Bylaw.

STRATEGIC POLICY ALIGNMENT:

This aligns with Council's priority of good and proper governance. Both public participation and community engagement increases transparency and two-way communication between residents and Council

COMMUNICATION STRATEGY:

An Open House session will be scheduled on November 17, 2022 at the Badlands Community Facility. This date has been chosen to be in alignment with the DRFMO Berm Open House in hope that many residents will be present for both. Feedback will be gathered from residents on the proposed Bylaw amendments prior to Second Reading and Public Hearing. Information of how to participate at the Public Hearing will be made available. Proposed Bylaw amendments will be posted on the Drumheller Valley Bylaw page.

PROPOSED COUNCIL MOTION:

That Council gives first reading to LUB 2022 Amendments - B Bylaw 16.22 amending Land Use Bylaw 16.20 and sets the public hearing date for December 5, 2022

SECONDED:

Prepared By:

Antonia Knight

Antonia Knight
Development Officer in Training

Approved By:

Darryl Drohomerski
Chief Administrative Officer

TOWN OF DRUMHELLER
BYLAW NUMBER 16.22
DEPARTMENT: DEVELOPMENT

Amends Bylaw 16.20

BEING A BYLAW OF THE TOWN OF DRUMHELLER IN THE PROVINCE OF ALBERTA TO
AMEND LAND USE BYLAW 16.20

WHEREAS, pursuant to the provisions of Clause 639 of the Municipal Government Act, RSA 2000, c.M. 26, the Council of the Town of Drumheller (hereinafter called the Council, has adopted Land Use Bylaw 16.20;

AND WHEREAS the Council deems it desirable to amend Land Use Bylaw 16.20;

AND WHEREAS, a notice was published once a week for two consecutive weeks on _____, and again on _____ the last of such publications being at least five days before the day fixed for the passing of this Bylaw, including the date and location of a public hearing meeting where concern can be heard; and

NOW THEREFORE the Council hereby amends Land Use Bylaw 16.20 as follows:

1. SHORT TITLE

1. 1 This Bylaw may be referred to as LUB 2022 Amendments - B Bylaw 16.22.

2. PURPOSE

- 2.1 The purpose of this bylaw is to establish amendments to the Town of Drumheller Land Use Bylaw 16.20.

3. CHANGES/DELETIONS

3.1 Changes to 1. Purpose and Authority

- 3.1.1 Within Section 1.4 Transition Add Clause 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.

3.2 Changes to 2. Maps and Overlays

- 3.2.1 Land Use Maps Add Clause 2.1.2
The Land Use Districts 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/>

3.2.2 Remove Maps - Overview Map Pages 10 - 16

Map 1: Nacmine

Map 2: Midland, Newcastle, Bankview, and North Drumheller

Map 3: Rosedale

Map 4: Wayne and Cambria

Map 5: Willow Creek and Lehigh

Map 6: East Coulee

3.2.3 Remove Maps from Section 2.5 Flood Hazard Overlay

The maps are inconsistent with the actuality of the land as it stands

Remove Overview Map

Map #1

Map #2

Map #3

3.3 Changes to 2.5 FLOOD HAZARD OVERLAY

3.3.1 Remove the partial text from 2.5.2 General Regulation

~~(9) Subsequent to a flood mitigation structure being constructed to protect lands within the Flood Hazard Overlay, and upon confirmation by a member in good standing of the Association of Professional Engineers and Geoscientists of Alberta that the lands are protected to the specified elevation of the flood construction level, the Town may amend the Flood Hazard Overlay Map to remove areas that are appropriately protected.~~

Notwithstanding the Flood Hazard Overlay maps contained within this Bylaw, for certainty each development and subdivision application shall be reviewed against the Government of Alberta Floodplain mapping and existing protection reviewed to confirm the suitability of the site for development.

3.3.2 Remove section 2.5.4 (2) from Protected Zone **Uses** and Regulations will be replaced as follows;

~~All **buildings** shall be designed and constructed with the ground floor elevation at or above the **flood construction level**.~~

All **Buildings** within the **Protected Zone** shall be protected to the Town's **Flood Construction Level** plus **Freeboard**. This may be accomplished by one of the following methods:

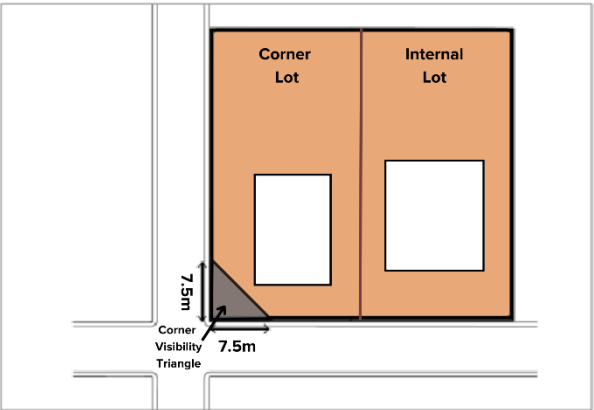
- i. Infilling the **Site** with suitable soils to raise the overall grade to the minimum elevation required to withstand the **Design Flood** event. In addition, all Buildings shall be flood proofed to withstand a **Design Flood** event plus **Freeboard**. This includes the lowest building opening, main floor elevation, main electrical panel, and all mechanical equipment in a Building being located at or above the **Flood Construction Level**.
- ii. Constructing a dike or berm so that the Site is designed to withstand the **Designated Design** event plus **Freeboard**; or

- iii.* An alternative solution approved by the Town at the discretion of the **Development Authority**.

3.4 Changes to 3. Land Use Districts

3.4.1 Additions to Section 3.1 Rules that apply to all Land Use Districts as follows

(a) Accessory Buildings	<p>a) No Accessory Buildings or uses shall be located in the Front Yard of a residential district. The Development Authority may permit the development of an Accessory Building and/or use in the front yard under special circumstances dictated by site conditions.</p> <p>b) An Accessory Building shall be located at least 2 meters from any Principal Building unless otherwise stated within this Bylaw</p>
(b) Accessory Building - Portable	c) shall not exceed 18 sqm lot coverage
(d) Bed & Breakfast	<p>a) Bed & Breakfast establishments shall conform to the following or such standards as the Alberta Building Code may have, whichever is greater:</p> <ol style="list-style-type: none"> no cooking facilities in guest rooms; minimum room size of 7 m² per single occupant and 4.6 m² per person for multiple occupants; window compulsory for guest room; sanitation and potable water as required by Health Unit; smoke alarms required for each level of buildings; and portable fire extinguisher required for each level of building.
(f) Drive Through Facility	<p>(a) Appropriately screened and / or designed so that noise from the speaker does not adversely affect adjacent residential land uses at the discretion of the approving authority.</p> <p>(e) Shall provide queuing space for 5 vehicles on site per order board or order window at the discretion of the Development Authority</p>

(g) Fences	<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 Corner Visibility Triangle.</p>  <p>(b) In all districts materials used to construct fences can be wood, brick, stone, concrete, or metal.</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 Development Authority.</p> <p>(d) Fences shall not alter or disrupt the drainage pattern as established in the approved surface drainage plan.</p>
(h) Kennel	<p>a) Must be a minimum of 150 metres from an approved Dwelling Unit at the time of approval of the kennel use unless the Dwelling Unit is located on the same parcel as the Kennel</p> <p>b) All animals to be kept indoors during quiet hours of the Town of Drumheller Community Standards Bylaw</p>
(i) Storage Structure	<p>e) A Storage Structure shall be for cold storage only and shall not connect to utilities.</p>
(j) Tourist Dwelling	<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 and other sleeping spaces</p> <ol style="list-style-type: none"> no cooking facilities in guest rooms; minimum room size of 7 m² per single occupant and 4.6 m² per person for multiple occupants; window compulsory for guest room; sanitation and potable water as required by Health

	Unit; v. smoke alarms required for each level of buildings; and vi. portable fire extinguisher required for each level of building.
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3.4.2 The complete addition of Section 3.1.2 Specific Design Standards – Dwelling Units

<i>Dwelling Unit – Garden</i>	<p>a) Only one shall be permitted per lot and must be detached from the <i>Primary Building</i> as a standalone structure, or as a <i>Dwelling Unit</i> (loft) above an <i>Accessory Building</i>. Secondary Dwelling Units attached to an existing <i>Primary Building</i> in any manner shall be considered <i>Dwelling Unit – Secondary</i>.</p> <p>b) Lots with an existing <i>Dwelling Unit - Secondary</i> are prohibited to have a <i>Dwelling Unit – Garden</i> and vice versa</p> <p>c) The subdivision of the property to create two (2) lots, one for the primary structure and one for the <i>Dwelling Unit – Garden</i> is prohibited.</p> <p>d) Shall be restricted to a single storey dwelling (max. 5 meters in height) and may include an attached single car garage, unless the <i>Dwelling Unit – Garden</i> is located in the loft of an <i>Accessory Building</i>.</p> <p>e) With all applications, <i>Development Authority</i> 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.</p> <p>f) Shall be designed to complement the existing <i>Primary Building</i> on the site. The appearance and quality of the finishing materials of the <i>Dwelling Unit – Garden</i> must reflect the fact that it is a <i>Dwelling Unit</i>.</p> <p>g) Shall be separated from the <i>Primary Building</i> by a minimum of 4.0 meters and a minimum of 1.2 meters from all other <i>Accessory Buildings</i>.</p> <p>h) <i>Rear Setbacks</i> and <i>Side Setbacks</i> must meet requirements for <i>Accessory Buildings</i></p> <p>i) Only one servicing connection per utility will be permitted (water, sewer) per lot. The Utilities must be first connected to the <i>Primary Building</i>, and then fed to the <i>Dwelling Unit – Garden</i>. Installation of all services and utilities are at the cost of the developer.</p> <p>j) Shall not be constructed within the <i>Front Setback</i> of the <i>Primary Building</i>.</p> <p>k) All lots with a <i>Dwelling Unit – Garden</i> shall have a</p>
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	<p>driveway that provides access to the Dwelling Unit – Garden from Side Yard or Rear Yard.</p> <p>l) Shall only be permitted to have one civic address.</p>
Dwelling Unit – Manufactured	<p>1) Will be a Discretionary Use unless established within a Manufactured Home Park defined under this Land Use Bylaw</p> <p>The following criteria apply to all Dwelling Units - Manufactured;</p> <ol style="list-style-type: none"> In determining the suitability of a Manufactured Dwelling for placement on a <i>parcel</i>, consideration shall be given to its condition and appearance in context with the adjacent parcels. 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. All accessory structures such as stairways and landings, patios, decks, and skirting shall be of complementary quality and design to the Manufactured Dwelling. All Manufactured Dwellings shall be provided with stairways and landings to all entrances within 45 days of their placement.
Dwelling Unit - Secondary	<ol style="list-style-type: none"> A maximum of one secondary suite may be permitted per parcel where a detached dwelling unit exists. 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. A principal building containing a secondary suite may not be converted into condominiums. Lots with an existing Dwelling Unit – Garden are prohibited to have a Dwelling Unit - Secondary and vice versa A secondary suite shall have a maximum of two (2) bedrooms. Alberta Building code for bedrooms in basements must be met. A secondary suite shall not be permitted on the same parcel as a bed and breakfast establishment or home occupation.

Relocation of Buildings	<ul style="list-style-type: none"> a. Notwithstanding Section <u>5.10 When a Development Permit is Not Required</u> a development permit shall be required for the relocation of any building to any parcel in the Town of Drumheller b. A development permit for the relocation of a building may include conditions of approval that: <ul style="list-style-type: none"> i. the building and the proposed location of the building meets the requirements of the Land Use District in which the building is to be located; ii. the building is compatible with the character of the neighbourhood in which the building is to be relocated to; and iii. the building be renovated to a satisfactory condition within a specified time.
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3.4.3 The complete addition of Section 3.1.6 Objects Prohibited or Restricted in Yards

- (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 accommodation by a bona fide tourist for a period not to exceed three weeks.
- (4) Not more than two holiday trailers shall be stored or parked on a parcel.
- (5) No livestock shall be kept in this district unless otherwise permitted in the Responsible Pet Ownership Bylaw.
- (6) Industrial and Commercial equipment including vehicles shall not be stored on a parcel.
- (7) No person shall keep or permit in any part of a yard in any residential district:
 - i. Any dilapidated vehicle for more than 14 days
 - ii. No more than one unregistered/uninsured vehicle shall be kept on a residential parcel and it shall not be located within the front yard;
 - iii. 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
 - iv. 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.

3.4.4 The complete addition of Section 3.1.7 Special Requirements

- (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.
- (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.

3.4.5 The complete addition of Section 3.1.8 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.

3.5 Changes to Section 3.3 Rural Development District.

- 3.5.1 The Dwelling Unit classifications will be changed to reflect the additional definitions added.
- 3.5.2 Remove “Fascia Sign” from the Discretionary Use category and add to the Permitted Use category with the following clarification;

Use Category	Permitted Uses	Discretionary Uses
(1) Residential	Dwelling Unit Dwelling – Single-detached	Dwelling Unit – Temporary Dwelling Unit – Manufactured Dwelling Unit – Move On Dwelling Unit – Secondary Dwelling Unit – Garden
(6) Other Uses	Fascia Sign associated with an approved Lodging, Commercial, or Institutional development on the same lot.	Fascia Sign

3.3.3 Specific Use Standards

<p>Dwelling Unit - Manufactured</p>	<ul style="list-style-type: none"> a. The minimum width of a Manufactured Dwelling shall be 7.3 m. b. Manufactured Dwellings constructed greater than ten (10) years from the time of development permit application may only be approved at the discretion of the Development Authority. c. The massing, design and appearance of a Manufactured Dwelling shall be consistent with adjacent development to the satisfaction of the Development Authority, and may be required to include enhanced design elements that add visual interest such as: <ul style="list-style-type: none"> i. a porch or veranda on the front façade; ii. horizontal wall articulation on the front façade; iii. the use of thick columns or brackets on roof overhangs; iv. dormers, gables, cross gables or varied pitches for articulated roof lines; v. large or bay windows on the front façade, with strong window trim; vi. architectural features or other detailing over entrances; vii. changes in exterior siding materials, textures and colors to break up long wall expanses; and viii. the use of trim and moldings that contrast the exterior siding.
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3.6 Changes to Section 3.4 Countryside District.

3.6.1 The Dwelling Unit classifications will be changed to reflect the additional definitions added.

3.6.2 Remove “Fascia Sign” from the Discretionary Use category and add to the Permitted Use category with the following clarification;

Use Category	Permitted Uses	Discretionary Uses
<p>(2) Residential</p>	<p>Dwelling Unit Dwelling – Single-detached</p>	<p>Dwelling Unit – Temporary Dwelling Unit – Manufactured Dwelling Unit – Move On Dwelling Unit – Secondary Dwelling Unit – Garden</p>

(6) Other Uses	Fascia Sign associated with an approved Lodging, Commercial, or Institutional development on the same lot.	Fascia Sign
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3.6.3 Addition of Section 3.3.3 *Specific Use Standards* for Dwelling Unit - Manufactured

Dwelling Unit - Manufactured	<ul style="list-style-type: none"> a. The minimum width of a Manufactured Dwelling shall be 7.3 m. b. Manufactured Dwellings constructed greater than ten (10) years from the time of development permit application may only be approved at the discretion of the Development Authority. c. The massing, design and appearance of a Manufactured Dwelling shall be consistent with adjacent development to the satisfaction of the Development Authority, and may be required to include enhanced design elements that add visual interest such as: <ul style="list-style-type: none"> i. a porch or veranda on the front façade; ii. horizontal wall articulation on the front façade; iii. the use of thick columns or brackets on roof overhangs; iv. dormers, gables, cross gables or varied pitches for articulated roof lines; v. large or bay windows on the front façade, with strong window trim; vi. architectural features or other detailing over entrances; vii. changes in exterior siding materials, textures and colors to break up long wall expanses; and viii. the use of trim and moldings that contrast the exterior siding.
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3.6.4 Amendments to fence standards to Section 3.4.12 **Screening** and Fences

(3) Fences	<ul style="list-style-type: none"> a) A fence located in a front yard or secondary front yard shall be a maximum height of 1.2 metres. b) All other fences shall be a maximum height of 1.8 metres. c) no fence, wall, tree, hedge or other structure, object, or plant exceeding 1.2m in height shall be permitted within the Corner Visibility Triangle.
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3.7 Changes to Section 3.5 Neighbourhood District.

- 3.7.1 The Dwelling Unit classifications will be changed from to reflect the additional definitions added;
- 3.7.2 Remove "Recreation - Intensive" from the Permitted Use category and add to the Discretionary Use category with the following clarification;
- 3.7.3 Add "Bench Sign" to the Discretionary Use category;

Use Category	Permitted Uses	Discretionary Uses
(4) Residential	<p>Dwelling Unit</p> <p>Dwelling – Duplex</p> <p>Dwelling – Multi Unit (apartment)</p> <p>Dwelling Unit – Multi Unit (Attached)</p> <p>Dwelling – Single-detached</p> <p>Dwelling Unit – Manufactured located within an established and approved Manufactured Home Park</p>	<p>Dwelling Unit – Temporary</p> <p>Dwelling Unit – Manufactured</p> <p>Dwelling Unit – Move On</p> <p>Dwelling Unit – Secondary</p> <p>Dwelling Unit – Garden</p> <p>Manufactured Home Park</p>
(4) Institutional	Recreation – Intensive	Recreation- Intensive
(5) Other Uses		Bench Sign

3.7.4 Section 3.5.4 Setbacks for Principal Buildings, add in the following defining clause for decks below 0.6 meters in height;

(5) Projections Into Setbacks	(d) An unenclosed deck, porch or other similar structure below 0.6 metres in height may project 50 percent in a front setback or rear setback.
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3.7.5 Add in parcel coverage standards for Accessory Buildings within Section 3.5.6 Parcel Coverage Standards

(2) Accessory Building	Foot print of Accessory Building must not exceed 80% footprint coverage of principal building
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3.7.5 Add in building height standards for Accessory Buildings with Section 3.5.7 Building Height Standards

(2) Accessory Building	<p>Maximum 7.5 meters</p> <p>(a) Must not exceed height of Principal Building</p> <p>(b) Maximum of 7.5 meters if associated with a Dwelling Unit - Garden.</p> <p>(c) Maximum 5 meters if no Dwelling Unit - Garden is associated. Must not have overhead doors greater than 3 meters in height</p>
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3.7.6 Add in Specific Use Standards for Dwelling Unit – Manufactured

<i>Dwelling Unit - Manufactured</i>	<ul style="list-style-type: none">a. The minimum width of a Manufactured Dwelling shall be 7.3 m.b. Manufactured Dwellings constructed greater than ten (10) years from the time of development permit application may only be approved at the discretion of the Development Authority.c. The massing, design and appearance of a Manufactured Dwelling shall be consistent with adjacent development to the satisfaction of the Development Authority, and may be required to include enhanced design elements that add visual interest such as:<ul style="list-style-type: none">i. a porch or veranda on the front façade;ii. horizontal wall articulation on the front façade;iii. the use of thick columns or brackets on roof overhangs;iv. dormers, gables, cross gables or varied pitches for articulated roof lines;v. large or bay windows on the front façade, with strong window trim;vi. architectural features or other detailing over entrances;vii. changes in exterior siding materials, textures and colors to break up long wall expanses; andviii. the use of trim and moldings that contrast the exterior siding.
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3.7.7 Amendments to fence standards to Section 3.45.10 **Screening** and Fences

(7) fences and Hedges	<p>d) A fence located in a front yard or secondary front yard shall be a maximum height of 1.2 metres.</p> <p>e) All other fences shall be a maximum height of 1.8 metres.</p> <p>f) no fence, wall, tree, hedge or other structure, object, or plant exceeding 1.2m in height shall be permitted within the Corner Visibility Triangle.</p>
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3.7.6 The complete addition of the following;

Section 3.5.12 Neighbourhood District - Manufactured Home Park Standards

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	Manufactured Home	
2. Commercial	Home Occupation – Basic Home Occupation - Urban	Retail and Service - General
3. Institutional	Recreation – Non-Intensive	
4. Other Uses	Accessory Building or Structure	Accessory Building - Portable

3.5.14 Parcel Standards

(1) Site Area	2 hectares (5 acres) for Site Area
(2) Density	Maximum of 10 units per acre
(3) Lot Area	325 square meters (3500 sqft) for single wide manufactured homes

	370 square meters (4000 sqft) for double wide manufactured homes
(4) Building Height Standards	<ol style="list-style-type: none"> 1. 5 meters for manufactured homes; 2. 5 meters for accessory buildings; and 3. (c) Other uses at the discretion of the Development Authority.

3.5.15 Setbacks for Manufactured Homes

(1) Front Setback	Minimum 3 meters from any internal road or common parking area
(2) Secondary Front Setback	Minimum 3 meters from any internal road or common parking area
(3) Side Setback	Minimum 1.2 meters
(4) Rear Setback	Minimum 1.2 meters
(5) Other Setbacks	<ol style="list-style-type: none"> (a) Minimum 4.5 meters between manufactured homes including any porch or addition (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.

3.5.16 Parking, Roads and Walkways

(1) Vehicle Parking	<ol style="list-style-type: none"> a. No on-street parking shall be permitted. b. A minimum of one (1) car parking shall be provided on each manufactured home lot. 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.
(2) Roads and Walkways	<ol style="list-style-type: none"> a. All roads in the manufactured home park shall be paved and constructed to the municipality's specifications. b. Internal pedestrian walkways shall be hard-surfaced and have a minimum width of 1.5 meters 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. 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.

3.5.17 Landscaping Standards

	1. Each application for a manufactured home park shall be accompanied by a landscaping and site development plan.
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3.5.18 Additional Standards

	<ol style="list-style-type: none"> a. No accessory building or use shall be located in the front yard of a manufactured home lot. 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 Development Authority. c. All utility lines shall be placed underground. d. A minimum of ten (10%) percent of the total area of the manufactured home park shall be set aside for recreational uses. e. Identification and directional signs shall be of a size, height and type satisfactory to the Development Authority.
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3.8 Changes to Section 3.6 Neighbourhood Centre District.

- 3.8.1 The Dwelling Unit classifications will be changed from to reflect the additional definitions added;
- 3.8.2 Remove "Recreation - Intensive" from the Permitted Use category and add to the Signs Discretionary Use category with the following clarification;
- 3.8.3 Add "Bench Sign" to the Discretionary Use category;
- 3.8.4 Remove "A-Board, Fascia Sign, Freestanding Sign and Projecting Sign" from the Discretionary Use category and add to the Permitted Use category with the following clarification;

Use Category	Permitted Uses	Discretionary Uses
(1) Residential	Dwelling Unit Dwelling – Duplex Dwelling – Multi Unit (apartment) Dwelling Unit – Multi Unit (Attached) Dwelling – Single-detached	Dwelling Unit – Temporary Dwelling Unit – Manufactured Dwelling Unit – Move On Dwelling Unit – Secondary Dwelling Unit - Garden
(4) Institutional	Recreation – Intensive	Recreation - Intensive
(5) Other Uses	The following sign forms when associated with an approved Lodging, Commercial, or Institutional development on the same lot; A-Board Sign	A-Board Sign Fascia Sign Freestanding Sign Projecting Sign Bench Sign

	Fascia Sign Freestanding Sign Projecting Sign	
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3.6.3 Specific *Use* Standards

Dwelling Unit - Manufactured	<p>d. The minimum width of a Manufactured Dwelling shall be 7.3 m.</p> <p>e. Manufactured Dwellings constructed greater than ten (10) years from the time of development permit application may only be approved at the discretion of the Development Authority.</p> <p>f. The massing, design and appearance of a Manufactured Dwelling shall be consistent with adjacent development to the satisfaction of the Development Authority, and may be required to include enhanced design elements that add visual interest such as:</p> <ul style="list-style-type: none"> i. a porch or veranda on the front façade; ii. horizontal wall articulation on the front façade; iii. the use of thick columns or brackets on roof overhangs; iv. dormers, gables, cross gables or varied pitches for articulated roof lines; v. large or bay windows on the front façade, with strong window trim; vi. architectural features or other detailing over entrances; vii. changes in exterior siding materials, textures and colors to break up long wall expanses; and viii. the use of trim and moldings that contrast the exterior siding.
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3.8.5 Amend Typographical Error within Section 3.6.3 Setbacks for Principal Buildings, where standards are set for Accessory Buildings, though should be for Carwashes;

3.8.6 Within Section 3.6.3 Setbacks for Principal Buildings, add in the following defining clause for decks below 0.6 meters in height;

(5) Additional Setback Standards	(a) There is no maximum front setback, secondary front setback, side setback, or rear setback for Accessory Buildings Carwashes and Gas Stations
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	(b) The minimum front setback, secondary front setback, side setback, or rear setback is 3.0 metres for Accessory Buildings Carwashes and Gas Stations
(6) Projections Into Setbacks	(d) An unenclosed deck, porch or other similar structure below 0.6 metres in height may project 50 percent in a front setback or rear setback.

3.8.7 Add in parcel coverage standards for Accessory Buildings within Section 3.6.5 Parcel Coverage Standards

(2) Accessory Building	Foot print of Accessory Building must not exceed 80% coverage of principal building
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3.8.8 Add in building height standards for Accessory Buildings with Section 3.6.6 Building Height Standards

(2) Accessory Building	<p>Maximum 7.5 Meters</p> <p>(a) Must not exceed height of Principal Building</p> <p>(b) Maximum of 7.5 meters if associated with a Dwelling Unit - Garden.</p> <p>(c) Maximum 5 meters if no Dwelling Unit - Garden is associated. Must not have overhead doors greater that 3 meters in height</p>
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3.8.9 Within Section 3.6.9 Screening, Fences, and Hedges, add in the following defining clauses

(2) Fences and Hedges	<p>(a) Fences are not permitted in a front-yard or a secondary front yard.</p> <p>(b) A fence or hedge located in a front yard shall be a maximum height of 1.2 metres.</p> <p>(c) All other fences or hedges shall be a maximum height of 1.8 metres.</p> <p>(d) No fence, wall, tree, hedge or other structure, object, or plant exceeding</p>
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	1.2m in height shall be permitted within the Corner Visibility Triangle at the discretion of the Development Authority
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3.9 Changes to Section 3.7 Downtown District.

- 3.9.1 Within Section 3.7.2, The Dwelling Unit classifications will be changed from to reflect the additional definitions added;
- 3.9.2 Within Section 3.7.2, Remove "A-Board, Fascia Sign, Freestanding Sign and Projecting Sign " from the Discretionary Use category and add to the Permitted Use category with the following clarification;

Use Category	Permitted Uses	Discretionary Uses
(1) Residential	Dwelling Unit Dwelling – Duplex Dwelling – Multi Unit (apartment) Dwelling Unit – Multi Unit (Attached) Residential accommodation accessory to a principal commercial use	Dwelling Unit – Temporary Dwelling Unit – Secondary Dwelling Unit – Ready-to-move (RTM) Dwelling – Single-detached Dwelling Unit – Move On
(5) Other Uses	The following sign forms when associated with an approved Lodging, Commercial, Industrial development on the same lot; A-Board Sign Fascia Sign Freestanding Sign Projecting Sign	A-Board Sign Fascia Sign Freestanding Sign Projecting Sign Murals

3.9.3 The complete addition of the Section 3.7.10 (3) Additional Standards

(3) Character, design & appearance of Buildings	a. 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. b. Roller shutters must be located on the inside of windows and screened from the outside if provided.
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3.10 Changes to Section 3.8 Tourism Corridor District

- 3.10.1 Within Section 3.8.2, remove typographical error of Accessory Buildings within Discretionary Uses category and replace with Car Wash;
- 3.10.2 Within Section 3.8.2, Remove "A-Board and Fascia Sign" from the Discretionary Use category and add to the Permitted Use category with the following clarification;

Use Category	Permitted Uses	Discretionary Uses
(2) Commercial		Car Wash Accessory Building
(5) Other Uses	The following sign forms when associated with an approved Lodging, Commercial, Industrial development on the same lot; A-Board Sign Fascia Sign	A-Board Sign Fascia Sign

- 3.10.3 Within Section 3.8.9 Screening, Fences, and Hedges, add in the following defining clauses

(2) Fences and Hedges	<p>(a) Fences are not permitted in a front yard or a secondary front yard.</p> <p>(b) A hedge 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 metres shall be setback from the road at a distance at the discretion of the Development Authority</p> <p>(c) All other fences or hedges shall be a maximum height of 1.8 metres.</p> <p>(d) All sites which abut a residential neighbourhood shall provide visual screening of at least 1.5 meters.</p>
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3.11 Changes to Section 3.9 Employment District

- 3.11.1 Within Section 3.9.2, add Lodging – Work Camp within Discretionary Uses. This is a new Use within the Land Use Bylaw and will be added into the Specific Use Standards.
- 3.11.2 Within Section 3.9.2, remove typographical error of Accessory Buildings within Discretionary Uses category and replace with Car Wash;
- 3.11.3 Within Section 3.9.2, add Industrial – Cannabis Production within Discretionary Uses.

This is a new Use within the Land Use Bylaw and will be added into the Specific Use Standards.

- 3.11.4 Within Section 3.9.2, Remove “Fascia Sign and Freestanding Sign” from the Discretionary Use category and add to the Permitted Use category with the following clarification;

Use Category	Permitted Uses	Discretionary Uses
(1) Lodging		Work Camp
(2) Commercial		Accessory Building Car Wash
(3) Industrial	Light Industrial- Industrial - Light	Heavy Industrial- Industrial – Heavy Industrial – Cannabis Production
(6) Other Uses	The following sign forms when associated with an approved Lodging, Commercial, Industrial development on the same lot; Fascia Sign Freestanding Sign Sign (as per Section 4)	Fascia Sign Freestanding Sign

- 3.11.5 The complete addition of the following Section 3.9.3 Specific Use Standards

(3) Work Camp	<p>An application for a Development Permit for a Work Camp must provide the following information:</p> <ul style="list-style-type: none"> (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. <p>A Development Permit for a Work Camp shall not be</p>
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	<p>approved unless:</p> <ul style="list-style-type: none"> (a) it is directly associated with a Development or business situated within the area; (b) it is deemed compatible with surrounding development and land uses by the Development Authority; (c) sufficient screening is provided from surrounding land uses as determined by the Development Authority; (d) it shall be for a temporary period of time in accordance with the timelines of a work project as specified by the Development Authority; (e) all required access provisions are provided to the satisfaction of the Development Authority at the sole cost of the developer; (f) the developer provides undertakings and guarantees acceptable to the Development Authority, that the Work Camp will be removed and the subject Site returned to its original condition upon completion as it was before the Work Camp was developed
<p>(4) Industrial – Cannabis Production Facility</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"> (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. (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 (c) The Development 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. (d) The Development shall not include an outdoor area for the storage of goods, materials or supplies. (e) The Development shall not operate in conjunction with another approved use. (f) The Development 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.

	<p>(g) The Development Authority may require as a condition of a development permit, a waste management plan completed by a qualified professional, which includes but is not limited to, details on:</p> <ul style="list-style-type: none"> i. the quantity and characteristics of liquid and waste material discharged by the facility, ii. the method and location of collection and disposal of liquid and waste material discharged by the facility; and iii. the disposal of waste products and mitigation of airborne emissions, including smell.
(5) Natural Resource Extraction	<ul style="list-style-type: none"> a. Any application must include plans of the proposed site showing: <ul style="list-style-type: none"> i. the area to be excavated; ii. the roads and access points to the site; iii. the phasing of the development and estimated operation time frame; iv. reclamation proposals; and v. any other information considered necessary by the Development Authority. b. Must be a minimum of 300 metres from an approved Dwelling Unit at the time of approval. c. In a commercial soil stripping operation, the area stripped shall be seeded to a grass or legume mixture at the discretion of the Development Authority. 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. e. The Development Authority may require a letter of credit from a financial institution to guarantee that these requirements are carried out.
(7) Additional Standards	<ul style="list-style-type: none"> a. Storage piles of natural resources less than 4 meters in height must be at least 6 meters from any right of way. b. Storage piles of natural resources over 4 meters in height must be at least 30 meters from any right of way.

3.11.6 Within Section 3.9.9 Screening, Fences, and Hedges, add in the following defining clauses

(2) Fences and Hedges	<p>(a) A fence or hedge 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 may be required to be setback from the road at a distance at the discretion of the Development Authority</p> <p>(b) All other fences or hedges shall be a maximum height of 1.8 metres.</p>
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3.12 Changes to 4. SIGNS

3.12.1 Addition of 4.1.17

- 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.

3.13 Changes to Section 4.6 Portable Signs

- 3.13.1 Change distancing within Subclause 4.6.6 “No portable sign shall be located within ~~30 metres~~ 100 meters of another portable sign.”
- 3.13.2 Add further guidelines within Subclause 4.6.7 “Portable signs shall have a maximum display period of 60 days per development permit. No similar permit shall be issued within 6 months (182 days) of the previously approved parcel, applicant or advertiser at the discretion of the Development Authority.”
- 3.13.3 Remove Subclause 4.6.8 “A development permit for a portable sign may be extended upon application being made to the Development Authority.”

3.15 The complete addition of Section 4.10 Murals

- “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 Mural’s 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 Murals must have a linkage to:

- (a) historical events or periods that impacted the community;
- (b) representative landscapes and physical environments;
- (c) local culture.

4.10.8 No mural shall 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.

4.10.9 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."

3.16 Amendments to Section 4.10 Signs Not Requiring a Development Permit

3.16.1 Add in Additional Clarifications within Section 4.10.1

"The following Signs do not require a Development Permit if they comply with the Bylaw. Signs that do not comply with these development standards require a Development Permit with a Variance:"

- (a) 2 temporary on-site, not exceeding 1 sqm 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

4.10.2 1 A-board sign in accordance with Section 4.7

4.10.3 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."

3.17 Amendments to Section 5.20 Development Permit Applications

5.20.2 (4) ~~2 copies~~ 1 paper copy and 1 digital copy of the site, floor, elevation, and landscaping plans, drawn to scale, in metric dimensions which show the following:

- 5.20.10 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.

3.18 The complete addition of Section 5.21 Discretionary uses

“5.21.1 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.

5.21.2 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.

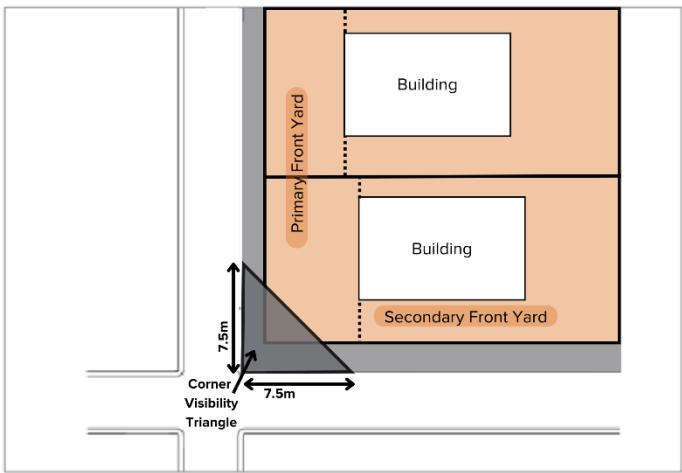
5.21.3 Where a proposed specific use of land or a building is not provided for in a district, the Development Authority may determine that the use is similar in character and purpose to another use of land or building that is included in the list of permitted or discretionary uses prescribed for that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

3.18 The complete addition of the following definitions, within Section 6.2 Definitions

C	
Cannabis	means cannabis plant, fresh cannabis, dried cannabis, cannabis oil and cannabis plant seeds and any other substance defined as cannabis in the Cannabis Act (Canada) and its regulations, as amended from time to time and includes cannabis products that are ingested or applied as a topical.
Corner Visibility Triangle	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.
D	
Drinking Establishment	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
Dwelling Unit – Duplex	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.
Dwelling Unit - Manufactured	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.
Dwelling Unit – Moved On	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;
Dwelling Unit – Multiple Unit (Apartment)	means a residential building comprising three or more dwelling units with shared entrances and other essential facilities and services;

Dwelling Unit – Multiple Unit (Attached Housing)	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);
Dwelling Unit – Single-Detached	means a <i>use</i> where a building designed for residential use contains one principal Dwelling Unit .
Dwelling Unit - Secondary	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.
Dwelling Unit - Garden	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.
Heavy Industrial	Means the procession, 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 parcel boundaries of the property
I	
Industrial – Cannabis Production	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.

Industrial - Heavy	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 parcel boundaries of the property. This use may include Natural Resource Extraction
Industrial - Light	means the manufacturing, fabrication, assembly, distribution, disposal, warehousing or bulk storage, trucking and equipment facilities, or any industrial activities primarily within a building and does not produce noise, heat, glare, dust, smoke, fumes, odours, vibration, or other external impacts. This use may include food production.
F	
Freeboard	the additional height above the predicted flood level. Freeboard within the Town of Drumheller is a minimum of 0.5 meters.
L	
Light Industrial	Means the manufacturing, fabrication, assembly, distribution, disposal, warehousing or bulk storage, trucking and equipment facilities, or any industrial activities, primarily within a building and does not produce noise, heat, glare, dust, smoke, fumes, odours, vibration, or other external impacts. This use may include food production.
M	
Manufactured Home Park	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.
Mural	means an artistic rendering applied to or affixed to any exterior permanent surface without means of advertising. A Mural shall be approved by the Town of Drumheller in accordance with Town policies;
N	
Natural Resource Extraction	Means the extraction of natural resources such as clay, sand, gravel, limestone, coal, petroleum and other minerals, and may include primary treatment into a raw, marketable form.
R	

Retail & Service – Heavy	means a development 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, decks and patios, swimming pools, and play equipment.
S	
Secondary Front Yard	<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>The diagram illustrates a property layout. A large rectangle represents the property. Inside, a smaller rectangle represents the building. The area between the building and the front boundary is divided into two sections: the 'Primary Front Yard' (top) and the 'Secondary Front Yard' (bottom). A 'Corner Visibility Triangle' is shown at the bottom left corner of the property, with dimensions of 7.5m for both the horizontal and vertical legs. The secondary front yard is the area between the front boundary and the building's front wall.</p>
W	
Work Camp	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.
Window Sign	a sign painted on, attached to or installed on a window intended to be viewed from outside the premises.

Land Use Zoning amendments. The attached schedules highlight areas that Administration has identified as either zoned inconsistently with the existing use of the land/ land potential, or that the boundaries between the developable land use and the Badlands District are inconsistent and require adjusting. The following figures show the changes proposed for these areas.

TRANSITIONAL

Bylaw 16.22 comes into force on the date of the third and final reading.

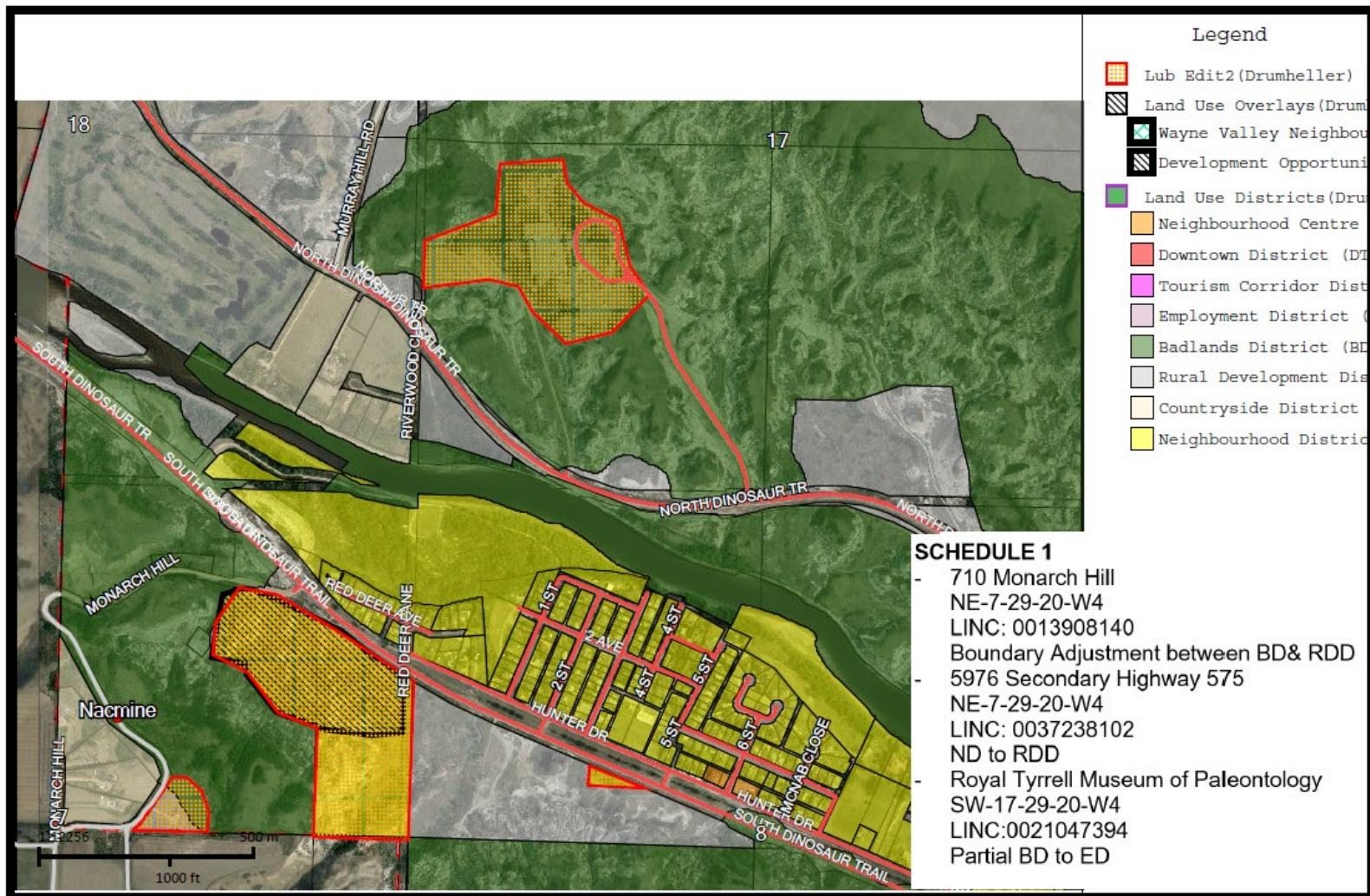
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READ A SECOND TIME THIS ___ DAY OF ___, 2022.

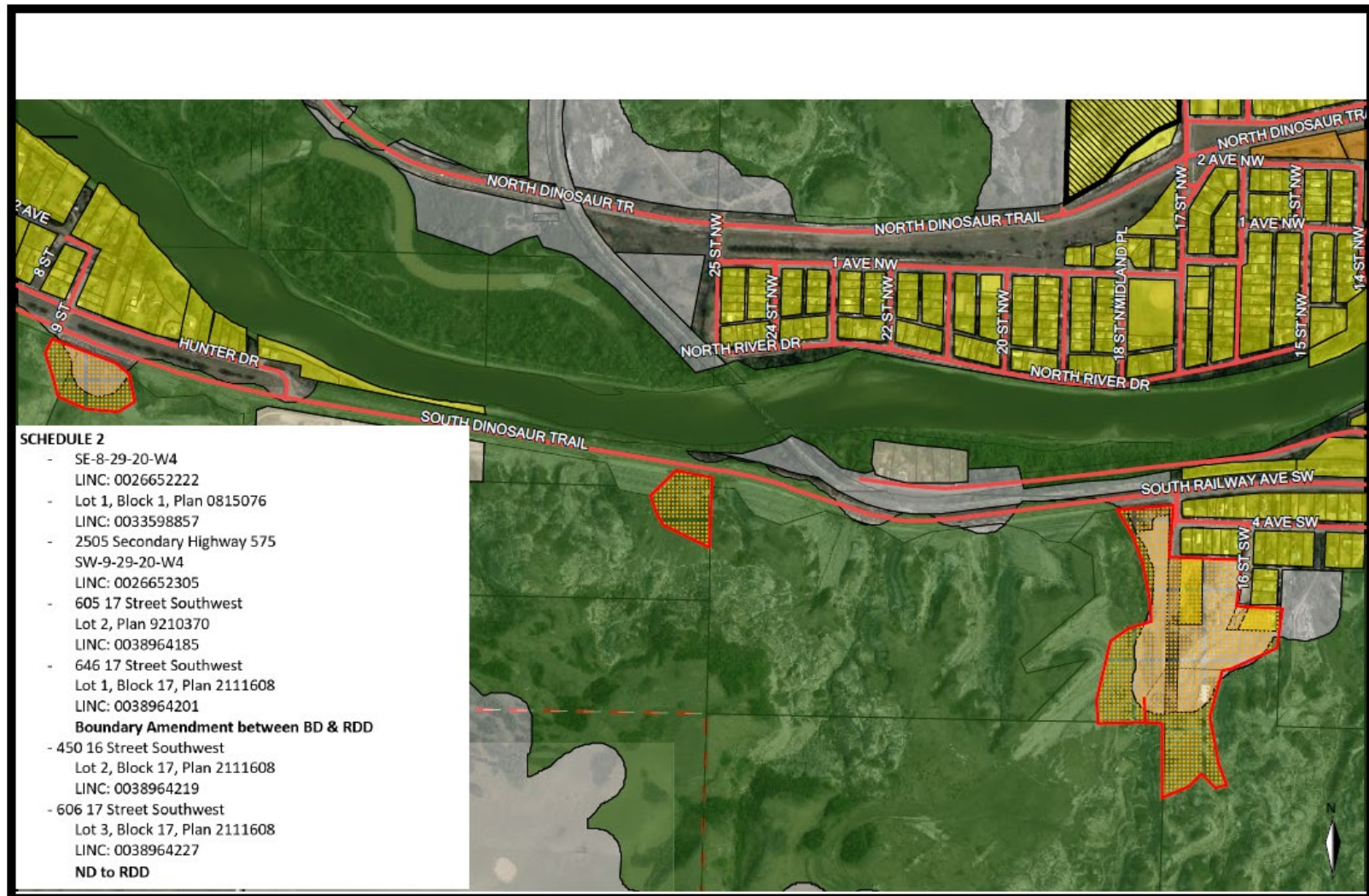
READ A THIRD AND FINAL TIME THIS ___ DAY OF ___, 2022.

MAYOR

CHIEF ADMINISTRATIVE OFFICER



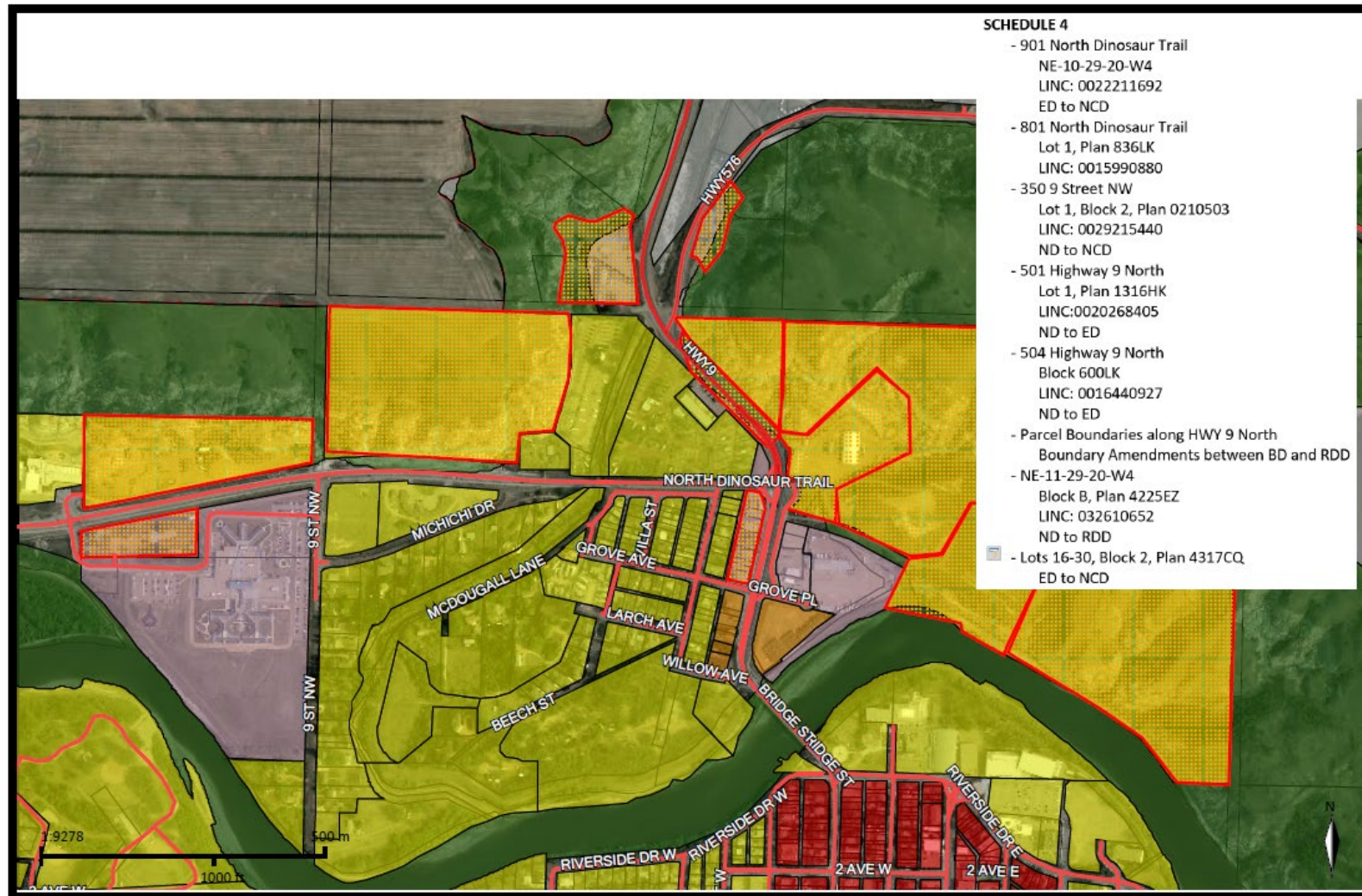
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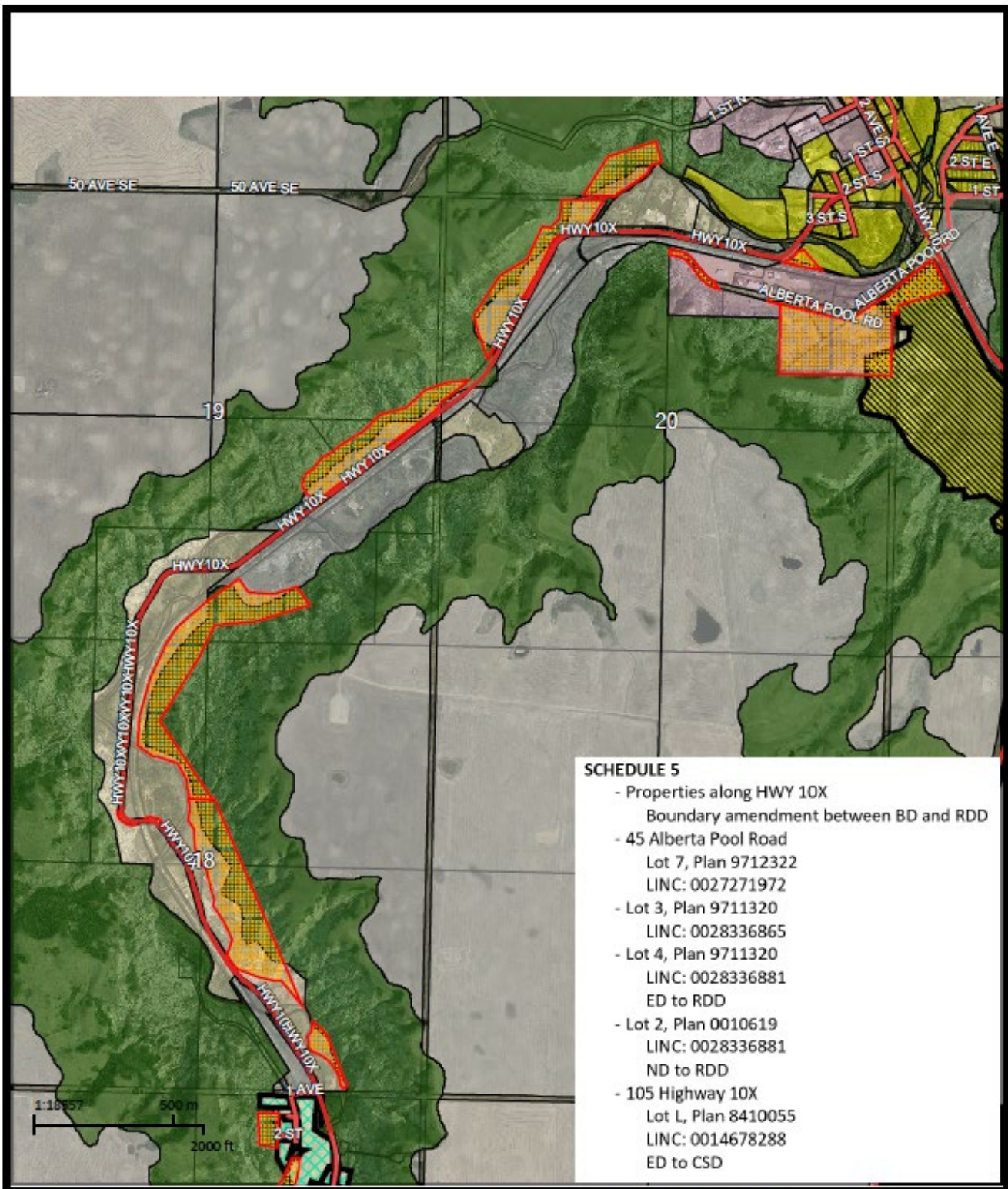
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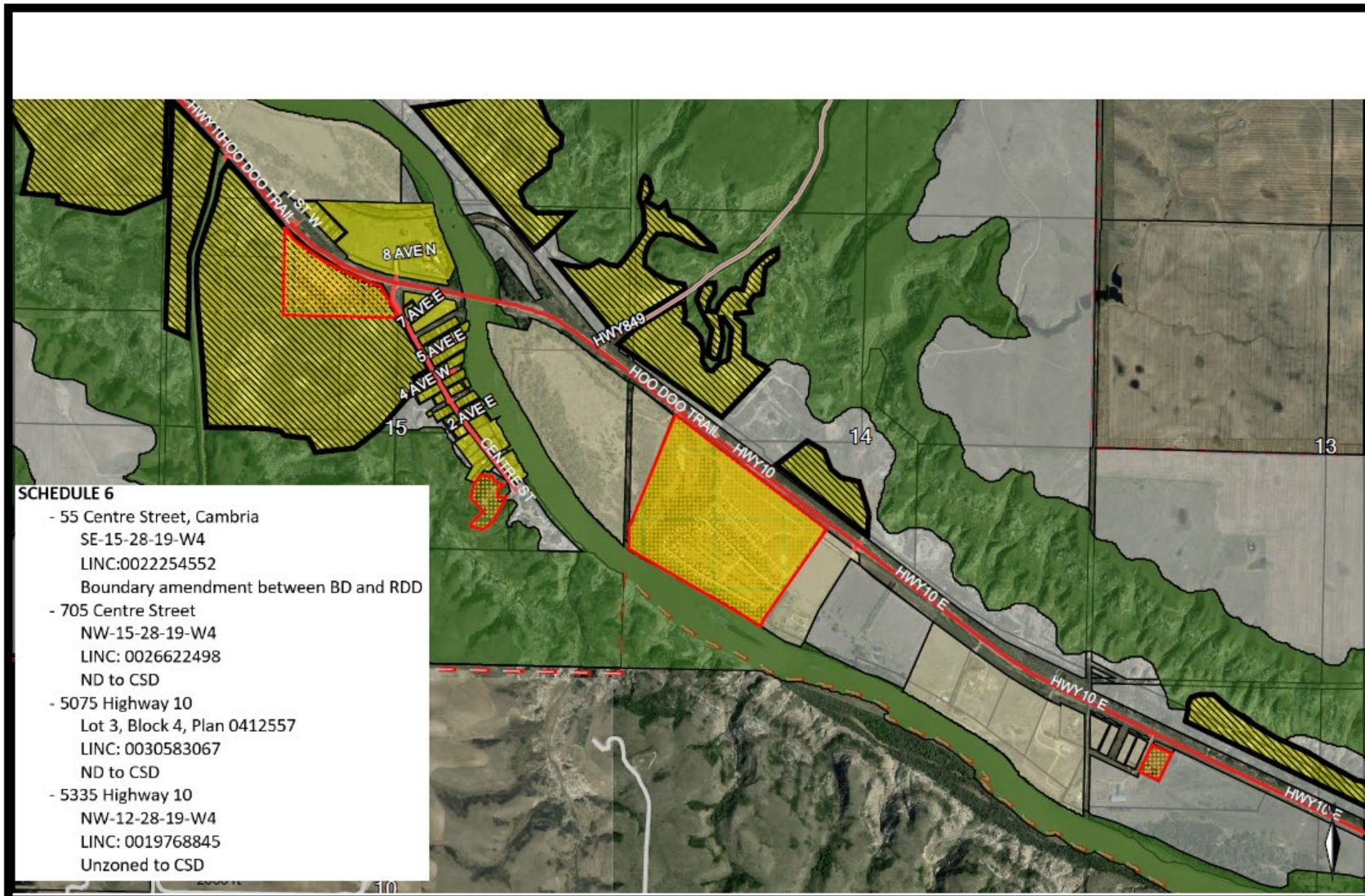
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