

REQUEST FOR DECISION

TITLE:	Land Use Amending Bylaw #12.24
DATE:	April 22, 2024
PRESENTED BY:	Darryl Drohomerski , C.E.T., CAO
ATTACHMENTS:	Land Use Amending Bylaw #12.24 Bylaw #16.20 (Tracked Changes) Bylaw #16.20 (Original)

SUMMARY:

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

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

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

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

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

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

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

- (1) Badlands District (BD);

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

These changes are as follows:

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

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

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

The following are significant changes to Definitions:

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

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

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

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

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

RECOMMENDATION:

that Council give first reading to Land Use Amending Bylaw 12.24 and set the Public Hearing date for May 21, 2024.

DISCUSSION:

On April 15, 2024, the proposed changes were brought to the Committee of the Whole for review. Council did not suggest any further changes.

As per the 5.7.2 of this Bylaw, Council shall hold a public hearing prior to 2nd reading. The Public Hearing will be set for 5:30 PM on Tuesday May 21th, 2024 at the Regular Council Meeting. A public engagement session will be set for May 7th at the Badlands Community Facility (BCF) from 12:00 – 2:00 PM and from 4:00 – 6:00 PM. Residents are encouraged to attend to ask questions and offer input on the proposed changes.

FINANCIAL IMPACT:

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

STRATEGIC POLICY ALIGNMENT:

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

COMMUNICATION STRATEGY:

A media release has been prepared for and will be released April 23, 2024 informing residents of the purpose of these amendments, the significant changes, and the public hearing and public engagement dates. Advertisements for the Public Hearing will be issued in the Drumheller Mail for May 1st and May 8th. A public engagement session will be set for May 7th at the Badlands Community Facility (BCF).

MOTION:

that Council give first reading to Land Use Amending Bylaw 12.24 and set the Public Hearing date for May 21, 2024.

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CAO

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

Amends Bylaw 16.20

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

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

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

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

1. SHORT NAME

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

2. CHANGES

2.1 The following changes shall be applied to Bylaw 16.20:

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

“dwelling unit – secondary suite.”

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

2.2 The following changes shall be applied to Section 1:

a) In Section 1.1:

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

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

b) In Section 1.2:

- I. Section 1.2.1 the word “action” is changed to “authority”; and,

c) In Section 1.4:

- I. Section 1.4.3 the words “Statutory Document” is changed to “Statutory Plan,” and;
- II. Section 1.4.3 the words “Land Use Zoning” is changed to “Land Use Districts.”

2.3 The following changes shall be applied to Section 2:

a) In Section 2.1:

- I. Section 2.1.2 the web address is changed from “<http://dlu.palliserwebmap.ca/>” to “<https://gis.palliserwebmap.ca/>.”
- II. Section 2.1.4 the word “Boundary” has been changed to “**Land Use District** boundary.”
- III. Section 2.1.4(1) is changed from “A boundary shown as approximately following a **parcel boundary** shall be deemed to follow the **parcel boundary**” to “a **Land Use District** boundary shown as running through the centre of a **parcel**, shall be deemed to be following the nearest **parcel boundary**.”

b) In Section 2.2:

- I. Section 2.2.1(5) the sentence “Lands subject to an **overlay** are indicated on the maps provided in this section of the **Bylaw**” is changed to “Lands subject to an **overlay** are delineated on the Land Use Map, in accordance with Section 2.1.2 of this **Bylaw**.”

c) In Section 2.4:

- I. Section 2.4.1(1) the words “identified on the Land Use Map” are removed.

d) In Section 2.5

- I. Section 2.5.3(3) the sentence ““The elevation of the **flood construction level** is variable along the length of the Valley and is determined by the interpolation of **design flood cross sections**.” to “The elevation of the

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

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

2.4 The following changes shall be applied to Section 3:

a) In Section 3.5:

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

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

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

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

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

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

Subsection 3.3.2" is changed to "subsection 3.7.2(4)."

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

j) In Section 3.8:

- I. Section 3.8.2(6) the sentence:
 - i. "Accessory Building or Structure" is changed to "Accessry Building."
 - ii. "**Fascia Sign** associated with an approved Lodging, Commercial, or Institutional development on the same lot" is changed to "**Fascia Signs** are considered a **permitted use when** associated with an approved Lodging, Commercial, or Institutional **development** on the same **parcel**."
- II. In Section 3.8.3(1) the sentence "Dwelling units shall be limited to detached dwellings with opportunities for secondary dwelling units located in an accessory building" is changed to "**Dwelling units** shall be limited to **dwelling unit – single detached uses** with opportunities for an additional **dwelling unit – garden** or **dwelling unit – secondary suite**."
- III. In Section 3.8.3(2) and Section 3.8.3(3) the word "Part 4" is changed to "Part 4 of this Bylaw."
- IV. Section 3.8.4(1) "Parcel Width" is changed to "Parcel Area" and "minimum 30 metres" is changed to "minimum 0.5 acres."
- V. Section 3.8.6(5)(a)(iv) the sentence "an unenclosed deck, **porch** or other similar **structure**, below 0.6 metres in height" is changed to "an unenclosed deck, **porch** or other similar **structure**, below 0.6 metres in height may project up to 100% into a **front setback** or **rear setback**."
- VI. Section 3.8.6(5)(a)(v) the sentence "eaves, chimneys, cantilevers, bay windows, or other similar architectural features may project up to 0.6 metres into a minimum **front setback** or **side setback** and up to 1.5 metres into a minimum **rear setback**; and" is change to remove the word "minimum"
- VII. Section 3.8.6(5)(a)(vi) the sentence "an unenclosed deck, **porch** or other similar **structure**, above 0.6 metres in height, may project up to 50% into a minimum **front setback** or minimum **rear setback**" is changed to remove the word "minimum"
- VIII. Section 3.8.6(5)(a)(vii) the sentence "balconies may project into a side

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

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

k) In Section 3.9:

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

coverage of the **principal building**.”

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

I) In Section 3.10:

- I. Section 3.10.2(5) the sentence:
 - i. “Accessory Building or Structure” is changed to “Accessry Building.”
 - ii. “The following sign forms when associated with an approved Lodging, Commercial, or Institutional development on the same

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

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

- XIII. Section 3.10.7(3)(a) the sentence “The regulations in subsections (ii) through (iv) apply only to the **uses** listed in the Residential Use Category in Section 3.5.2” is changed to “The following regulations apply only to the **uses** listed in subsection 3.10.2(1).”
- XIV. Section 3.10.7(3)(a)(v) the sentence “**Parcels** shall have 2 or more **access** points if required for emergency access” is changed to “**Parcels** shall have two (2) or more **access** points in order to provide adequate egress in the event of an emergency.”
- XV. Section 3.10.8(1) the words “the Residential Use Category in Section 3.5.2” is changed to “subsection 3.10.2(1).”
- XVI. Section 3.10.10(2) the words “industrial and commercial properties” is changed to “the **uses** listed in subsection 3.10.2(3) and 3.10.2(4).”

m)

In Section 3.11:

- I. Section 3.11.2(5) the sentence:
 - i. “Accessory Building or Structure” is changed to “Accessory Building.”
 - ii. “The following **sign** forms when associated with an approved Lodging, Commercial, Industrial **development** on the same lot” is to change “The following **signs** are considered a **permitted use** when associated with an approved Lodging, Commercial, Industrial **development** on the same **parcel**.”
- II. Section 3.11.3(1) the sentence “Buildings with 1 **Dwelling Unit** or in the form of a single detached dwelling are a discretionary use and shall be limited to locations in proximity to similar structures” is changed to “**Dwelling unit — single-detached** is a **discretionary use** and shall be limited to locations in proximity to similar **structures**.”
- III. Section 3.11.4(5)(a)(iv) the sentence “an unenclosed **deck, porch** or other similar **structure** below 0.6 metres in height may project 50% into a **front setback** or **rear setback**” is changed to “an unenclosed **deck, porch** or other similar **structure** may project up to 50% into a **front setback** or **rear setback**.”
- IV. Section 3.11.4(5)(a)(vii) the sentence “balconies may project into a side setback” is changed to “and may project into a side setback”
- V. Section 3.11.7(1)(a) the words “the Commercial Use Category or Institutional Use Category in Section 3.7.2” is changed to “subsection 3.11.2(3) and 3.11.2(4).”

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

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

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

development on the same **parcel**.”

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

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

2.5 The following changes shall be applied to Section 4:

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

2.6 The following changes shall be applied to Section 5:

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

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

(b) In Section 5.3:

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

(c) In Section 5.5:

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

(d) In Section 5.7:

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

(e) In Section 5.10:

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

- III. Section 5.10.2(3) the sentence “The completion of any **development** which has lawfully commenced before the passage of this **Bylaw** or any amendment to this **Bylaw**, provided that the **development** is completed in accordance with the terms of any permit granted in respect of it, and provided that it is completed within twelve (12) months of the date of commencement” is changed to “The completion of a **building**, which was lawfully under construction at the date this **Bylaw** or amendments to this **Bylaw** comes into full force and effect, for which the **Development Authority** has issued a **development permit**, provided that: (a) The **building** is completed in accordance with the terms of any permit granted by the **Development Authority**, subject to the conditions of that permit, including timeframe for completion; and, (b) the **use** of the **development** is consistent with the original **development permit** issued by the **Development Authority**.”
 - IV. Section 5.10.2(7) the words “residential purposes” is changed to “**residential uses**.”
- (f) In Section 5.11:
- II. Section 5.11.2(9) the words qualified security professional” is changed to “**qualified professional**.”
 - III. Section 5.11.3(2) the sentence “the name and address of the lawful owner of the property and/or **building sign** or **mural** is proposed to be affixed (if different from **applicant**)” is changed to “the name and address of the lawful owner of the property and/or **building** on which the **sign** or **mural** is proposed to be affixed (if different from **applicant**).”
 - IV. Section 5.11.6 the reference “7(ii)” is changed to “5.11.4.”
- (g) In Section 5.12:
- II. Section 5.12.1(2) the words “purpose statements” is changed to “general intent.”
 - III. Section 5.12.1(4) the word “neighbourhood” is changed to “public realm.”
- 2.7 The following changes shall be applied to Section 6:
- (a) In Section 6.2:
- I. A-Board Sign:
 - i. The sentence “means a self-supporting **sign** with no more than 2 faces joined at the top of the **sign**, that is intended for temporary use during the hours of the business to which it relates, and that

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

II. Access:

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

III. Accessory Building:

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

IV. Accessory Building – Portable:

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

V. Act:

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

VI. Adult Entertainment:

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

VII. Bench Sign:

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

VIII. Billboard Sign:

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

IX. Building Permit:

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

X. Bylaw:

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

XI. Cannabis:

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

XII. CAO:

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

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

XIII. Cemetery:

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

XIV. Concept Plan:

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

XV. Confined Feeding Operation:

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

XVI. Corner Visibility Triangle:

- i. The word "site" is changed to "**parcel**."

XVII. Culture:

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

XVIII. Day Home:

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

XIX. Development Officer:

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

XX. Development Permit:

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

XXI. Dwelling Unit- Manufactured:

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

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

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

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

XXIII. Dwelling Unit – Single-Detached:

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

XXIV. Dwelling Unit - Secondary Suite:

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

XXV. Dwelling Unit – Garden:

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

XXVI. Education:

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

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

XXVII. Flood Construction Level:

- i. The word “minimum” is removed from the sentence” a minimum flow rate of 1,850 **m³/s**.

XXVIII. Freeboard [Bylaw #16.22]:

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

XXIX. Front Parcel Boundary:

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

XXX. Front Yard:

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

XXXI. Floodway:

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

XXXII. Flood Fringe:

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

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

XXXIII. Home Occupation – Basic:

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

XXXIV. Home Occupation – Rural:

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

XXXV. Home Occupation – Urban:

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

XXXVI. Human Services:

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

XXXVII. Industrial - Cannabis Production:

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

XXXVIII. Manufactured Home Parks:

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

XXXIX. Municipal Planning Commission:

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

XL. Mural:

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

XLI. Overlay:

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

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

XLII. Parcel Coverage:

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

XLIII. Portable Sign:

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

XLIV. Principal Building or Uses:

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

XLV. Protected Flood Fringe

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

XLVI. Rear Yard:

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

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

XLVII. Sign:

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

XLVIII. Stop Order:

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

XLIX. Storage Structure:

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

L. Subdivision:

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

LI. Town:

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

3. DELETIONS

3.1 The following sections are removed from Section 2.1.4:

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

3.2 The following sections are removed from Section 2.5:

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

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

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

3.3 The following section is removed from Section 2.5.6:

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

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

- (a) Shall comply with all Provincial requirements.

3.5 The following sections are removed from Section 3.5.1:

<p>(16) Tourist Dwelling</p>	<p>(a) May be developed only in a Dwelling Unit.</p> <p>(b) An owner or manager shall be available within the Town of Drumheller at all times when the Tourist Dwelling is occupied.</p> <p>(c) No Signs are permitted.</p> <p>(d) A development permit for a Tourist Dwelling may be revoked at any time if, in the opinion of the Development Authority, the operator of the Tourist Dwelling has violated any provisions of the Bylaw and/or the conditions of the development permit. [Bylaw # 18.21]</p> <p>(e) Maximum occupancy to be limited by the number of rooms available for sleeping accommodation and shall be determined by the Development Authority based on number of bedrooms. [Bylaw #16.22]</p> <ul style="list-style-type: none"> 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
<p>(17) Solar Energy System</p>	<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>
<p>(18) Tourist Dwelling</p>	<p>(a) May be developed only in a Dwelling Unit.</p> <p>(b) An owner or manager shall be available within the Town of Drumheller at all times when the Tourist Dwelling is occupied.</p> <p>(c) No Signs are permitted.</p> <p>(d) A development permit for a Tourist Dwelling may be revoked at any time if, in the opinion of the Development Authority, the operator of the Tourist Dwelling has violated any provisions of</p>

	<p>the Bylaw and/or the conditions of the development permit. [Bylaw # 18.21]</p> <p>(e) Maximum occupancy to be limited by the number of rooms available for sleeping accommodation and shall be determined by the Development Authority based on number of bedrooms. [Bylaw #16.22]</p> <ul style="list-style-type: none"> 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
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3.6 The following sections are removed from Section 3.5.1.(1)(1):

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

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

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

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

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

3.8 Section 3.5.2 is removed as follows:

(1) Sloped Areas	<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</p>
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	<p>topographic features are leveled, resulting slopes shall not exceed 20% and the leveling, compaction, and other engineering as well as environmental considerations must be to the satisfaction of relevant authorities. Related to the foregoing, satisfactory proposed contour and other plans may be required.</p> <p>(c) These sloped area definitions area meant as thresholds to identify 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>
(2) Earth Grading	<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>
(3) Slope Stability	<p>Slope stability is described in terms of a factor of safety (FS) against slope failure which is the ratio of total forces promoting failure divided by the sum of forces resisting failure.</p> <p>In general, a FS of less than 1 indicates that failure is expected and a FS of more than 1 indicates that the slope is stable. A steepened slope will fail over time to establish a stable profile for the existing soil and groundwater conditions. The FS of a slope will increase slightly as vegetation is established on the face to protect the subgrade soil from weathering. Given the possibility of soil variation, groundwater fluctuation, erosion and other factors, slopes with FS ranging between 1.0 and 1.3 are considered to be marginally stable and a “long term” stable slope is considered to have a FS of over 1.3.</p> <p>Similar FS analysis is calculated for the predicted run-out distance at the base of a slope in the event of a land slide.</p>

<p>(4) Geotechnical Analysis and Recommendations</p>	<p>(a) A geotechnical slope assessment report is required for all proposed 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>
<p>(5) Setbacks</p>	<p>(a) For proposed developments, two (2) levels of top-of-slope and/or toe-of slope setbacks 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</p>

	<p>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 developer's geotechnical report(s) confirm that the reduced setbacks will not impact slope stability.</p>
<p>(6) Default UDS Setbacks from Toes of Slopes</p>	<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 (1/3) 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; 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>

3.9 The following sections are removed from Section 3.5.6:

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

3.10 The following sections are removed from Section 3.5.7:

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

3.9 Section 3.6.3 is removed:

3.6.3 Specific **Use** Standards:

(1) <i>Agriculture – General</i>	<i>Agriculture – General</i> shall be limited to the grazing and keeping of livestock.
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- 3.10 The following sections are removed from Section 3.7(1), 3.8(1), 3.9(1), 3.10(1) and 3.11(1) under Discretionary Uses:

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

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

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

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

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

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

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

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

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

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

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

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

(2) Dwelling Unit	Dwelling units shall be limited to single detached dwellings with or without a secondary dwelling unit .
(1) Dwelling Unit	Dwelling units shall be limited to detached dwellings with opportunities for secondary dwelling units located in an accessory building .
(1) Dwelling Unit	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]

2.15 Section 3.9.12 is removed:

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

General Intent:

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

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

3.5.13 Uses:

Use Category	Permitted Uses	Discretionary Uses
(1) Residential	<i>Dwelling Unit – Manufactured</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 <i>Uses</i>	<i>Accessory Building or Structure</i>	<i>Accessory Building – Portable</i>

3.5.14 *Parcel* Standards:

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

3.5.15 *Setbacks* for *Manufactured Homes*:

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

(5) Other <i>Setbacks</i>	<ul style="list-style-type: none"> (a) Minimum 4.5 meters between manufactured homes including any porch or addition (b) (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
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3.5.16 Parking, Roads and Walkways:

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

	<p>(a) No accessory building or use shall be located in the front yard of a manufactured home lot.</p> <p>(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.</p> <p>(c) All utility lines shall be placed underground.</p> <p>(d) A minimum of 10% of the total area of the manufactured home park shall be set aside for recreational uses.</p> <p>(e) Identification and directional signs shall be of a size, height and type satisfactory to the Development Authority.</p>
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2.16 The following sections are removed from 3.11.4(5)(a):

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

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

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

3.16 The following sections are removed from Section 4.1.13:

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

3.17 Section 5.4.3 is removed:

5.4.3 The **Municipal Planning Commission** may:

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

2.19 The following sections are removed from Section 5.5.1:

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

3.18 The following sections are removed from Section 5.10.2:

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

3.20 The following will be removed from Section 6.2:

<p>Communication Structure</p>	<p>means an exterior transmitting device – or group of devices – used to receive and/or to transmit radio-frequency (RF) signals, microwave signals, or other federally-licensed communications energy transmitted from, or to be received by, other antennas. Antenna Systems include the antenna, and may include a supporting tower, mast or other supporting structure, and an equipment shelter. This protocol most commonly refers to the following two types of Antenna Systems:</p> <p>Freestanding Antenna System: a structure (e.g. tower or mast) built from the ground for the expressed purpose of hosting an Antenna System or Antenna Systems; and</p> <p>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.</p>
<p>Designated Design Event [Bylaw #16.22]</p>	<p>The designated design event is the 1 in 100-year return period flood event (1% annual exceedance probability event); as determined by the Province of Alberta. The <i>Designated Design Event</i> is a regulated flood on the Red Deer River considering the upstream benefit of Dickson Dam, and an unregulated flood event on the Michichi Creek, Rosebud River and Willow Creek.</p>
<p>Design Flood Cross Sections [Bylaw #16.22]</p>	<p>The geodetic elevation determined by the nearest upstream cross section made available and determined from the Alberta Government Provincial Flood Hazard Mapping, available at https://floods.alberta.ca/.</p>
<p>Dwelling Unit – Moved On [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>General Requirements [Bylaw #18.21]</p>	<p>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</p>

	recommendations from the town not otherwise stated within this Land Use 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.
Single Detached Dwelling [Bylaw #18.21] [means a use where a building contains only one dwelling unit.
Solar Energy System	means structures and accessories designed to convert solar radiation into electrical or thermal energy.
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.

4. ADDITIONS

4.1 The following section will be added to section 2.5.2

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

4.2 The following section will be added to section 2.5.3

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

4.3 The following section will be added to Section 2.5.4

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

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

4.4 The following section will be added to Section 2.5.6

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

4.5 The following section will be added to Section 2.5

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

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

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

4.6 The following section will be added to Part 2:

2.6 MANUFACTURED HOME PARK STANDARDS [BYLAW #16.22]

2.6.1 General Intent:

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

2.6.2 Uses:

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

2.6.3 **Parcel** Standards:

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

2.6.4 **Setbacks** for **Manufactured Homes**:

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

2.6.5 **Parking, Roads and Walkways**:

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

2.6.6 **Landscaping** Standards:

(1) General Landscaping Standards	Each application for a manufactured home park shall be accompanied by a landscaping and site development plan.
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2.6.7 Additional Standards:

(1) General Additional Standards	<p>(a) No accessory building or use shall be located in the front yard of a lot.</p> <p>(b) A screened storage compound shall be provided for trucks, campers, travel trailers, snowmobiles, boats, and other large vehicles at a location and in a manner satisfactory to the Development Authority.</p> <p>(c) All public utility lines shall be placed underground.</p> <p>(d) A minimum of 10% of the total area of the manufactured home park shall be set aside for recreational uses.</p> <p>(e) Identification and directional signs shall be of a size, height and type satisfactory to the Development Authority.</p>
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4.7 The following will be added to Section 3.5.1(1):

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

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

(20) Solar Energy System – Freestanding [Bylaw #12.24]	<ul style="list-style-type: none"> (a) Is considered an accessory building and must abide by the standards of Section 3.1.1 (1). (b) Shall not be located in the front yard, secondary front yard, or side yard of the parcel. (c) Shall not exceed a maximum height of 1.8 metres from the grade. (d) Shall be screened from adjacent parcels with a fence or landscaping. (e) Shall be positioned in a manner to not direct glare onto an adjacent parcel or right-of-way.
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4.9 The following will be added to Section 3.5.1(21):

(21) Solar Energy System – Rooftop [Bylaw #12.24]	<ul style="list-style-type: none"> (a) Shall not project more than 1.0 metres above the roof line in Residential Land Use Districts. (b) Shall not project more than 1.8 metres above the roof line in all other Land Use Districts. (c) The attachment of a solar energy device to a principal or accessory building shall not exceed the maximum building height of the applicable Land Use District. (d) Solar energy devices attached to a principal or accessory building should be integrated with the roof of the structure.
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4.10 The following will be added to Section 3.5.1.(1)(1):

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

4.11 The following will be added to Section 3.5.2

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Use Category	Permitted Uses	Discretionary Uses

(1) Residential [Bylaw #16.22]		Storage Structure
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4.16 The following will be added to Section 3.7.3:

(3.1) Solar Energy System – Rooftop	Shall not project more than 1.8 metres above the roof line of any principal or accessory building .
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4.17 The following will be added to Section 3.8.3:

(4.1) Solar Energy System - Rooftop	Shall not project more than 1.0 metres above the roof line of any principal or accessory building .
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4.18 The following will be added to Section 3.9.3:

(3.1) Solar Energy System – Rooftop	Shall not project more than 1.0 metres above the roof line of any principal or accessory building .
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4.19 The following will be added to Section 3.10.2.(1):

(3.1) Solar Energy System – Rooftop	Shall not project more than 1.0 metres above the roof line of any principal or accessory building .
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4.20 The following will be added to Section 3.11.3:

(2.1) Solar Energy System - Rooftop	Shall not project more than 1.0 metres above the roof line of any principal or accessory building .
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4.21 The following will be added to Section 3.12.3:

(3.1) Solar Energy System - Rooftop	Shall not project more than 1.8 metres above the roof line of any principal or accessory building .
(4) 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 .

4.22 The following will be added to Section 3.13.3:

(6.1) Solar Energy System – Rooftop	Shall not project more than 1.8 metres above the roof line of any principal or accessory building .
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4.23 The following will be added to Section 4.1:

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

4.24 The following will be added to Section 5.4:

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

4.25 The following will be added to Section 5.5.1:

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

4.26 The following will be added to Section 5.5:

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

4.27 The following will be added to Section 5.26:

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

4.11 The following will be added to Section 6.2:

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

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

	<i>Town's</i> Emergency Response Plan.
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