



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"> - Dwelling Unit types - Murals - Industrial Uses within the Employment District - Manufactured Home Parks - Discretionary Uses 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

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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.

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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

Parcel width	No minimum
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2.4.3 **Setbacks** for **Principal Buildings**

Front Setback	Minimum 6 metres
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Secondary Front Setback	Minimum 4.5 metres
Side Setback	Minimum 1.5 metres
Rear Setback	Minimum 7.5 metres

2.4.4 **Setbacks for Accessory Buildings**

Front Setback	Minimum 6 metres
Secondary Front Setback	Minimum 4.5 metres
Side Setback	Minimum 1 metre
Rear Setback	Minimum 7 metres

2.4.5 **Parcel Coverage Standards**

Parcel coverage	No maximum
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2.4.6 **Building Height Standards**

Principal Building	Maximum 11 metres
Accessory Building	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);

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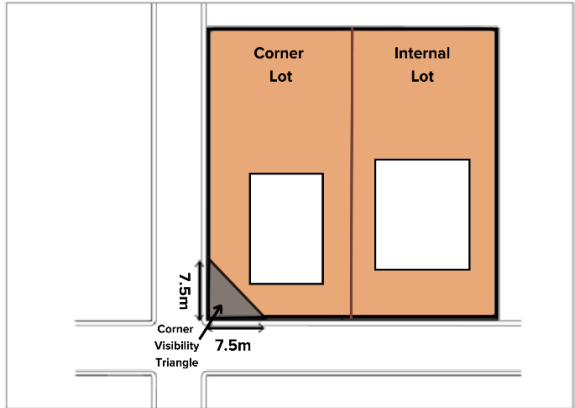


3 Land Use Districts

3.5 RULES THAT APPLY TO ALL LAND USE DISTRICTS

3.5.1 Specific *Use* Standards

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

	<p>(b) The whole site perimeter shall be landscaped sufficiently at the discretion of the Development Authority.</p>
<p>(6) Drive Through Facility</p>	<p>(a) May have outdoor speakers provided they are:</p> <ul style="list-style-type: none"> i. Not located within 20 metres of a parcel boundary of any parcel designated Neighbourhood District, Neighbourhood Centre District, or Countryside District; or ii. Separated from a parcel boundary of any parcel designated Neighbourhood District, Neighbourhood Centre District, or Countryside District by a building. 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. <p>(b) Drive through aisles shall be appropriately screened from adjacent residential land uses;</p> <p>(c) Shall not have any drive through aisles in a setback area;</p> <p>(d) Shall not have pedestrian access 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 Development Authority [Bylaw #16.22]</p>
<p>(7) Fences [Bylaw #16.22]</p>	<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 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 Development Authority.</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>
(8) Home Occupation - Basic	<p>(a) Shall not employ any person not residing in the Dwelling Unit.</p> <p>(b) No client or customer visits are permitted;</p> <p>(c) The Home Occupation - Basic shall be contained within the principal building;</p> <p>(d) Outdoor storage of materials, commodities, or finished products related to the use 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 Dwelling Unit;</p> <p>(b) May include a day home;</p> <p>(c) Outdoor storage of materials, commodities, or finished products related to the use is permitted; and</p> <p>(d) 1 Sign is permitted, in accordance with Part 4.</p> <p>(e) A development permit for a Home Occupation - Rural may be revoked at any time if, in the opinion of the Development Authority, the operator of the Home Occupation - Rural has violated any provisions of the Bylaw and/or the conditions of the development permit.</p> <p>(e) If the holder of any Home Occupation Development Permit relocates within the municipality, a new Development Permit 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 Dwelling Unit;</p> <p>(b) May include a day home.</p>

	<p>(c) Outdoor storage of materials, commodities, or finished products related to the use is prohibited; and</p> <p>(d) 1 Sign is permitted, in accordance with Part 4.</p> <p>(e) A development permit for a Home Occupation - Urban may be revoked at any time if, in the opinion of the Development Authority, the operator of the Home Occupation - Urban has violated any provisions of the Bylaw and/or the conditions of the development permit.</p> <p>(f) If the holder of any Home Occupation Development Permit relocates within the municipality, a new Development Permit is required for the new location. [Bylaw #18.21]</p>
(11) Industrial Uses	<p>(f) Industrial uses on parcels that do not have lane access must provide a minimum 4.5 metre side setback on one side.</p>
(12) 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 [Bylaw #16.22]</p> <p>(b) A development permit for a kennel shall only be approved for a term not exceeding three years.</p> <p>(c) Upon expiration of a development permit, 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 site design;</p> <p>(b) The whole site perimeter shall be landscaped sufficiently at the discretion of the Development Authority.</p> <p>(c) No recreation vehicle shall be located elsewhere than on a designated recreation vehicle lot.</p> <p>(d) Only 1 recreation vehicle is permitted to be located on a designated recreation vehicle lot.</p>

	<p>(e) A designated recreation vehicle lot shall be a minimum 140 square metres in size.</p> <p>(a) A maximum of 62 designated recreation vehicle 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) Restricted Substance Retail for the sale of liquor shall not be located closer than 150 metres to any school at the time of the Development Permit application as measured from the closest point of the subject Parcel boundary to the closest point of proposed Parcel boundary.</p> <p>(f) Restricted Substance Retail 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 Storage Structure shall meet the setback requirements for an Accessory Building in the appropriate district.</p> <p>(b) A Storage Structure 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 Sign.</p> <p>(e) A Storage Structure may be approved on a temporary basis at the discretion of the Development Authority. A Storage Structure 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 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"> i. no cooking facilities in guest rooms; 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; iii. window compulsory for guest room; iv. 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.
(17) Solar Energy System	<p>(a) A Solar Energy System attached to a building shall not extend beyond the outermost edge of the roof or wall to which it is mounted.</p>
(18) Tourist Dwelling	<ul style="list-style-type: none"> (a) May be developed only in a Dwelling Unit (b) An owner or manager shall be available within the Town of Drumheller at all times when the Tourist Dwelling is occupied; (c) No Signs are permitted. (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. (c) Maximum occupancy to be limited by the number of rooms available for sleeping accommodation and shall be determined by the Development Authority.
(19) Wind Energy System	<p>(e) Wind Energy Systems shall not exceed 25 metres in height unless otherwise approved by the Development Authority.</p>

3.5.2 **Development** Near Steep Slopes

<p>(1) Sloped Areas</p>	<p>(a) For hummocks, buttes, or other isolated land projections, slopes of greater than 20% are considered unsuitable for development unless otherwise determined by the Development Authority.</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 development. Any sites flatter than this are classified as suitable for development 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 grades 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>
(4) Geotechnical Analysis and Recommendations	<p>(a) A geotechnical slope assessment report is required for all proposed development adjacent to river valley, bench and coulee slopes; unless otherwise determined by the Development Authority.</p> <p>(b) For any proposed development adjacent to river valley, bench and coulee slopes proposing a relaxation of the Town’s default setbacks from the toe or crest of a slope, a geotechnical slope assessment report is required; with no exceptions.</p> <p>(c) For any development proposing a relaxation of the Town’s default setbacks 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-development slope stability in terms of FS; which supports the proposed development plans. The report must provide geotechnical recommendations for development of the property to ensure these FS conditions are maintained.</p>
(5) Setbacks	<p>(a) For proposed developments, two levels of top-of-slope and/or toe-of slope setbacks</p>

	<p>must be determined in the geotechnical slope assessment report:</p> <ul style="list-style-type: none"> i. Urban Development Setbacks (UDS). For top-of-slope development 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 development; and ii. Structural Building Setbacks (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 structure is “set back” a distance from the crest to provide this factor of safety. <p>(b) Default UDS setbacks have been developed. The intent of these setbacks is to provide a conservative starting point for development planning. The Development Authority may relax the default UDS setbacks 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 setbacks will not impact slope stability.</p>
(6) Default UDS Setbacks from Toes of Slopes	<p>(a) Unless otherwise determined by the Development Authority, setbacks from toes of slopes shall be as follows:</p> <ul style="list-style-type: none"> i. Intensive Land Use 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 ii. Extensive Land Use A minimum of 9.1 metres from the toe of a slope when the height of the slope is greater than 15.2 metres. Lanes and utilities may be constructed within the setback area.

	<p>(b) The Development Authority may relax the required setbacks 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 setbacks will not impact slope stability. Applicants 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 Setbacks from Valley or Coulee Breaks (top of the escarpment)</p>	<p>(a) The following default setbacks for property lines from front edge top of the escarpment (i.e. crest) apply unless otherwise determined by the Development Authority:</p> <ul style="list-style-type: none"> 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; ii. Where the average depth of valley is between 15.5 metres and 30.5 metres, the minimum setback is 45.7 metres; and 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. <p>(b) The Development Authority may increase the setbacks 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) Lanes and utilities may not be developed within the setback area 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 parcels.</p>
<p>(8) Setbacks for escarpment benches</p>	<p>(a) The setbacks from the upslope toe and downslope crest of bench 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>Dwelling Unit – Garden [Bylaw #16.22</p>	<ul style="list-style-type: none"> (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. (b) Lots with an existing Dwelling Unit - Secondary are prohibited to have a Dwelling Unit – Garden and vice versa (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. (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. (e) With all applications, Development Authority 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. (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. (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. (h) Rear Setbacks and Side Setbacks must meet requirements for Accessory Buildings (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. (j) Shall not be constructed within the Front Setback of the Primary Building. (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.
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	(l) Shall only be permitted to have one civic address.
<i>Dwelling Unit – Manufactured</i> [Bylaw #16.22]	(a) Will be a Discretionary Use unless established within a Manufactured Home Park defined under this Land Use Bylaw (b) The following criteria will apply to all Dwelling Unit – Manufactured; (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. (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. (e) All accessory structures such as stairways and landings, patios, decks, and skirting shall be of complementary quality and design to the Manufactured Dwelling. (f) All Manufactured Dwellings shall be provided with stairways and landings to all entrances within 45 days of their placement
<i>Dwelling Unit – Secondary</i> [Bylaw #16.22]	(a) A maximum of one secondary suite may be permitted per parcel where a detached dwelling unit exists. (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. (c) A principal building containing a secondary suite may not be converted into condominiums. (d) Lots with an existing <i>Dwelling Unit – Garden</i> are prohibited to have a <i>Dwelling Unit - Secondary</i> and vice versa (e) A secondary suite shall have a maximum of two (2) bedrooms. Alberta Building code for bedrooms in basements must be met. (f) A secondary suite shall not be permitted on the same parcel as a bed and breakfast establishment or home occupation.
<i>Relocation of Buildings</i>	(a) Notwithstanding Section <u>5.10 When a Development Permit is Not Required</u> a

<p>[Bylaw #16.22</p>	<p>development permit shall be required for the relocation of any building to any parcel in the Town of Drumheller</p> <p>(b) A development permit for the relocation of a building may include conditions of approval that:</p> <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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3.5.3 **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		<i>Agriculture – General</i>
(2) Institutional	<i>Recreation – Non-intensive</i>	
(3) Other <i>Uses</i>		

3.6.3 Specific ***Use*** Standards

(1) <i>Agriculture – General</i>	(a) <i>Agriculture – General</i> shall be limited to the grazing and keeping of livestock.
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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]	<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 & Breakfast</i> <i>Tourist Dwelling</i>	<i>Campground</i> <i>Recreation Vehicle Resort</i>
(3) Commercial	<i>Artist Studio</i> <i>Home Occupation - Rural</i> <i>Home Occupation - Basic</i>	<i>Restaurant/Café</i> <i>Kennel</i>
(4) Institutional	<i>Recreation – Non-Intensive</i>	<i>After Life Care</i> <i>Cemetery</i> <i>Culture</i> <i>Government</i> <i>Human Services</i> <i>Recreation – Intensive</i>
(5) Agricultural	<i>Agriculture – General</i>	<i>Agriculture – Intensive</i>
(6) Other <i>Uses</i>	<i>Accessory Building or Structure</i> <i>Fascia Sign</i> associated with an approved Lodging, Commercial, or Institutional development on the same lot [Bylaw #16.22]	<i>Accessory Building – Portable</i> <i>Billboard Sign</i> <i>Freestanding Sign</i> <i>Projecting Sign</i> <i>Storage Structure</i> <i>Solar Energy System</i>

		Wind Energy System Communication Structure
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3.7.3 Specific **Use** Standards

(1) Accessory Buildings	An accessory building shall be located a minimum of 4.5 metres from any principal building .
(2) Dwelling Unit	Dwelling units shall be limited to single detached dwellings with or without a secondary dwelling unit .
(3) Dwelling Unit – Manufactured [Bylaw #16.22]	<p>(a) The minimum width of a Manufactured Dwelling shall be 7.3 m.</p> <p>(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.</p> <p>(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:</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.
(4) Additional Standards	(a) No use 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 Development Authority .
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3.7.4 **Parcel** Width Standards

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

3.7.5 Residential Density

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

3.7.6 Setbacks for **Principal Buildings**

(1) Front Setback	(a) Minimum 7.5 metres from a Municipal road (b) Minimum 40 metres from a Provincial road
(2) Secondary Front Setback	(a) Minimum 7.5 metres from a Municipal road (b) Minimum 40 metres from a Provincial road
(3) Side Setback	Minimum 5 metres
(4) Rear Setback	Minimum 15 metres
(5) Projections Into Setbacks	The following features may project into a setback : (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 front setback or side setback and up to 1.5 metres in a rear setback ; and (e) Balconies may project up to 1.5 metres in a front setback or rear setback . Balconies may project into a side setback but must maintain a minimum of 1.2 metres from the side parcel boundary .

3.7.7 Setbacks for *Accessory Buildings*

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

3.7.8 Building Height Standards

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

3.7.9 Additional Standards

(1) Subdivision	(a) A development requiring subdivision shall not be issued a development permit until approval of the subdivision application by the Subdivision Authority or, upon appeal, the Subdivision and Development Appeal Board . (b) A subdivision <u>may</u> require an approved Area Structure Plan and/or Concept Plan at the discretion of the Subdivision/ Development Authority . [Bylaw #18.21]
(2) Stormwater Management	(a) Unless otherwise determined by the Development Authority , the applicant shall be required to grade a parcel in such a way that all surface water will drain from the parcel to the back lane , the street , and/or a stormwater management system. (b) A stormwater management plan shall be required for all subdivision and development 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]	<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 & Breakfast</i> <i>Tourist Dwelling</i>	<i>Campground</i> <i>Recreation Vehicle Resort</i>
(3) Commercial	<i>Artist Studio</i> <i>Home Occupation - Rural</i> <i>Home Occupation - Basic</i>	<i>Kennel</i> <i>Restricted Substance Retail</i> <i>Restaurant/Café</i> <i>Retail & Service – General</i>
(4) Institutional	<i>Culture</i> <i>Education</i> <i>Government</i> <i>Health Services</i> <i>Human Services</i> <i>Recreation – Intensive</i> <i>Recreation – Non-Intensive</i>	<i>Cemetery</i>
(5) Agricultural	<i>Agriculture - General</i>	
(6) Other Uses	<i>Accessory Building or Structure</i>	<i>Accessory Building – Portable</i> <i>Storage Structure</i>

	Fascia Sign associated with an approved Lodging, Commercial, or Institutional development on the same lot. [Bylaw #16.22	Freestanding Sign Projecting Sign Solar Energy System Communication Structure
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3.8.3 Specific *Use* Standards

(1) Dwelling Unit	Dwelling units shall be limited to detached dwellings with opportunities for secondary dwelling units located in an accessory building .
(2) Restaurant/Café	(a) The maximum use area for a Restaurant/Café is 300 square metres. (b) 1 Sign is permitted, in accordance with Part 4.
(3) Retail & Service	(a) The maximum use area for Retail & Service is 300 square metres. (b) Permanent outdoor display, service, and/or storage is not permitted. (c) 1 Sign is permitted, in accordance with Part 4.
(4) Dwelling Unit – Manufactured [Bylaw #16.22	(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;

	<p>vii. changes in exterior siding materials, textures and colors to break up long wall expanses; and</p> <p>viii. the use of trim and moldings that contrast the exterior siding.</p>
(5) Additional Standards	No use 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 Development Authority .

3.8.4 **Parcel** Width Standards

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

3.8.5 Residential Density

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

3.8.6 Setbacks for **Principal Buildings**

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

	(g) Balconies may project up to 1.5 metres in a front setback or rear setback . Balconies may project into a side setback but must maintain a minimum of 1.2 metres from the side parcel boundary .
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3.8.7 Setbacks for Accessory Buildings

(1) Front Setback	Minimum 10 metres
(2) Secondary Front Setback	Minimum 7.5 metres
(3) Side Setback	Minimum 3 metres
(4) Rear Setback	Minimum 10 metres

3.8.8 Parcel Coverage Standards

(1) Maximum parcel coverage	25%
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3.8.9 Building Height Standards

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

3.8.10 Parking, Loading, and Access Standards

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

3.8.11 Landscaping Standards

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

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

3.8.13 Additional Standards

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

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

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

3.9.3 Specific **Use** Standards

Restaurant/Café	(a) The maximum use area for a Restaurant/Café is 300 square metres. (b) 1 Sign is permitted, in accordance with Part 4.
Retail & Service	(a) The maximum use area for Retail & Service is 300 square metres. (b) Permanent outdoor display, service, and/or outdoor storage is not permitted. (c) 1 Sign is permitted, in accordance with Part 4.
Dwelling Unit – Manufactured [Bylaw #16.22]	(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

	<p>façade;</p> <ul style="list-style-type: none"> 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.
Additional Standards	<p>(a) No use 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 Development Authority.</p>

3.9.4 Setbacks for **Principal Buildings**

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

	(g) Balconies may project up to 1.5 metres in a front setback or rear setback . Balconies may project into a side setback but must maintain a minimum of 1.2 metres from the side parcel boundary .
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3.9.5 Setbacks for Accessory Buildings

(1) Front Setback	Principal building front setback plus 1 metre
(2) Secondary Front Setback	Minimum 3 metres
(3) Side Setback	Minimum 1.2 metres
(4) Rear Setback	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) Principal Building	Maximum 11 metres
(2) Accessory Building	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 building height for uses listed in the Institutional Use Category in Subsection 3.5.2.

3.9.8 Parking, Loading, and Access Standards

(1) Bicycle Parking	(a) Where bicycle parking is provided for uses listed in the Commercial Use Category in Section 3.5.2, bicycle parking shall be located close to the entrance of the principal building , but shall
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	<p>not impede pedestrian circulation or access to the building.</p> <p>(b) Where bicycle parking is provided for uses listed in the Residential Use Category in Section 3.5.2, bicycle parking shall be located and secured within a principal building or accessory building.</p>
(2) Vehicle Parking	<p>(a) There is no minimum required number of parking stalls for any development 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 parcel as a development.</p> <p>(d) Any parking area having four or more parking stalls that are visible from an adjacent parcel or road 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 Access	<p>(a) Where a parcel shares a parcel boundary with a lane, all access to the parcel must be from the lane.</p> <p>(b) Where a corner parcel shares a parcel boundary with a lane, access may be either from the lane or the street.</p> <p>(c) In the absence of a lane, access should be from the secondary front yard. Where access from a secondary front yard is not possible, access may be located on the primary front yard.</p> <p>(d) Parcels shall have 2 or more access points if required for emergency access.</p>

3.9.9 Landscaping Standards

(1) General Landscaping Standards	<p>The front yard shall be landscaped with grass, trees, shrubs, and/or flower beds. Areas of shale, rock, or other hard landscaping may be acceptable but shall not exceed 25% of the landscaped area.</p>
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(2) Landscaped Area	All portions of a parcel not covered by structures, parking, or vehicular circulation areas shall be landscaped .
(3) Number of Trees	<p>(a) The minimum number of trees required for a residential development shall be 1 tree per 45 square metres of landscaped area, or a minimum of 2 trees per parcel, whichever is greater.</p> <p>(b) The minimum number of trees required for a mixed-use or commercial development shall be 1 tree per 35 square metres of landscaped area.</p>
(4) Tree Size	Minimum height of 2 metres and/or 40 millimeters in caliper .
(5) Number of Shrubs	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 .

3.9.10 Screening, Fences, and Hedges

(1) Screening	<p>(a) Garbage and waste material must be stored in closed containers, and visually screened from public roads, excluding lanes.</p> <p>(b) Outdoor storage of commercial materials and equipment shall be visually screened from adjacent parcels and public roads.</p>
(2) Fences and Hedges [Bylaw #16.22]	<p>(a) A fence or hedge located in a front yard or a secondary 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) 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 Corner Visibility Triangle.</p>

3.9.11 Additional Standards

<p>(1) Subdivision</p>	<p>A development requiring subdivision shall not be issued a development permit until approval of the subdivision application by the Subdivision Authority or, upon appeal, the Subdivision and Development Appeal Board.</p>
<p>(2) Stormwater Management</p>	<p>(a) Unless otherwise determined by the Development Authority, the applicant shall be required to grade a parcel in such a way that all surface water will drain from the parcel to the back lane, the street, and/or a stormwater management system.</p> <p>(b) A stormwater management plan shall be required for all subdivision and development 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) <i>Site Area</i>	2 hectares (5 acres) for Site Area
(2) <i>Density</i>	Maximum of 10 units per acre
(3) <i>Lot Area</i>	325 square meters (3500 sqft) for single wide manufactured homes 370 square meters (4000 sqft) for double wide manufactured homes
(4) <i>Building Height Standards</i>	1. 5 meters for manufactured homes; 2. 5 meters for accessory buildings; and 3. (c) Other uses at the discretion of the <i>Development Authority</i> .

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	(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	(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	(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

	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

	<ul 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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3.10 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

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>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 & 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 & 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 Uses	<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>A-Board Sign</p> <p>Fascia Sign</p> <p>Freestanding Sign</p> <p>Projecting Sign</p>	<p>Portable Sign</p> <p>Solar Energy System</p>
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Specific **Use** Standards

(1) Car Wash	<p>(a) Minimum site 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>
(2) Gas Station	<p>(a) Shall only be located at the intersection of two or more streets 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 front setback area and/or landscaping to better integrate the Gas Station with the public realm.</p> <p>(c) The pumps shall be located a minimum of 4.5 metres from the building.</p>
(3) Dwelling Unit – Manufactured [Bylaw #16.22]	<p>(a) The minimum width of a Manufactured Dwelling shall be 7.3 m.</p>

	<p>(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.</p> <p>(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:</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.
(4) Additional Standards	No use 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 Development Authority .

3.10.3 Setbacks for **Principal Buildings**

(1) Front Setback	Maximum 3 metres
(2) Secondary Front Setback	Maximum 3 metres
(3) Side Setback	Minimum 1.2 metres
(4) Rear Setback	Minimum 3 metres
(5) Additional Setback Standards	<p>(a) There is no maximum front setback, secondary front setback, side setback, or rear setback for Carwashes and Gas Stations.</p> <p>(b) The minimum front setback, secondary front setback, side setback, or rear setback is 3.0 metres for Carwashes and Gas Stations.</p>

(6) Projections Into Setbacks	<p>The following features may project into a setback:</p> <ul style="list-style-type: none"> (a) Unenclosed steps and wheelchair ramps; (b) Signs; (c) Fences; (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. [Bylaw #16.22] (e) An unenclosed deck, porch or other similar structure above 0.6 metres in height may project 50 percent in a front setback or rear setback; (f) Eaves, chimneys, cantilevers, bay windows, or other similar architectural features may project up to 0.6 metres in a front setback or side setback and up to 1.5 metres in a rear setback; and (g) Balconies may project up to 1.5 metres in a front setback or rear setback. Balconies may project into a side setback but must maintain a minimum of 1.2 metres from <i>the side parcel boundary</i>.
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3.10.4 Setbacks for Accessory Buildings

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

3.10.5 Parcel Coverage Standards

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

3.10.6 Building Height Standards

(1) Principal Building	Maximum 14 metres
(2) Accessory Building	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 building height for uses 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 uses 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 principal building, but shall not impede pedestrian circulation or access to the building.</p> <p>(b) Where bicycle parking is provided for uses listed in the Residential Use Category in Section 3.6.2, bicycle parking shall be located and secured within a principal building or accessory building.</p>
(2) Vehicle Parking	<p>(a) There is no minimum required number of parking stalls for any development 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 development.</p> <p>(d) Any parking area having four or more parking stalls that are visible from an adjacent parcel or road 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 Access	<p>(a) The regulations in subsections (ii) through (iv) apply only to the uses listed in the Residential Use Category in Section 3.5.2.</p>

	<p>(b) Where a parcel shares a parcel boundary with a lane, all access to the parcel must be from the lane.</p> <p>(c) Where a corner parcel shares a parcel boundary with a lane, access may be either from the lane or the street.</p> <p>(d) In the absence of a lane, access should be from the secondary front yard. Where access from a secondary front yard is not possible, access may be located on the primary front yard.</p> <p>(e) Access to parking areas and/or structures shall be no wider than 6 metres adjacent to the front parcel boundary.</p> <p>(f) Parcels shall have 2 or more access points if required for emergency access.</p>
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3.10.8 Landscaping Standards

(1) General Landscaping Standards	For uses listed in the Residential Use Category in Section 3.5.2, the front yard shall be landscaped with grass, trees, shrubs, and/or flower beds. Areas of shale, rock, or other hard landscaping may be acceptable but shall not exceed 25% of the landscaped area .
(2) Landscaped Area	All portions of a site not covered by structures, parking, or vehicular circulation areas shall be landscaped .
(3) Number of Trees	<p>(a) The minimum number of trees required for a residential development shall be 1 tree per 45 square metres of landscaped area, or a minimum of 2 trees per parcel, whichever is greater.</p> <p>(b) The minimum number of trees required for a mixed-use or commercial development shall be 1 tree per 35 square metres of landscaped area.</p>
(4) Tree Size	Minimum height of 2 metres and/or 40 millimeters in caliper .
(5) Number of Shrubs	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 .

3.10.9 Screening, Fences, and Hedges

(1) Screening	<p>(a) Garbage and waste material must be stored in closed containers, and visually screened from public roads, excluding lanes.</p> <p>(b) Outside storage of commercial materials and equipment shall be visually screened from adjacent parcels and public roads.</p>
(2) Fences and Hedges	<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 Corner Visibility Triangle at the discretion of the Development Authority</p>

3.10.10 Additional Standards

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

	Human Services Recreation – Intensive Recreation – Non-Intensive	
(5) Other Uses	Accessory Building or Structure <p>The following sign forms when associated with an approved Lodging, Commercial, Industrial development on the same lot; [Bylaw #16.22]</p> A-Board Sign Fascia Sign Freestanding Sign Projecting Sign	A-Board Sign Mural [Bylaw #16.22] Portable Sign Solar Energy System Communication Structure

3.11.3 Specific **Use** Standards

(1) Dwelling Unit(s)	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. [Bylaw #18.21]
(2) Hotel/Motel	Vehicle access and parking areas, including any structures, shall not be located between a street and a façade of the building.
(3) Additional Standards	No use 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 Development Authority .

3.11.4 **Setbacks** for **Principal Buildings**

(1) Front Setback	Maximum 3 metres
(2) Secondary Front Setback	Maximum 3 metres
(3) Side Setback	0 metres where a fire wall is provided otherwise a minimum of 1.2 meters

(4) Rear Setback	0 metres where a fire wall is provided otherwise a minimum of 1.2 meters
(5) Projections Into Setbacks	<p>The following features may project into a setback:</p> <ul style="list-style-type: none"> (a) Unenclosed steps and wheelchair ramps; (b) Signs; (c) Fences; (d) An unenclosed deck, porch or other similar structure below 0.6 metres in height; (e) An unenclosed deck, porch or other similar structure above 0.6 metres in height may project 50 percent in a front setback or rear setback; (f) Eaves, chimneys, cantilevers, bay windows, or other similar architectural features may project up to 0.6 metres in a front setback or side setback and up to 1.5 metres in a rear setback; and (g) Balconies may project up to 1.5 metres in a front setback or rear setback. Balconies may project into a side setback but must maintain a minimum of 1.2 metres from the side parcel boundary.

3.11.5 Setbacks for Accessory Buildings

(1) Front Setback	Principal building front setback plus 1 metre
(2) Secondary Front Setback	Principal building secondary front setback plus 1 metre
(3) Side Setback	0 metres
(4) Rear Setback	0 metres

3.11.6 Building Height Standards

(1) Principal Building	<ul style="list-style-type: none"> (a) Minimum 6 metres (b) Maximum 20 metres
(2) Accessory Building	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 uses 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 principal building, but shall not impede pedestrian circulation or access to the building.</p> <p>(b) Where bicycle parking is provided for uses listed in the Residential Use Category in Section 3.7.2, bicycle parking shall be located and secured within a principal building or accessory building.</p>
<p>(2) Vehicle Parking</p>	<p>(a) There is no minimum required number of parking stalls for any development in the Downtown District.</p> <p>(b) Off-site vehicle parking (i.e. street parking) may be considered as a portion of the parking strategy for a development, at the discretion of the Development Authority.</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 development.</p> <p>(e) Any parking area having four or more parking stalls that are visible from an adjacent parcel or road 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 Access</p>	<p>(a) Where a parcel shares a parcel boundary with a lane, all access to the parcel must be from the lane.</p> <p>(b) Where a corner parcel shares a parcel boundary with a lane, access may be either from the lane or the street.</p> <p>(c) In the absence of a lane, access should be from the secondary front yard. Where access from a secondary front yard is not possible, access may be located on the primary front yard.</p>

	<p>(d) Access to parking areas and/or structures shall be no wider than 6 metres adjacent to the front parcel boundary.</p> <p>(e) Parcels shall have 2 or more access points if required for emergency access.</p>
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3.11.8 Landscaping Standards

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

3.11.9 Screening, Fences, and Hedges

(1) Screening	<p>(a) Garbage and waste material must be stored in closed containers, and visually screened from public roads, excluding lanes.</p> <p>(b) Outside storage of commercial materials and equipment shall be visually screened from adjacent parcels and public roads.</p>
(2) Fences and Hedges	(a) Notwithstanding subsection (ii), a fence or hedge located in a front yard shall be a maximum height of 1.2 metres.

	<p>(b) With the exception of Home Occupation - Urban and Home Occupation - Basic, uses listed in the Commercial Use Category in Section 3.6.2 shall not have fences or hedges in a front yard.</p> <p>(c) All other fences or hedges shall be a maximum height of 1.8 metres.</p>
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3.11.10 Additional Standards

(1) Subdivision	A development requiring subdivision shall not be issued a development permit until approval of the subdivision application by the Subdivision Authority or, upon appeal, the Subdivision and Development Appeal Board .
(2) Stormwater Management	<p>(a) Unless otherwise determined by the Development Authority, the applicant shall be required to grade a parcel in such a way that all surface water will drain from the parcel to the back lane, the street, and/or a stormwater management system.</p> <p>(b) A stormwater management plan shall be required for all subdivision and development applications for industrial and commercial properties.</p>
(3) Character, design & appearance of buildings	<p>(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.</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		Hotel/Motel
(2) Commercial	Artist Studio Drinking Establishment Entertainment Facility Restaurant/Café Retail & Service – General Retail & Service – Heavy Office	Adult Entertainment Car Wash Drive Through Facility Gas Station Restricted Substance Retail
(3) Institutional	After Life Care Culture Education Government Health Services Recreation – Intensive Recreation – Non-Intensive	
(4) Other Uses	Accessory Building or Structure <p>The following sign forms when associated with an approved Lodging, Commercial, Industrial development on the same lot; [Bylaw #16.22]</p> A-Board Sign Fascia Sign	Billboard Sign Freestanding Sign Portable Sign Projecting Sign Rooftop Sign Storage Structure Solar Energy System Communication Structure

3.12.3 Specific *Use* Standards

(1) Additional Standards	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 .
(2) Car Wash	<p>(a) Minimum site 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>
(3) Gas Station	<p>(a) 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.</p> <p>(b) The pumps shall be located a minimum of 4.5 metres from the building.</p>

3.12.4 *Setbacks* for **Principal Buildings**

(1) Front Setback	Minimum 3 metres
(2) Secondary Front Setback	Minimum 3 metres
(3) Side Setback	<p>(a) Minimum 3 metres</p> <p>(b) Minimum 6 metres where the parcel shares a side parcel boundary with the Neighbourhood District or Countryside District.</p>
(4) Rear Setback	Minimum 6 metres
(5) Projections Into Setbacks	<p>The following features may project into a setback:</p> <p>(a) Unenclosed steps and wheelchair ramps; and</p> <p>(b) Signs.</p>

3.12.5 *Setbacks* for **Accessory Buildings**

(1) Front Setback	Minimum 3 metres
(2) Secondary Front Setback	Minimum 3 metres
(3) Side Setback	(a) Minimum 3 metres

	(b) Minimum 6 metres where the parcel shares a side parcel boundary with the Neighbourhood District or Countryside District.
(4) Rear Setback	Minimum 6 metres

3.12.6 Building Height Standards

(1) Principal Building	Maximum 14 metres
(2) Accessory Building	Maximum 7.5 metres
(3) Additional Building Height Standards	There is no maximum building height for uses 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 principal building , but shall not impede pedestrian circulation or access to the building.
(2) Vehicle Parking	<p>(a) There is no minimum required number of parking stalls for any development in the Tourism Corridor District.</p> <p>(b) Off-site vehicle parking (i.e. street parking) may be considered as a portion of the parking strategy for a development, at the discretion of the Development Authority.</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 development.</p> <p>(e) Any parking area having four or more parking stalls that are visible from an adjacent parcel or road 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 Access	(a) In the absence of a lane , access should be from the secondary front yard . Where access from a

	<p>secondary front yard is not possible, access may be located on the primary front yard.</p> <p>(b) Vehicle access to parking areas and/or structures shall be no wider than 6 metres adjacent to the front parcel boundary.</p> <p>(c) Parcels shall have 2 or more access points if required for emergency access.</p>
(4) Additional Parking, Loading, and Access Standards	<p>(a) All commercial and industrial uses shall provide sufficient space and access for loading vehicles to the satisfaction of the Development Authority.</p> <p>(b) All loading areas shall be a minimum of 2.5 metres wide.</p> <p>(c) All loading areas shall provide no less than 3.6 metres overhead clearance.</p> <p>(d) All loading areas shall be hard surfaced if the access is from a street or land which is hard surfaced.</p> <p>(e) Access to all loading areas shall be from a public road, a lane, or a clearly defined traffic aisle, and shall not interfere with traffic on the adjoining or abutting streets or lanes.</p>

3.12.8 Landscaping Standards

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

3.12.9 Screening, Fences, and Hedges

(1) Screening	(a) Garbage and waste material must be stored in closed containers, and visually screened from public roads , excluding lanes .
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	(b) Outside storage of commercial materials and equipment shall be visually screened from adjacent parcels and public roads .
(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 Development Authority</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) Subdivision	A development requiring subdivision shall not be issued a development permit until approval of the subdivision application by the Subdivision Authority or, upon appeal, the Subdivision and Development Appeal Board .
(2) Stormwater Management	<p>(a) Unless otherwise determined by the Development Authority, the applicant shall be required to grade a parcel in such a way that all surface water will drain from the parcel to the back lane, the street, and/or a stormwater management system.</p> <p>(b) A stormwater management plan shall be required for all subdivision and development 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		Hotel/Motel Work Camp [Bylaw #16.22]
(2) Commercial	Artist Studio Drinking Establishment Entertainment Facility Kennel Restaurant/Café Retail & Service – General Retail & Service - Heavy Office	Adult Entertainment Car Wash [Bylaw #16.22] Drive Through Facility Gas Station Restricted Substance Retail Brewery/Distillery
(3) Industrial	Industrial - Light	Industrial – Heavy Industrial – Cannabis Production [Bylaw #16.22]
(4) Institutional	Culture Education Government Health Services Recreation – Intensive Recreation – Non-Intensive	After Life Care
(5) Agricultural	Agriculture – Intensive	
(6) Other Uses	Accessory Building or Structure The following sign forms when associated with an approved Lodging, Commercial, Industrial	Portable Sign Projecting Sign Solar Energy System Communication Structure

	development on the same lot; [Bylaw #16.22] Fascia Sign Freestanding Sign	
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3.13.3 Specific **Use** Standards

(1) Car Wash	Minimum site 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) Gas Station	<p>(a) 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.</p> <p>(b) The pumps shall be located a minimum of 4.5 metres from the building.</p>
(3) Industrial Uses	Industrial uses on parcels that do not have lane access must provide a minimum 4.5 metre side setback on one side.
(4) Work Camp [Bylaw #16.22]	<p>An application for a Development Permit for a Work Camp must provide the following information:</p> <p>(a) the location, type, and purpose of the camp; adjacent land uses;</p> <p>(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;</p> <p>(c) demonstrated approval from Alberta Environment if the camp is located on Crown land;</p> <p>(d) the start date of the development, date of occupancy, and removal date of the camp; and</p> <p>(e) reclamation measures once the work camp is no longer needed.</p> <p>A Development Permit for a Work Camp shall not be 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>(5) Industrial – Cannabis Production Facility [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"> (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. (g) The Development Authority may require as a condition of a development permit, a waste management plan completed by a qualified

	<p>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.
<p>(6) Natural Resource Extraction [Bylaw #16.22]</p>	<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. <p>The Development Authority 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"> (a) No use 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 Development Authority. (b) Storage piles of natural resources less than 4 meters in height must be at least 6 meters from any right of way.

	(c) Storage piles of natural resources over 4 meters in height must be at least 30 meters from any right of way.
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3.13.4 Setbacks for *Principal Buildings*

(1) Front Setback	Minimum 6 metres
(2) Secondary Front Setback	Minimum 6 metres
(3) Side Setback	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
(4) Rear Setback	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
(5) Projections Into Setbacks	The following features may project into a setback: (a) Unenclosed steps and wheelchair ramps; and (b) Signs .

3.13.5 Setbacks for *Accessory Buildings*

(1) Front Setback	Minimum 6 metres
(2) Secondary Front Setback	Minimum 6 metres
(3) Side Setback	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.
(4) Rear Setback	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.

3.13.6 Building Height Standards

(1) Principal Building	Maximum 14 metres
(2) Accessory Building	Maximum 11 metres

(3) Additional Building Height Standards	There is no maximum building height for uses listed in the Institutional Use Category in Subsection 3.9.2.
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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 principal building , but shall not impede pedestrian circulation or access to the building.
(2) Vehicle Parking	<p>(a) There is no minimum required number of parking stalls for any development in the Employment District.</p> <p>(b) Off-site vehicle parking (i.e. street parking) may be considered as a portion of the parking strategy for a development, at the discretion of the Development Authority.</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 development.</p> <p>(e) Any parking area having four or more parking stalls that are visible from an adjacent parcel or road 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 Access	<p>(a) Where a corner parcel shares a parcel boundary with a lane, access may be either from the lane or the street.</p> <p>(b) Parcels shall have 2 or more access points if required for emergency access, or if at the discretion of the Development Authority.</p>
(4) Additional Parking, Loading, and Access Standards	<p>(a) All commercial and industrial uses shall provide sufficient space and access for loading vehicles to the satisfaction of the Development Authority.</p> <p>(b) All loading areas shall be a minimum of 2.5 metres wide.</p>

	<p>(c) All loading areas shall provide no less than 3.6 metres overhead clearance.</p> <p>(d) All loading areas shall be hard surfaced if the access is from a street or land which is hard surfaced.</p> <p>(e) Access to all loading areas shall be from a public road, a lane, or a clearly defined traffic aisle, and shall not interfere with traffic on the adjoining or abutting streets or lanes.</p>
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3.13.8 Landscaping Standards

(1) Landscaped Area	All portions of a site not covered by structures, parking, or vehicular circulation areas shall be landscaped .
(2) Number of Trees	The minimum number of trees required for a industrial or commercial development shall be 1 tree per 35 square metres of landscaped area .
(3) Tree Size	Minimum height of 2 metres and/or 40 millimeters in caliper .
(4) Number of Shrubs	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 .

3.13.9 Screening, Fences, and Hedges

(1) Screening	<p>(a) Garbage and waste material must be stored in closed containers, and visually screened from public roads, excluding lanes.</p> <p>(b) Outside storage of commercial materials and equipment shall be visually screened from adjacent parcels and public roads.</p>
(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 [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) Subdivision	A development requiring subdivision shall not be issued a development permit until approval of the subdivision application by the Subdivision Authority or, upon appeal, the Subdivision and Development Appeal Board .
(2) Stormwater Management	<p>(a) Unless otherwise determined by the Development Authority, the applicant shall be required to grade a parcel in such a way that all surface water will drain from the parcel to the back lane, the street, and/or a stormwater management system.</p> <p>(b) A stormwater management plan shall be required for all subdivision and development 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 an 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

A	
A-Board Sign	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.
Access	means the place, means, or way by which pedestrians and/or vehicles shall have adequate ingress and egress to a property.
Accessory Building, Structure, or Use	means a building, structure , or use which is detached from and subordinate, incidental, and directly related to the principal building or use.
Accessory Building – Portable [Bylaw #18.21]	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
Act	means the <i>Municipal Government Act</i> , RSA 2000 c M-26 as amended or replaced.
Adaptive Fill [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 flood construction level plus freeboard
Adjacent	means land that is contiguous or would be contiguous if not for a public road , railway, reserve land, utility right-of-way , river, or stream.
Adult Entertainment	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.
After Life Care	means a development 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 Cemetery .
Agriculture – General	means a development 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 confined feeding operations .
Agriculture – Intensive	means a development for the growing of crops primarily within a building and/or structure for the purpose of commercial food production. Does not include confined feeding operations .
Applicant	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 Bylaw .
Area Redevelopment Plan	means a Statutory Plan adopted by bylaw as an Area Redevelopment Plan pursuant to the Act .
Area Structure Plan	means a Statutory Plan adopted by bylaw as an Area Structure Plan pursuant to the Act .
Artist Studio	means small-scale, on-site production of goods by hand manufacturing. Typical uses 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	
Balcony	means a horizontal platform that is attached to a building above the first storey level and is intended for use as an outdoor amenity space.
Bed & Breakfast	means a Dwelling Unit that is occupied by the property owner or manager and provides overnight accommodation for a fee in rooms with no in-room cooking facilities.
Bench	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.

Bench Sign [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.
Billboard Sign [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
Brewery/Distillery [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.
Building	means anything constructed or placed on, in, over, or under land, but does not include a highway or road or a bridge forming part of a highway or road .
Building Height	means the vertical distance measured from the finished grade to the highest point of a building . Building height does not include any accessory roof structure 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 building .
Building Permit	means a permit authorizing construction in accordance with the Alberta Safety Codes Act.
Bylaw	means the Town of Drumheller Land Use Bylaw.
Bylaw Officer	means a person appointed by the Town to enforce the provisions of this Bylaw , and includes a member of the Royal Canadian Mounted Police and a Community Peace Officer.
C	

Campground	means a development for the purpose of providing temporary accommodation for recreational vehicles or tents.
Cannabis [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.
CAO	means the Chief Administrative Officer as appointed by Council .
Car Wash	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.
Cemetery	means land or a building for the burial or interment of the deceased.
m³/s	cubic metres per second (river flow rate)
Communication Structure	<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> <ul style="list-style-type: none"> (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 (b) Building/Structure-Mounted Antenna System: an Antenna System mounted on an existing structure, which could include a building wall or rooftop, a light standard, water tower, utility pole or other.
Concept Plan	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.
Confined Feeding Operation	means an activity on land that is fenced or enclosed or within buildings where livestock is confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing and requires registration or approval under the conditions set forth in the Agricultural Operations Practices Act (AOPA) through the Natural Resources Conservation Board (NRCB).
Corner Parcel	means a parcel at the intersection of two roads , excluding lanes .
Corner Visibility Triangle [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.
Council	means the Council of the Town of Drumheller.
Culture	means a development used by one or more organizations for arts, religion, community and/or cultural activities, but does not include Entertainment Establishment.
D	
Day Home	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.
Deck [Bylaw #18.21]	means an uncovered horizontal structure 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.
Density	means the number dwelling units allows for each parcel .
Designated Design Event [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 <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.

Design Flood	means a flood event that results in a minimum river flow rate of 1,850 m^3/s .
Design Flood Cross Sections [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 https://floods.alberta.ca/ .
Development	means: (a) an excavation or stockpile and the creation of either of them; (b) a building or an addition to, or replacement or repair of a building , and the construction or placing of any of them on, in, over, or under land; (c) a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building ; or (d) a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building .
Development Agreement	means a legal agreement between the applicant for a development permit and the Town committing to the provision of any matter required by a condition of the development permit .
Development Authority	means the person or persons appointed pursuant to the Act that has been authorized to exercise development powers on behalf of the Town .
Development Officer	means a development officer established pursuant to Section 5.2 of this Bylaw .
Development Permit	means a document that is issued under this Bylaw and authorizes a development .
Discretionary Use [Bylaw #18.21]	means a use of land, buildings , or structures for which a development permit may be issued with or without conditions, at the discretion of the Development Authority .
Driveway	means a vehicle access route between a road and a use on a parcel .

<p><i>Drinking Establishment</i> [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><i>Dwelling Unit – Duplex</i></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><i>Dwelling Unit - Manufactured</i> [Bylaw #16.22]</p>	<p>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.</p>
<p><i>Dwelling Unit – Moved On</i> [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><i>Dwelling Unit – Multiple Unit (Apartment)</i> [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><i>Dwelling Unit – Multiple Unit (Attached Housing)</i> [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><i>Dwelling Unit – Single-Detached</i> [Bylaw #16.22]</p>	<p>means a use where a building designed for residential use contains one principal Dwelling Unit.</p>
<p><i>Dwelling Unit – Secondary</i> [Bylaw #16.22]</p>	<p>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</p>

	<p>of this Bylaw and meets the requirements of the Alberta Safety Codes Act.</p> <p>A Principal Building containing a <i>Dwelling Unit - Secondary</i> may not be converted into condominiums.</p>
<p><i>Dwelling Unit – Garden</i> [Bylaw #16.22]</p>	<p>Means a self-contained, secondary <i>Dwelling Unit</i>, installed in the <i>Rear Yard</i> or <i>Side Yard</i> of a lot with an existing, permanent, single-family dwelling, usually containing cooking, eating, living, sleeping, and sanitary facilities;</p> <p>A <i>Dwelling Unit – Garden</i> may take the form of a Garden Suite, Laneway Home, or Carriage House</p> <p>A <i>Dwelling Unit - Garden</i> may take the form of a park model or manufactured home, however must be designed to complement the existing <i>Primary Building</i> on the site.</p>
E	
<i>Education</i>	means public and private places of learning for any age including licensed childcare facilities.
<i>Entertainment Facility</i> [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.
F	
<i>Fascia Sign</i> [Bylaw #18.21]	means a <i>sign</i> attached to, marked, or inscribed on and parallel to the face of a <i>building</i> wall but does not include a <i>billboard sign</i> .
<i>Finished Grade</i>	means the ground elevation determined by averaging the finished level of the ground <i>adjacent</i> to the foundation of the <i>principal building</i> .
<i>Flood Construction Level</i>	means the required elevation of the underside of a wooden floor system or top of a concrete slab for habitable <i>buildings</i> that is calculated from the specified elevation of the <i>design flood</i> of a minimum flow rate of 1,850 <i>m³/s</i> .
<i>Flood Mitigation Structure</i>	structural measures that reduce the risk of flooding and potential damage that could result from a flood.

Floor Area	means the total area of all floors in a building .
Freeboard [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.
Freestanding Sign [Bylaw #18.21]	means a sign that is supported independently of a building wall or structure but does not include a billboard sign .
Front Parcel Boundary	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 .
Front Setback	means the distance between a building façade and the front parcel boundary . A front setback is not a front yard .
Front Yard	means a yard extending across the full width of a parcel from the front parcel boundary to the front wall of the principal building .
Flood Hazard Area [Bylaw #16.22]	The Flood Hazard Area 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 Flood Hazard Area is comprised of the Floodway , Flood Fringe , High Hazard Flood Fringe and Protected Flood Fringe areas.
Floodway [Bylaw #16.22]	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.
Flood Fringe [Bylaw #16.22]	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 .
G	

Gas Station	means a business engaged in the sale of vehicle fuel and ancillary products.
General Requirements [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.
Government	means a development 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 Education facilities.
Grade	means the ground elevation established for the purpose of regulating building height . Grade shall be the finished ground elevation adjacent to the walls of the building if the finished grade is level. If the ground is not entirely level the grade shall be the finished ground elevation adjacent to the wall of the building at the lowest finished elevation of the property.
H	
Habitable Area	means any space or room, that can be used for dwelling purposes, business, or the storage of goods susceptible to damage by flood.
Hard Landscaping	means the use of non-vegetative material, including but not limited to concrete, paving stone, asphalt, or gravel, as part of a landscaped area .
Hard Surface	means asphalt, concrete, paving stone, or similar material satisfactory to the Development Authority that is used in the construction of a driveway or parking area.
Health Services	means a development providing medical and health care services on both an inpatient and an outpatient basis, or provincially licensed extended medical care, but does not include Restricted Substance Retail .
High Hazard Flood Fringe [Bylaw #16.22]	those lands within the Flood Fringe with deeper (typically > 1m) or faster moving water than the rest of the flood fringe.

Historic Resource	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> .
Home Occupation - Basic	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.
Home Occupation - Rural	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.
Home Occupation - Urban	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.
Hotel/Motel	means a facility that offers lodging that is not within a dwelling unit .
Human Services	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.
I	
Infill [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.

Industrial – Cannabis Production [Bylaw #16.22]	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 [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 parcel boundaries of the property. This use may include Natural Resource Extraction
Industrial – Light [Bylaw #16.22]	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.
K	
Kennel	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.
L	
Landscaped	means the enhancement of a parcel by the addition of topsoil, trees, shrubs, turf, grass, other vegetative material, or non-vegetative material.
Landscaped Area	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 building, decks , patio, sidewalk, driveway , parking area, or similar hard landscaping .
Lane	means a secondary access located to the side or rear of a parcel and provides access to service areas, parking, accessory buildings , and may contain utility easements.

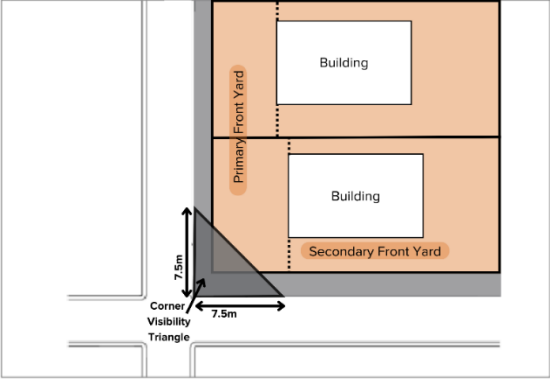
Loading Area	means an area on the same parcel as a commercial building for the temporary parking of a commercial vehicle while goods and materials are being loaded or unloaded.
M	
Manufactured Home Park [Bylaw #16.22]	A parcel of land under one title which has been planned, divided into manufactured 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.
Municipal Planning Commission	means the Town's Municipal Planning Commission established pursuant to the Act .
Mural [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 Mural shall be approved by the Town of Drumheller in accordance with Town policies;
N	
Natural Resource Extraction [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.
Non-Conforming Building	means a building : (a) That is lawfully constructed or lawfully under construction at the date this Bylaw become effective; and (b) That on the date this Bylaw becomes effective does not, or when constructed will not, comply with this Bylaw .
Non-Conforming Use	means a lawful specific use: (a) Being made of land or a building or intended to be made of land or a building lawfully under construction at the date this Bylaw becomes effective; and

	(b) That on the date this Bylaw becomes effective does not, or in the case of a building under construction, will not, comply with this Bylaw .
Nuisance	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 building , whether public or private.
O	
Office	means a development that includes premises available for the transaction of general business.
Outdoor Storage	means the keeping of materials, goods, or vehicles on-site for a timeframe exceeding 24 hours.
Overlay	<p>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.</p> <p>Where a regulation in a district and an overlay are in conflict, the regulation in the overlay shall apply.</p>
P	
Parcel	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.
Parcel Boundary	means the boundary that legally and geometrically demarcates a parcel , also known as a property line.
Parcel Coverage	means the portion of the parcel area covered by all covered structures .
Patio [Bylaw #18.21]	means an uncovered horizontal structure with a surface height, at any point, no greater than 0.60 metres above grade and is intended as an outdoor amenity space.

Permitted Use [Bylaw #18.21]	means a use of land, building , or structures for which a development permit shall be issued, with or without conditions, by the Development Authority .
Porch	means an unenclosed covered structure forming an entry to a building .
Portable Sign	means a sign which is not in a permanently installed or affixed position.
Principal Building or Use	means the use or building on a parcel that occupies the major or central portion of a parcel and constitutes the principal purpose for which the parcel is used. Principal uses may be located within a building , or portion of a building that is separated structurally from other uses within the same building . One or more principal uses may occur on a parcel .
Projecting Sign	means sign which projects from a structure or a building face.
Projection	means any structural or architectural element, building feature, or other object that juts out, overhangs, or protrudes into the prescribed setback.
Protected Flood Fringe [Bylaw #16.22]	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.
Public Utilities	means systems and facilities associated with water, sewage, power, heating and cooling, energy, waste, transportation, telecommunications, and any municipal flood mitigation structure .
Q	
Qualified professional [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.
R	
Rear Parcel Boundary	means the parcel boundary of a parcel which is opposite the front parcel boundary .
Rear Setback	means the distance between any development, building, or structure and the rear parcel boundary . A rear setback is not a rear yard .
Rear Yard	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 .
Recreation – Intensive	means a development for leisure activities requiring indoor and/or outdoor facilities, including but not limited to, parks, swimming pools, gyms, arenas.
Recreation – Non-Intensive	means leisure activities that require little to no alteration or formal development of a parcel 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.
Recreation Vehicle	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.
Recreation Vehicle Resort	means a parcel designed, developed, maintained, and capable of providing accommodation on a temporary, seasonal, or permanent basis, for recreation vehicles .
Restaurant/Café	means a development where prepared food and beverages are offered for sale to the public for consumption on-premises or off-premises.
Restricted Substance Retail	means a retail establishment licensed under the Alberta Gaming and Liquor Commission for the sale of liquor or cannabis for consumption off-premises.
Retail & Service – General	means a development 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.
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 [Bylaw #16.22].
Right-of-Way	means the total width of any land reserved or dedicated as a thoroughfare, lane , pedestrian way, or utility line.
Road	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 street), and includes a bridge forming part of a public road and any structure incidental to a public road .
Rooftop Sign	means a sign affixed to or placed on a building and extending in whole or in part above the vertical walls or parapet of the building ; or the top of a canopy, awning, or other similar appurtenance of the building .
S	
Screening	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.
Secondary Front Parcel Boundary	means a side parcel boundary that forms the boundary of a parcel and a road right-of-way .

Secondary Front Setback	means the distance between any development , building , or structure and the secondary front parcel boundary .
Secondary Front Yard [Bylaw #16.22]	<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> 
Setback	means the minimum distance required between a development and a parcel boundary or any other features specified by this Bylaw .
Setback Area	means the area of a parcel between the parcel boundaries and the walls of the building or structure , as required by the applicable land use district in this Bylaw .
Show Home	means a development 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 subdivision or development area.
Side Setback	means the distance between any part of a development , building , or structure and the side parcel boundary . A side setback is not a side yard .
Side Parcel Boundary	means the boundary of a parcel which connects the front parcel boundary with the rear parcel boundary .
Side Yard	means a yard extending from the front yard to the rear yard situated between the side parcel boundary of the parcel and the wall of the principal building , not including projections .
Sign	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.
Single Detached Dwelling [Bylaw #18.21]	means a use where a building contains only one dwelling unit.
Site	means an area of land on which a building or use exists or for which an application for a development permit is made and can comprise more than one parcel .
Soft Landscaping	means the use of vegetative material as part of a landscaped area .
Solar Energy System	means structures and accessories designed to convert solar radiation into electrical or thermal energy.
Stop Order	means an order issued by the Development Authority pursuant to Section 645 of the Act .
Storage Structure [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.
Stormwater Management	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.
Stormwater Management Plan	means a plan that indicates pre- and post-development drainage systems including any required stormwater management features.
Street	Any public road , including the boulevards, sidewalks and improvements, but excluding a lane , bridge or walkway.
Structural Alteration	means altering the main building components that support a building , including but not limited to the roof, foundation, or exterior walls of a structure , that results in the expansion of the useable floor area of a structure or reduces existing setback areas .
Structure	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.
Subdivision	means the division of a parcel into one or smaller parcels by a plan of a subdivision or other instrument.
Subdivision Agreement	means a legal agreement between the applicant for a subdivision and the Town committing to the provision of any matter required by a condition of the subdivision approval.
Subdivision Authority	means the persons appointed pursuant to the Act that have been authorized to exercise subdivision powers on behalf of the Town .
Subdivision and Development Appeal Board	means the body established by Council pursuant to the Act to act as the appeal body for appeals against development permit decisions, subdivision decisions, and stop orders .
T	
Tourist Dwelling	means a single Dwelling Unit 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.
Town	means the Town of Drumheller.
U	
Use	means the purpose or activity for which a parcel or a building is designed, arranged, developed, or intended, or for which is occupied or maintained.
Use Area	means the entire floor area of a building or a portion of a building that is occupied by a specific use.
W	
Wind Energy System	means a structure designed to convert wind energy into mechanical or electrical energy.
Work Camp [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.
Window Sign [Bylaw #16.22]	a sign painted on, attached to or installed on a window intended to be viewed from outside the premises.
Y	
Yard	means an open space on the same site as a building and which is unoccupied and unobstructed from the ground upward except as otherwise provided for in this Bylaw .

