

Standard



VILLAGE OF STANDARD LAND USE BYLAW NO. 02-2012

(Consolidated to include all amendments up to June 12, 2019)



**VILLAGE OF STANDARD
PROVINCE OF ALBERTA
BYLAW NO. 2-2012**

BEING A BYLAW OF THE VILLAGE OF STANDARD IN THE PROVINCE OF ALBERTA TO REGULATE THE DEVELOPMENT AND USE OF LAND WITHIN THE VILLAGE.

WHEREAS pursuant to and under the authority of the provisions of the Municipal Government Act and amendments thereto, the Village of Standard Council must, by bylaw in accordance with Section 692 of the Municipal Government Act, adopt a plan to be known as "THE VILLAGE OF STANDARD LAND USE BYLAW."

WHEREAS a Public Hearing was held on April 18, 2012, as required by Section 230 of the Municipal Government Act;

NOW THEREFORE the Municipal Council of the Village of Standard in Council Chambers duly assembled hereby enacts as follows:

Title The title of this Bylaw shall be the "Village of Standard Land Use Bylaw."

Conditions Council adopts as the Village of Standard Land Use Bylaw for those lands contained within its civic boundaries.

Council adopts as "Village of Standard Land Use Bylaw" this text and the accompanying Schedules.

Repeal Bylaw No. 1-98 being the "Village of Standard Land Use Bylaw currently in effect is hereby repealed including all amendments thereto and replaced.

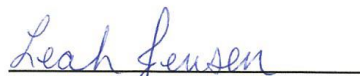
In Force This Bylaw takes effect on the date of the third and final reading.

READ A FIRST TIME THIS 8TH DAY OF FEBRUARY, 2012

READ A SECOND TIME THIS 18TH DAY OF APRIL, 2012

READ A THIRD TIME AND FINALLY PASSED THIS 18TH DAY OF APRIL, 2012


Alan Larsen, Mayor


Leah Jensen
Chief Administrative Officer

Text Amendments to Land Use Bylaw 02-2012

Bylaw No.	Affected Section	Description	Date
01-2018	4.3.5	Issuing notices for “Complete” or “Incomplete” development permit applications	Feb 14, 2019
	5.1.3	Extending development permit appeal timeline from “14” days to “21”	
05-2018	2.3	Definitions for Cannabis uses and excluding cannabis uses from retail store and restaurant definitions	Oct 10, 2018
	8.6.3	Cannabis uses in Central Business, Highway Commercial and Industrial Districts	
	8.7.3		
	8.8.3		
7.24	General Rules for Cannabis Retail Sales		
02-2019	2.3	Definition for Cannabis Production Facility	June 12, 2019
	8.8.3	Added Cannabis Production Facility as a discretionary use in the Industrial District	
	7.25	General Rules for Cannabis Production Facility	

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Part 1
Purpose & Definitions

1.1 Title

1.1.1 This Bylaw shall be referred to as the Village of Standard Land Use Bylaw.

1.2 Purpose

1.2.1 This purpose of the Bylaw is to prohibit or regulate and control the uses and development of land and buildings within the Municipality to achieve fair, orderly and economic development of land as well as to:

(a) divide the Municipality into districts;

(b) prescribe and regulate for each district, the intent and purpose for which land or building may be used;

(c) establish a method of making decisions on applications for Development Permits including the issuing of Development Permits;

(d) establish a method of making decisions on applications for Subdivision Approval and the issuing of a decision;

(e) prescribe the procedure to notify owners of land likely to be affected by the issuance of a Development Permit or Subdivision decision.

1.3 Application

1.3.1 This Bylaw shall apply to the whole of this Village of Standard being all lands contained within its corporate boundaries

Part 2 Interpretation

2.1 Rules of Interpretation

- 2.1.1 Unless otherwise required by the context, words used in the present tense include the future tense; and the word person includes a corporation as well as an individual. The Alberta Interpretation Act shall be used in interpretation. Words have the same meaning whether they are capitalized or not.
- 2.1.2 The written regulations take precedence over any diagrams if there is a perceived conflict.
- 2.1.3 The Land Used District map takes precedence over any diagram in the district regulations if there is an apparent conflict.

2.2 District Boundaries

- (a) Where a boundary follows a public roadway, lane, railway, pipeline, power line, utility right-of-way, or easement, it follows the center line, unless otherwise clearly indicate on the Map;
- (b) Where a boundary is shown as approximately following the Municipal boundary, it follows the Municipal Boundary;
- (c) Where a boundary is shown as approximately following a property line, it follows the property line;
- (d) Where a boundary is shown as approximately following a topographic contour line or a top-of-bank line, it follows that line; in the event of change of the topographic line, it shall move with that line;
- (e) where a boundary is shown as being parallel to or as an extension of any of the features listed above, it shall be so; and
- (f) In circumstances not covered above, the boundary shall be determined by resolution of Council.

2.2.2 When any public roadway is closed, the roadway lands have the same district as the abutting land. When abutting lands are governed by different districts, the center of roadway is the district boundary unless the district boundary is shown clearly following the edge of the roadway. If the roadway is consolidated with an adjoining parcel, the parcel's district designation applies to affected portions of the roadway.

2.3 Definitions

- 2.3.1 Words and terms used in this Bylaw shall have the same meaning as given to them in the Municipal Government Act unless otherwise defined in this section.
- 2.3.2 When no definition is provided in the municipal government act, the Alberta Interpretation Act or this bylaw, Webster's New Collegiate Dictionary shall be used.

2.3.3 Definitions and sections that have been reproduced from the Municipal Government Act, M26.1, are in bold-face italics and have been added for the convenience of the user of the Bylaw.

“Abut” or “Abutting” means immediately contiguous to or physically touching, and when used with respect to a lot or site, means that the lot or site physically touches another lot, site, or development, and shares a property line or boundary line with it;

“Accessory Building” means a building or use which, in the opinion of the Development Officer is subordinate or incidental to the principal building or use located on the same site;

“Accessory Building – Fabric Covered” means a **temporary building** 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 Use” means the use which, in the opinion of the Development Officer is subordinate or incidental to the principal building or use located on the same site or the purpose and intent of the Land Use district in which the use is proposed;

“Act” means the Municipal Government Act, Ch. M26.1, as amended;

“Adjacent Land” means land that is contiguous to the parcel of land proposed for development, subdivision or redesignation and includes land that would be contiguous if not for a highway, street, road, river, stream, Municipal Reserve or Environmental Reserves;

“Alternative Energy” means the processes, installations, and any other structures or systems required to convert the power from geothermal, wind or solar facilities into heat, electrical or mechanical energy and may be for private use; a commercial venture; or a combination of both. The facilities include the tower(s), panels, support structures, and accessory buildings. In the Village of Standard, the types of facilities include:

- (a) **“Solar – Commercial”** means a power plant consisting of active or passive solar panels and related facilities with a rated capacity of greater than 1 megawatt connected to the same substation or metering point used for the production of electrical power primarily for resale or for municipal utility use. This facility is regulated by the Alberta Utilities Commission.
- (b) **“Solar – *Private/Microgeneration”** means a power facility consisting of active or passive solar panels and related facilities with a rated capacity of less than 1 megawatt, and which is intended to primarily provide electrical power for the on-site consumption requirements, either on or off-grid, and may provide residual power to the grid but is not intended to produce power primarily for resale.
- (c) **“Wind – *Private/Microgeneration”** means a single wind turbine with rotors (blades) no larger than 1 metre in diameter for a total of 2 metres and has a maximum tower height (measured from the ground to the centre of the rotor), to be determined by the Development Authority. This unit has a nominal capacity, and is located on the applicant’s property.

* A Private/Microgeneration system for either solar or wind energy does not prohibit the sale of excess capacity to the energy grid. However, the primary purpose of the system is to service the principle buildings and structures on the site.

“Alternative Health Care Services” means an establishment or facility that is engaged in the furnishing of natural health care services and products which are an alternative or complementary to health care provided by surgery, hospitalization and drug treatments and are provided on an outpatient basis. Included in this use category, but not limited to, are acupuncture, herbology, homeopathic, exercise, message, touch and mechanical therapy, counseling, and the sale of organic food and herb products;

“Amenity Area” means indoor or outdoor space, provided for the active or passive recreation and enjoyment of the occupants of a development, which may be for private or communal use and owned individually or in common;

“Amusement Centre” means a facility or establishment that provides amusement, entertainment or games through the use of any coin or token operated machine or device. The machine or device may be mechanical electrical or electronic;

“Apartment” means a building designed and built to contain three or more dwelling units with shared services, facilities and outside entrances;

“Arterial Roadway or Street” means a street intended to carry large volumes of all types of traffic moving at medium to high speeds, to serve the major traffic flows between principal areas of traffic generation and also connect to rural arterials and collectors. Arterial roadways or streets desirably have no direct access to development. Secondary road 840 is included in this category.

“Attached Housing” means a building designed and built to contain three or more dwelling units separated from each other by a fire rated wall with each unit having separate entrances from grade level. (For purposes of this Bylaw, Garden, Linked, Row and Townhouse units which meet these criteria are considered to be attached houses.

“Auto Body and Paint Shop” means premises where the bodies, but not other parts, of motor vehicles are repaired and where motor vehicle bodies and other metal machine components or articles may be painted.

“Balcony” means a projecting platform on a building, which is enclosed by a railing and is greater than 0.6m above grade. It may be cantilevered from the building or supported from below;

“Bay” means a self-contained unit of part of a building or of the whole building or of the whole building which can be sold or leased for individual occupancy;

“Bareland Condominium” means land that is situated within a parcel and is a unit in a bareland condominium plan or a proposed bareland condominium plan. In this bylaw a bareland condominium unit is considered to be a site;

“Basement” means that portion of a building or structure which is wholly or partially below grade and has no more than 1.8m of its clear height above grade and lies below the finished level of the floor directly above. A basement does not constitute a storey for the purpose of this Bylaw.

“Bed and Breakfast” means a principal dwelling where sleeping accommodation with or without light meals is provided to members of the travelling public for remuneration. A bed and breakfast home shall not include more than two commercial accommodation units.

“Billboard” means a sign directing attention to a business commodity, services or entertainment conducted, sold or offered elsewhere than upon the site where the sign is maintained. The advertisement copy is pasted, glued, painted or otherwise fastened to permit its periodic replacement;

“Buffer” means a row of trees, shrubs, earth berm, or fencing to provide visual screening and separation between sites and districts.

“Building” includes anything constructed or placed on, in over, or under land does not include a highway or public roadway;

“Building Area” mean the greatest horizontal area of a building above grade within the outside surface of exterior walls, or within the outside surface of exterior walls and the centerline of fire walls.

“Building Height” means the vertical distance between the existing or proposed finished grade and the highest point of a building, excluding: a roof, stairway entrance, elevator shaft., a ventilating fan , a skylight, a steeple, a chimney, a smoke stack, a fire wall or parapet, a flagpole, or similar devices not structurally essential to the building.

“Building Permit” means a permit or document issued in writing by a designated Safety Code Officer within the building discipline pursuant to the Building Permit Bylaw authorizing the commencement of a use, occupancy, relocation, construction, or demolition of any building.

“Bylaw” means the Village of Standard Land Use Bylaw, No 02-2012;

“Cafeteria” means a building where food and beverages are offered for sale on a self serve basis;

“Campground” means a recreational development for the purpose of providing short term or occasional accommodation for recreational vehicles or tents. A campground is not construed to mean a development for the purpose of accommodating long term (i.e. :longer than twenty-one (21) consecutive days) permanent occupancy. The duration does not apply to summer work crews utilizing the campground facilities;

“Cannabis” means cannabis plant, fresh cannabis, dried cannabis, cannabis oil and cannabis plant seeds and any other substance defined as cannabis in the *Cannabis Act* (Canada) and its regulations, as amended from time to time and includes edible products that contain cannabis.¹

“Cannabis Accessory” means cannabis accessory as defined in the *Cannabis Act* (Canada) and its regulations, as amended from time to time.²

“Cannabis Production Facility” means a premise used for growing, producing, testing, destroying, storing or distribution of Cannabis authorized by a license issued by the Federal Minister of Health. Distribution of Cannabis does not include a “Cannabis Retail Sales” use.³

“Cannabis Retail Sales” means a retail store licensed by the Province of Alberta where Cannabis and Cannabis Accessories are sold to individuals who attend the premises.⁴

¹ Bylaw 05-2018 – Amended October 10, 2018

² Bylaw 05-2018 – Amended October 10, 2018

³ Bylaw 02-2019 – Amended June 12, 2019

⁴ Bylaw 05-2018 – Amended October 10, 2018

“Canopy” means a non-retractable solid projection extending from the wall of the building intended to be used as a protection against weather, other than normal architectural features such as lintels, sills, mounding, architraves and pediments, but includes the structure known as the theatre marquee.

“Carport” means a roofed structure providing space for the parking of vehicles with not more than one enclosed side.

“Certificate of Compliance” means a written statement issued by the Designated Officer confirming that the bay, building, structure or use meets the requirements of this Land Use Bylaw in all respects or is treated as a legal non-conforming bay, building, structure or use.

“Clinic” means a public or private medical, surgical, physiotherapeutic or other human health clinic regularly staffed by practicing physicians dentists or other qualified medical practitioners;

“Collector Roadway or Street” means a street or roadway that collects and distributed traffic from arterial roads and street to other collectors and local roads and streets to serve the community. Full access to adjacent properties is generally allowed on collectors;

“Commercial Floor Area” means the gross floor area defined by the outside dimensions of the building for each floor;

“Commercial School” means a place of instruction operated for profit but does not include public, separate, private schools, or charter schools;

“Communication Structures (Public or Private)” means structures used for the purpose of transmitting, relaying, or receiving television, radio, microwave, and other similar signals. Included are such items as antennas and satellite dishes. Communication Towers are regulated by Industry Canada however municipal consultation is required and considerations respected.

“Community Buildings and Facilities” means buildings and facilities which are available for the use and enjoyment to the inhabitants of the municipality and the rural area for the purposes of assembly, culture and recreational activity;

“ Condominium” means a condominium plan registered in a Land Titles Office that complies with the requirement of the Alberta Condominium Property Act;

“Corner” means the intersection of the side and front property lines

“Corner Lot” means a lot or site located at the intersection of two public roadways. Other than lanes, or a lot or site located abutting a public roadway, other than a lane, which substantially changes direction at any point where it abuts the lot or site;

“Council” means the Council of the Village of Standard;

“Coverage of Site” means the combined area of all buildings or structures on a site, including accessory buildings or structures, measured at 0.61m above grade, including open or covered porches or verandas, covered terraces, and all other spaces within a building, excluding steps, eaves. Cornices, and similar projection, and unenclosed inner and outer courts which are less than 0.61m above grade, where any building or structure projects beyond the coverage of the building or structure measured at 0.61m above grade the coverage shall then include such projection;

“Cultural Establishment” means a development which is available to the public for the purpose of assembly, instruction, cultural or community activity and includes such things as a library, a museum, an art gallery, and similar activities. Religious institutions are not included in this category;

“Deck” means an open-sided platform adjoining a building and the height of which is up to and does not exceed 0.6m from grade, A deck may have a railing but a portion of the perimeter is open and unobstructed;

“Density” means a measure of development intensity expressed as a ratio of either the number of dwelling units to lot area or number of people to lot area;

“ Designated Officer(s)” means those persons designated by bylaw under the Act and for purposes of this Bylaw, are the Development Officer and Chief Administrative Officer of the Village of Standard;

“Developed Site” means, in the case of

- (a) Residential districts or parcel, the parcel has a habitable dwelling constructed on it;
- (b) Industrial, commercial and recreational districts or parcel, the lot has a principal building constructed on the parcel or the parcel is occupied by its prime use as specified in the development permit issued for the parcel;
- (c) Agricultural parcel, the parcel is used for extensive or intensive agricultural purposes or the parcel is occupied by its prime use as specified in the development permit issued for the parcel;

“Development” means:

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

“Development Authority” means

- (a) a person (or persons) appointed as Development Officer by Bylaw, and
- (b) the Municipal Planning Commission appointed by Bylaw;

“Development Impact Assessment (DIA)” means a statement prepared by a professional with expertise in environmental conditions on the effect a development proposal and other major actions would significantly have on the environment;

“Development Officer” means the person designated by bylaw as a Development Officer pursuant to this Land Use Bylaw. The expression “Development Authority” has a corresponding meaning.

“Development Permit” means a document authorizing a development, issued by a Development Office pursuant to this Bylaw or any other legislation authorizing development within the Village of Standard and includes the plans and conditions of approval;

“Discretionary” means in the context of this Bylaw, that the approving authority may or may not issue a permit, order or notice;

“Discretionary Use” means a use of land or of a building which is in the section captioned: Permitted and Discretionary Uses” within the applicable land use district for which a development permit may be issued, with or without conditions, by the approving authority;

“Drinking Establishment” means an establishment licensed by the Alberta Liquor Control Board where alcoholic beverages are served for consumption on the site. This use class provides food and alcoholic beverages;

“Dwelling, Duplex” means a building containing two dwelling units, one above the other;

“Dwelling group” means two or more buildings each containing one or more dwelling units, location on a site or a number of adjoining sites where all buildings, recreation areas, vehicular areas, landscaping and all other features have been planned as an integrated development;

“Dwelling - Manufactured Home” means a detached dwelling built in an enclosed off-site factory environment in one or more sections and intended to be occupied in a location other than where it was manufactured. Manufactured homes include homes that are completely self-contained single section dwelling units or are incomplete multi-section modules that are placed together and completed on-site. A manufactured home is transported to the building site on dollies (wheels) or a flat bed truck and after placement, the dollies are removed from the site. Manufactured homes may be constructed to either the C.S.A. Z240 or C.S.A. A277 Standards;

“Dwelling - Manufactured Home Single-Wide” means a manufactured home consisting of a single unit designed to be towed in a single load;

“Dwelling - Manufactured Home Double-Wide” means a manufactured home consisting of two sections separately tow able, but designed to be joined together at the site to form one dwelling unit;

“Dwelling - Modular Home” means a prefabricated or factory built frame or shell which comprises the wall or siding of a proposed dwelling. More specifically, a modular home represents only a section of the dwelling and such a unit has neither chassis, running gear, nor its own wheels, but units may be stacked side-by-side or vertically, and completed to form one or more complete dwelling unit(s) for year-round occupancy. Modular homes are not to be considered as manufactured homes under this Bylaw and will be congruent in appearance to existing surrounding buildings and shall meet the requirements listed in General Regulation.

“Dwelling, Moved-On” means a single detached dwelling that has previously been lived in, used as a residence or other purpose in a previous location, that has now been relocated to a new parcel for use as a dwelling.

“Dwelling – Ready-to-move (RTM)” means a newly constructed single detached dwelling that is constructed in an off-site location in accordance with the Alberta Building Code and moved to the site to be set on a permanent foundation to be similar in function and appearance to a conventional built-on-site

“Dwelling, Semi-Detached” means building designed and built for and containing three side by side dwelling units separated by a fire wall;

“Dwelling, Single Detached” means a building which is constricted in conformance with the Alberta Safety Code and contains only one dwelling and except as otherwise allowed in this Bylaw, is used for no other purpose. The term includes prefabricated panels, trusses, plumbing trees, and other prefabricated sub-elements which are to be incorporated into the structure and assembled on site;

“Dwelling Unit” means a set or a suite or rooms operated as a house keeping unit, used or intended to be used as a domicile for one gamily, containing cooking, eating, sleeping and sanitary facilities and having a separate entrance or controlled by the person occupying the unit;

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

“Environmental Impact Assessment (EIA)” means a statement prepared in accordance with the Alberta Environmental Protection legislation on the effect of development proposals and other major actions which significantly affect the environment;

“Existing” means existing as of the date of adoption of this Bylaw;

“Extensive Agricultural” means systems of tillage and animal husbandry through which one may gain livelihood from large areas of land by the raising of crops or the rearing of livestock either separately or in conjunction with one another in unified operations and includes buildings and other structures incidental to the operation;

“Fabric Covered Building” means a steel-framed, fabric-membrane, pre-engineered building for temporary & permanent industrial, commercial & agricultural applications including warehouses, equipment storage, manufacturing facilities, barns, stables, arenas & event centers. All fabric covered buildings shall require the appropriate building permits to ensure all aspects of the development is in accordance with the Alberta Safety Codes including appropriate foundation construction and building anchoring;

“Family” means an individual, or two or more persons related by blood, marriage or adoption, or a group of not more than four persons who need not be related by blood or marriage, all living together as a single housekeeping unit and using common cooking facilities;

“Fence” means a vertical physical barrier constructed out of typical building material to prevent visual or unauthorized access or both;

“Fire Separation” means a construction assembly that acts as a barrier against the spread of fire, and may be required to have a fire resistance rating;

“Fire Wall” means a type of fire separation of non-combustible constriction which subdivides a building or separates adjoining buildings to resist the spread of fire and which has a fire resistance rating;

“Fragmented Land” means an area of land that is severed or separated from the lands held in title by a public roadway, railway, river or other permanent water body shown on a registered plan, township plan or appears as an exception on the Certificate of Title;

“Garage, Private” means an accessory building designed and used for storage of motor vehicles and includes a carport;

“Garage, Public” means premises used or intended to be used for the sale of gasoline, lubrication oils, and associated automotive fluids only;

“ Garden Suite” means a temporary moveable single detached dwelling which is the second dwelling unit on the lot. Garden suites are occupied by elderly relatives of the owner of the principal residence and the unit is removed when it is no longer required by elderly relatives;

“Gas Bar” means premises used or intended to be used for the sale of gasoline, lubrication oils and associated automotive fluids only;

“Grade” means the average elevation of the natural or finished level of the ground adjoining a building at all exterior walls;

“Gradient” means the relationship of the vertical distance of a slope to its horizontal distance;

“Group Care Facility” means a facility which provides resident services to seven or more individuals of whom one or more are related. These individuals are handicapped, aged or disabled, and undergoing rehabilitation, and are provided services to meet their needs. This category includes supervised uses such as group homes (all ages), halfway houses, resident schools, resident facilities, and foster or boarding homes.

“Group Home” means a building or portion of a building used for the care or rehabilitation of children, adolescents or adults;

“Gross Floor Area” means the total floor area of each floor area of a building measured to the outside of surface of the exterior walls or, where the buildings are separated by fire walls, to the center line of the common wall;

“Habitable Floor Area” means any finished floor area intended primarily for human occupancy and meets the Alberta Building Standards Act and the hallways, stairways and closets;

“Highway” means a primary highway or a road or street, and those roads or streets designated as a 900 series secondary road;

“Holiday Trailer” or **“Travel Trailer”** means a transportable unit designed to be transported on its own wheels or by other means (including units permanently mounted or otherwise on trucks) designed or constructed or reconstructed in such a manner as will permit its use for temporary dwelling accommodation for travel and recreational purposes only, but does not include a mobile home;

“Home Occupation” means:

(a) a development consisting of the use of a dwelling as a professional or business office for gain or support which is limited to a desk and telephone operation. Typical uses would include contractors, accountants and catalogue sales where there is no warehousing of goods and no client contact in the home; or

(b) a development consisting of the use of a dwelling for an occupation, trade or craft for gain or support with a limited amount of client contact in the home and with limited inside storage on site. Typical uses include those listed in (a) dressmaking, hair dressing, domestic home crafts, the manufacture of novelties, souvenirs, and handicrafts as an extension of a hobby, and individual instruction to music students; or

(c) a development consisting of the use of a dwelling to accommodate small start-up businesses for a limited period of time, with limited inside storage on site and no client contact in the home. Small business occupations are small in scale and compatible with a residential area. The intent of this use class is to allow new businesses to start which will ultimately relocate to non-residential districts;

“Hotel” means a building used primarily for sleeping accommodation and ancillary services provided in rooms or suites of rooms which may contain bar/kitchen facilities; the building may also contain commercial or other uses and may or may not offer such additional services as part facilities, restaurant or dining room services, or public convention facilities;

“Institution or Institutional Use” means development of a public character including governmental, religious, charitable, educational, health and welfare activities having a close affinity to public service to the regional area and population intended to be served by the development;

“Issue” means the date a development permit, subdivision application, or order is dated and signed by the designated officer in the course of regular duties;

“Landscaped Area” means an area designed, constructed and laid out so as to maintain, change or modify the natural features of a site so as to make it attractive and desirable by the use of grass, trees, shrubs, ornamental planting, fencing, and walks;

“Landscaping” means the modification and enhancement of a site through the use of any or all of the following elements:

(a) soft landscaping consisting of vegetation such as trees, shrubs, hedges, grass, and ground cover; and

(b) hard landscaping consisting of non-vegetative materials such as brick, stone, concrete, tile and wood.

“Lane” means a public thoroughfare with a right-of-way width of not greater than 9m (30ft.) and not less than 6m (20ft.) which provides a secondary means of access to a site or sites;

“Liquor Store” means a use where alcoholic beverages are sold for consumption off the retail outlet premises that has been licensed by the Alberta Gaming and Liquor Commission;

“Loading space” means a space for parking a commercial vehicle while being loaded or unloaded;

“Local Authority” means”

(a) a municipal authority;

(b) a district as defined in the Hospital Act;

(c) the local board of health unit under the Public Health Act;

(d) a regional services commission; and

(e) the board of trustees of a district or division as defined in the School Act.

“Local Roadway or Street” means a street or roadway that provides unrestricted direct access to and connects with collectors and other local roadways;

“Lot” means that area contained within the boundaries of a lot as shown on Plan of Subdivision or described in a Certificate of Title.

“Lot Coverage” means that portion of lot area covered by the principal building, accessory buildings or other similar covered structures.

“Lot Frontage” means the shortest lot line which abuts a street, other than bridge, lane, or walkway and in the case of a lot which has two equal lot lines each of which abut a street, other than a bridge, lane or walkway, means the street to which the lot has been municipally addressed;

“Lot Line” means a legally defined limit of any lot, “boundary” or “boundary line” and property line have a corresponding meaning;

“Lot Width” means the distance between the side property lines of the lot and measured at right angles from the mid-point of the shortest side property line;

“Modular Home” means a prefabricated or factory built frame or shell which comprises the wall or siding of a proposed dwelling. More specifically, a modular home represents only a section of the dwelling and such a unit has neither chassis, running gear, nor its own wheels, but units may be stacked side-by-side or vertically, and completed to form a complete dwelling unit for year-round occupancy. Modular homes are not to be considered as manufactured homes under this Bylaw and will be congruent in appearance to existing surrounding buildings.

“Motel” means a building or group of buildings on a site providing separate sleeping units complete with washing and sanitary facilities and with adjoining or conveniently located parking space designed or operated for the purpose of providing temporary accommodation for transient motorists;

Municipality means:

(a) the Municipal Corporation of the Village of Standard; and

(b) where the context requires, means the area of land contained within the boundaries of the Municipality’s corporate limits at the time of adoption of this Bylaw, or as included by any subsequent annexation;

“Municipal Planning Commission” (MPC) means the Village of Standard Municipal Planning Commission established by Council pursuant to the Act;

“Municipal Reserve Parcel” means the land designated to be municipal reserve by a condition of subdivision approval granted pursuant to the Municipal Government Act, or land designated and registered in Land Titles as “Municipal Reserve”, “Park”, “Reserve”, or “Community Service Reserve” under former legislation;

“Natural Resource Extractive Industry” means industries engaged in the extraction of natural resources such as timber, clay, sand and gravel, limestone, shale, coal and other minerals including petroleum and natural gas which may include bringing these together with other elements such as power or water into integrated processes for the purpose of primary treatment into a marketable form of the resource being treated;

“Net Floor Area” means the gross floor area defined by the outside dimensions for each floor minus the horizontal floor area on each floor used for corridors, elevators, stairways, mechanical rooms, and workrooms;

“Non-Conforming Building” means a building:

- (a) that is lawfully constructed or lawfully under construction at the date a land use bylaw affecting the building or the land on which the building is situated become effective; and
- (b) that on the date the land use bylaw becomes effective does not, or when constructed will not, comply with the land use bylaw.”;

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

- (a) being made of land or a building or intended to be made of a building lawfully under construction at the date a land use bylaw affecting the land or building becomes effective; and
- (b) that on the date the land use bylaw becomes effective does not, or in the case of a building under construction will not, comply with the land use bylaw;

“Nuisance” means anything that interferes with the use or enjoyment of property, endangers personal health or safety, or is offensive to the senses;

“Occupancy” means the utilization of a building or land for the use for which it was approved;

“Occupancy Permit” means a permit issued under the Alberta Safety Codes Act for the right to occupy or use the bay, building or structure for the use intended.

“Office (Administration, Business, Professional)” means a facility for the provision of professional, management, administrative, consulting and financial services, such as offices for clerical, Secretarial, employment, telephone answering and similar office support services, offices of lawyers or accountants, banks or other financial institutions, and offices for real estate and insurance firms. Medical clinics are not included in this category;

“Parapet” means a low wall or railing to protect the edge of a roof;

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

“Permitted” means in the context of this Bylaw, the approving authority must issue a permit, order or notice;

“Permitted Use” means the use of land or of a building which is listed in the section captioned “ Permitted and Discretionary Uses” within the applicable land use district for which a development permit shall be issued by the approving authority upon the development meeting all other requirements of this Bylaw. The approving authority may impose such conditions necessary to ensure compliance with the requirements of the Bylaw;

“Personal Service” means a facility for providing a service on a commercial basis to individuals and includes, but is not limited to such uses as photography studios, dry cleaning establishments and barbershops.

“Principal Use” means a building, which in the opinion of the Development Officer:

- (a) occupies the major or the central portion of a site, or
- (b) is the chief or the main one among the buildings on the site, or
- (c) constitutes by reason of its use, the primary purpose for which the site is used;

“Private Recreational Facilities and Events” means any development providing amusement, active or passive recreation and enjoyment for the residents, guests, or customers of the site on which the development is situated. Typical developments could include but not would be limited to athletic facilities, such as swimming pools, squash, tennis, and racquet ball courts, golf courses, concerts, orientation programs (scouts, subs) and similar recreational activities. Not included are tables or electronic games, or bowling alleys.

“Private School” means a school, other than a school operated by a School Board under the School Act, that provides grade and secondary school instruction to pupils through courses prescribed or approved by the Minister of Education;

“Public or Quasi-Public Installation and Facilities” means installations and facilities owned or operated by or for the Municipality, the Provincial Government, the Federal Government or a corporation under federal or provincial statute for the purpose of furnishing services or commodities to or for the use of the inhabitants of the municipality;

“Public Recreation Facilities and Events” means any development providing amusement, active or passive recreation and enjoyment to citizens of a municipality and any such facility is owned and operated by Municipal, Provincial, or Federal Government. Not included are table or electronic games or bowling alleys;

“Public Roadway” means any street, avenue, service roadway, arterial, or collector roadway, local roadway shown as a road allowance on a township survey or registered in land titles, or secondary road as defined in the Public Highway Development Act but does not include a lane or controlled highway or expressway;

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

- (a) water or stream;
- (b) sewage disposal;
- (c) public transportation operated by or on behalf of the municipality;
- (d) irrigation;
- (e) drainage;
- (f) fuel;
- (g) electric power;
- (h) heat;
- (i) waste management;

and includes the thing that is provided for public consumption, benefit, convenience or use.

“Public Utility Building” means the building in which the proprietor of a public utility:

(a) maintains its office or offices, or

(b) maintains or houses any equipment used in connection with the public utility;

“Real Property Report” means a codified standard adopted by the Alberta Land Surveyors’ Association.

“Recreational Vehicle” means a portable structure designed and built to be carried on a vehicle, or an unit designed and built to be transported on its own wheels to provide temporary living accommodation for travel and recreational purpose and includes, but not limited to such vehicles as a motor home, a camper, a holiday (travel) trailer and a tent trailer, but does not include a mobile home;

“Retail Store” means a building where goods, wares, merchandise, substances, articles or things are stored, offered or kept for sale at retail prices and includes storage on or about the store premises of limited quantities of such goods, wares, merchandise, substances, articles, or things sufficient only to service such store but does not include any retail outlet otherwise listed or defined in this Bylaw. This definition does not include Cannabis Retail Sales;⁵

“Restaurant” means a building where meals and beverages are offered for sale and served to customers;

“Screening” means a fence, earth berm, or hedge used to visually separate areas of function, which in the opinion of the Development Officer, detract from the urban street or neighbouring land uses;

“Secondary Suite” means an accessory dwelling unit that is located as part of the same building as a single detached dwelling that is owner occupied and which meets the requirements of or regulations of this Bylaw and shall only be approved as one of the following:

- (a) Secondary Suite – Attached Above Grade: where the secondary suite is located above the first storey of a single detached dwelling;
- (b) Secondary Suite – Attached At Grade: Where the Secondary Suite is located at grade and is attached to the side or rear of a single detached dwelling;
- (c) Secondary Suite – Attached Below Grade: where the Secondary Suite is located below the first storey of a single detached dwelling;
- (d) Secondary Suite – Accessory building: where the Secondary Suite is a separate building or as a part of an accessory building and located on the same parcel as a single detached dwelling.

“Senior Citizen Accommodation” means a dwelling unit or accommodation sponsored and administrated by any public agency or any nonprofit organization, either of which obtains its financial assistance from Federal donation or any combinations thereof. Senior citizen accommodation may include lounge, dinning, healthcare and recreation facilities. Senior citizen homes, extended health care facilities for seniors, senior health care facilities have corresponding meanings;

⁵ Bylaw 05-2018 – Amended October 10, 2018

“Senior Citizen” means a person whom is eligible to obtain senior citizen benefits, allowances and pensions as defined by Federal and Provincial legislation and policy. The age criteria is normally a person who is 65 years of age or older;

“Service Station” means premises or the portion thereof used or intended to be used for the servicing and minor repairing of motor vehicles and for sale of gasoline, lubricating oils, and minor accessories for motor vehicles;

“Shopping Centre” means a group of commercial establishments planned, developed, owned, and managed as a unit with off-street parking provided;

“Sign” means anything that serves to indicate the presence or the existence of something, including but not limited to a lettered board, a structure, or a trademark displayed, erected, or otherwise developed and used or serving or intended to identify, to advertise or to give direction;

“Sign, Advertising” means a sign which refers only to goods or services produced, offered for sale or obtainable at the premises on which the sign is displayed;

“Sign, Awning” means a retractable, cloth-like, or light weight metal shelter, projecting from a building;

“Sign, Canopy” means any sign attached to, or constricted in or on canopy;

“Sign, Copy Area” means the area of the smallest geometric figure which will enclose the actual copy of a sign;

“Sign, Directional” means a sign which contains no advertising, but is limited to the distance and direction to a place of business or other premises indicated on the sign;

“Sign, Fascia” means a flat sign, plain or illuminated, running parallel for its whole length to the face of the building to which it is attached;

“Sign, Freestanding” means every sign supported independently of a building, wall or structure. It is supported by one or more columns, uprights, or braces in or upon grade;

“Sign, Identification” means a sign which contains no advertising, but is limited to the name, address and number of a building, institution or the occupation of person, and is placed on the premises which it identifies;

“Sign, Portable” means any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported, including but not limited to: sign designed to be moved to wheels; signs converted to A or T- frames; sandwich boards; balloons or inflatable devices used as signs; and signs attached to or painted on vehicles parked and visible from a public roadway unless said vehicles are used in the normal day to day operation of that business;

“Sign, Projecting” means a sign other than a canopy or awning sign which projects from a structure or a building face or wall, and includes a canopy sign;

“Sign, Real Estate” means a temporary sign identifying real estate that is “for sale”, “for lease”, “for rent”, or “sold”;

“Sign, Roof” means any sign erected upon, against or above a roof or a parapet of a building;

“Sign, Temporary” means a sign which is in place no longer than 21 consecutive days and no longer than 42 days in a year, unless a shorter period is specified in the Development permit or elsewhere in Part 9 of this bylaw;

“Sign, Wall” means any sign attached to a wall of a building in such a manner that its leading edge is 0.2m or less from the supporting wall. This shall include menu display boxes;

“Sign, Warning” means an on-premises sign providing a warning to the public, including such signs as “no trespassing” or “private”;

“Sign, Window” means and includes any sign, either painted on, attached to, or placed inside a window for the purpose of viewing from outside the premises;

“Site” means an area of land, a lot, or parcel on which a development exists or for which an application for development permit or subdivision application is made;

“Site Area” means, for purposes of development or subdivision, the total horizontal area of a site contained within an existing or proposed boundary of a lot. A bareland condominium unit is considered to be a site for purposes of this Bylaw;

“Site, Corner” means a site when the front and a side property lines abut one or more street(s)

“Site, Reversed Corner” means a corner site, the rear of which abuts the side of the site immediately to its rear, with or without a lane or an alley intervening;

“Site, Depth of” means the mean horizontal distance between the front and the rear boundaries of the site:

“Site, Interior” means a site which is bounded by one street;

“Site, Key” means an interior site lying immediately to the rear of a reversed corner site or corner site;

“Site Plan” means a plan drawn to scale showing the boundaries of the site, the location of all existing and proposed building upon that site, and the use or the intended use of the portions of the site on which no buildings are situated, and showing fencing, screening grassed areas, and the location and species of all existing and proposed shrubs and trees within the development;

“Site, Width of” means the average horizontal distance between the side boundaries of a site;

“Slope” means the degree of deviation of a surface from the horizontal expressed in a percentage or degrees. A slope of fifteen percent means that for every 30m (100feet) of horizontal distance the surface rises 4.5m (15feet), or a ratio of 6.7 to 1 or 8.53 degrees;

“Storage Structure” means a structure that does not meet the definition of an accessory building and is used for the storage of goods or equipment. A storage structure may be in the form of a shipping container, trailer or other structure.

“Storage Yard”

- (a) where goods, motor vehicles or equipment are stored when they are not being used and may include long term storage where a fee is paid;

(b) where the vehicles and equipment stored may also be serviced, cleaned or repaired;

(c) that may involve the storage of construction material such oil and gas pipeline materials;

(d) that does not involve the storage of any derelict vehicles or derelict equipment;

(e) that does not involve the production or sale of goods as part of the use; and

(f) that may have a building for the administrative functions associated with the use.

“Storey” means the space between the top of any floor and the top of the next floor above it, and if there is no floor above it, the portion between the top of the floor and the ceiling above it;

“Storey, First” means the story with its floor closest to grade and having its ceiling more than 1.8m (6ft.) above grade;

“Storey, Second” means the story located immediately above the first story;

“Street” means a public thoroughfare including a bridge affording the principal means of access to abutting sites and includes the sidewalks and the land on each side of and contiguous to the prepared surface of the thoroughfare;

“Street, Local or Residential” means an undivided roadway where all intersections are at grade, having direct access permitted from adjacent properties and designed to permit low speed travel within a neighbourhood;

“Structure” means anything constructed or erected with a fixed location on the ground or attached to something having a fixed location on the ground;

“Subdivision” means the division of a parcel by an instrument and the word “subdivide” has corresponding meaning;

“Temporary” means a period of time up to 1 year;

“Temporary Building” means a building other than a manufactured home, constructed without any foundation below grade or any other building determined by the Development Officer to be temporary as a condition to the issuance of the development permit. A typical use would include, but not be limited to an office trailer for a construction project;

“Temporary Use” means a proposed land use or development where the intent is to operate the use or structure for a specified period of time, not to exceed one (1) year unless otherwise approved by the development authority in consideration of a land use that is temporary but has longer term requirements due to the specific use or project. Any temporary development permit application will state a date on which the development will cease. Temporary Uses shall be considered a discretionary use in all land use districts.

“Tiny Home” is a descriptor for the architectural and social movement that advocates living simply in small homes. Generally, a floor area of less than 46 m² (500 sq. ft.) is accepted to be a tiny home, (also

known as a "small house"). A tiny home which is utilized as a permanent dwelling must conform to all requirements of the Alberta Building Code and the land use district requirements in which the structure is situated, including number of units on a parcel. For purposes of this Bylaw, a non-permanent structure, (not on a foundation), shall adhere to the land use district requirements associated with the placement of a recreational vehicle.

"Use, Change of" means the conversion of land or building, or portion thereof from one land use activity to another in accordance with a permitted or discretionary use as listed in each land use district;

"Walkway" means a public right-of-way for pedestrian use on which no motor vehicles are allowed;

"Warehouse" or **"Warehousing"** means the use of a building for the storage of materials, products, goods or merchandise;

"Works" means any fence, landscaping, landscape vegetation, sidewalks, pathways. Roads or other public or private utilities associated with and required for a development;

"Worship Facility" means any facility used for the purpose of spiritual worship. Examples may be, but are not limited to churches, temples, mosques, and synagogues

"Yard" means any open space on site, occupied and unobstructed, and generally is the distance between the property or lot boundary to:

- (a) the foundation of the principal structure; or
- (b) exterior finishing materials of accessory buildings; or
- (c) the prescribed land use district yard setback distance;

"Yard Front" means the narrowest portion of the lot fronting onto a public road way and is determined by the majority of the lots with their narrowest widths fronting onto the road way;

"Yard, Rear" means the yard which extends between the rear boundary of a site and the rear yard setback as prescribed in the district;

"Yard, Side" means a yard which extends between the side boundary of a site and the side yard setback as prescribed in district.

Part 3 Administrative Agencies

3.1 Development Authority

The Development Authority shall exercise development powers and perform duties on behalf of the municipality in accordance with Part 17 Division 3 of the Municipal Government Act and may include:

3.1.1 Development Officer

- (i) The office of the Development Officer is hereby established, by resolution, to act on behalf of Council in those matters delegated by the Bylaw and in such matters as may instruct from time to time;
- (ii) The Development Officer must make available for inspection, during office hours, all applications and decisions for development permits, subject to any legislation in force restricting availability;
- (iii) duties as are specified in **4.4** of this bylaw.

3.1.2 Municipal Planning Commission

The Municipal Planning Commission, established by Bylaw in accordance with the Municipal Government Act, shall perform such duties as are specified in **4.4** of this bylaw.

3.1.3 Subdivision and Development Appeal Board

The Subdivision and Development Appeal Board, established by Bylaw in accordance with the Municipal Government Act, shall perform such duties as are specified in **Part 5** of this bylaw.

3.2 Subdivision Authority

The Subdivision Authority, as established by Council, shall perform duties on behalf of the municipality in accordance with the Municipal Government Act, the Land Use Bylaw and all relevant Village of Standard planning documents.

3.3 Development Authority – Powers and Duties

- (a) The Development Authority must administer this Bylaw and decide upon all development permit applications.
- (b) The types of development permit applications a Development Authority may consider in accordance with **Part 4** are a development permit for:
 - (i) a permitted use that complies with all requirements of this Bylaw;
 - (ii) a permitted use that does not comply with all requirements of this Bylaw;
 - (iii) a discretionary use that complies with all requirements of this Bylaw;
 - (iv) a discretionary use that does not comply with all requirements of this Bylaw.
- (c) Unless otherwise referenced in **Part 4**, the Development Authority must not approve a development permit for an addition or structural alteration to a non-conforming building.

- (d) The Development Officer must collect fees according to the scale approved by resolution of Council.
- (e) The Development Authority may refuse to accept a development permit application where:
 - (i) the information required by **Part 4** is not provided;
 - (ii) the quality of the information provided is inadequate to properly evaluate the application; or
 - (iii) the fee for a development permit application has not been paid.

3.4 Subdivision Authority – Powers and Duties

The Subdivision Authority shall:

- (a) Keep and maintain for the inspection of the public copies of all decisions and ensure that copies of same are available to the public at a reasonable charge;
- (b) Keep a register of all applications for subdivision, including the decisions therein and the reasons therefore;
- (c) Receive all complete applications for subdivision including the required application fees and decide upon all applications in accordance with the Subdivision and Development Regulation and Land Use Bylaw with consideration of all comments received through circulation and the recommendations of the Municipal Planning Commission;
- (d) On receipt of an application for subdivision, review to ensure sufficient information is provided to adequately evaluate the application in accordance with Part 1 of the Subdivision and Development Regulation;
- (e) Excepting subdivision applications not requiring circulation under the Municipal Government Act to circulate applications for subdivision for comments to those authorities and agencies as prescribed within the Subdivision and Development Regulation and this Land Use Bylaw and all comments to be added to the subdivision report;
- (f) Excepting subdivision applications not requiring circulation under the Municipal Government Act, to circulate applications for subdivision for comments to Wheatland County when the original parcel boundaries are adjacent to the municipal boundary or where an intermunicipal development plan requires or, at the discretion of the subdivision authority, where a subdivision application is not adjacent to the municipal boundary but has potential for land use impacts within Wheatland County;
- (g) Excepting subdivision applications not requiring circulation under the Municipal Government Act, the Subdivision Authority may proceed with processing of the application after thirty (30) days from the date of referral to authorities, agencies or landowners whether or not comments have been received;
- (h) Prepare a subdivision report including all relevant information to the application, recommendations and any comments received from circulated agencies and review with the Municipal Planning Commission for municipal recommendations;
- (i) Prepare, sign and transmit all notices of decision to the relevant agencies in accordance with the Subdivision and Development Regulation;
- (j) Ensure all conditions are complied with prior to endorsement to the satisfaction of the municipality;
- (k) Endorse Land Titles instruments to affect the registration of the subdivision of land;

- (l) Advise the Council, Municipal Planning Commission and Subdivision and Development Appeal Board on matters relating to the subdivision of land;
- (m) Appear before the Subdivision and Development Appeal Board or Municipal Government Board where appeals are made on subdivision application decisions.

Part 4 Development

4.1 Development Permits Required

No development other than those designated in **(4.2)** below shall be undertaken within the Municipality unless an application for it has been approved and a development permit has been issued.

4.2 Development Permits Not Required

4.2.1 A Development Permit is not required in respect of the following developments but such developments shall comply with the provisions of this Bylaw:

- (a) works of maintenance, repair or alternation, on a structure, both internal and external, if in the opinion the Development Officer, such work:
 - (i) does not include structural alterations; and
 - (ii) does not change the use or intensity of the use of the structure; and
 - (iii) is performed in accordance with obligatory legislation or other government regulations; and
 - (iv) does not exceed a specified value, including labour and materials directly attributable thereto which shall be determined by resolution of Council.
- (b) the completion of a building which was lawfully under construction at the date this Bylaw comes into full force and effect, provided that:
 - (i) the building is completed in accordance with the terms of any permit granted by the Municipality, subject to the conditions of that permit; and
 - (ii) the building, whether or not a permit was granted in respect of it, is completed within a period of twelve (12) months from the date this Bylaw comes into full force and effect;
- (c) the use of any building referred to in **Section 4.2.1 (b)** for the purpose for which construction was commenced;
- (d) the erection or installation of machinery needed in connection with operations for which a Development Permit has been issued, for the period of the construction;
- (e) the construction and maintenance of that part of a public utility placed in or upon a public thoroughfare or public utility easement;
- (f) the use by the Municipality of land which the Municipality is the legal or equitable owner for a purpose approved by a simple majority vote of Council in connection with any public utility carried out by the Municipality;
- (g) the use of a building or part thereof as a temporary polling station for a Federal, Provincial or Municipal election or referendum or plebiscite;

- (h) one temporary, on- site freestanding or fascia sign which does not exceed 1m² in area nor 1m in height and is intended for:
 - (i) advertising the sale or lease of a dwelling unit, or property for which a Development Permit has been issued for the development on the said property; or
 - (ii) identifying a construction or demolition project for which a Development Permit has been issued for such a project or
 - (iii) identifying a political campaign: such a sign may be displayed for thirty (30) days prior to an election or referendum and must be removed within seven (7) days following the election, referendum or plebiscite; or
 - (iv) advertising a campaign or drive which has been approved by Council: such a sign may be posted for a maximum period of fourteen (14)days:
- (i) Municipal signs used to indicate street names and traffic control;
- (j) the construction, maintenance and repair of private walkways, private pathways, private driveways and similar works;
- (k) the construction or installation of public roadways, walkway, utilities or grading of the site or removal or stockpiling of soil when a development agreement has been signed as a condition of subdivision approval, or the undertaking of any or all of the aforementioned works that has been authorized by Council;
- (l) the construction of an accessory building having an area of less than 9.5m² (100ft.²) ;
- (m) satellite dishes and other forms of communication structures for private use;
- (n) one on-site fascia sign which does not exceed 0.185m² (2ft.²) in area for any of the following buildings: single family dwelling, semi-detached or duplex, row house or townhouse and states no more than:
 - (i) the name and address of the building;
 - (ii) the name of the person(s) occupying the building,

4.3 Application Requirements

4.3.1 An application for a Development Permit for new construction or an addition or change of use of an existing structure shall be made to the Development Officer using the prescribed form, signed by the owner or his agent and accompanied by:

- (a) two (2) copies of the application form and site plan, preferably drawn to scale, which show the following:
 - (i) legal description of the site with north arrow;
 - (ii) area and dimensions of the land to be developed including the front, rear and side yards if any;

- (iii) floor plans, elevation and exterior finishing materials;
- (iv) locations and distances of on-site existing or proposed water and sewer connections, septic tanks, disposal fields, water, wells, culverts and crossings;
- (v) site drainage, finished lot grades, the grades of the roads, streets and sewers servicing the property;
- (vi) the height, dimensions, and relationship to property lines of all existing and proposed buildings and structures including retaining walls, trees, landscaping and other physical features;
- (vii) information on the method to be used for the supply of potable water and disposal of wastes along with supporting documentation; and
- (viii) existing and proposed access and egress to and from the site;
- (b) where applicable, the cutting down or removal of trees;
- (c) on applications for signs, a replica of the proposed sign drawn to scale;
- (d) the estimated commencement and completion dates;
- (e) a statement of ownership of the land and interest of the applicant therein;
- (f) the Development Permit fee as prescribed by Council.

4.3.2 In addition to the information required under **Section 4.3.1**, the following information on applications for:

- (a) multi-family, commercial, industrial, recreational and institutional uses:
 - (i) loading and parking provisions;
 - (ii) access locations to and from the site;
 - (iii) garbage and storage areas and the fencing and screening proposed for same; and
 - (iv) location and approximate dimensions of all existing and proposed trees, shrubs, parks, playgrounds, etc;
 - (v) a development impact assessment statement clearly describing how the potential impacts of the proposed development on adjacent lands will be dealt with and how the proposed facilities have been designed to minimize such disturbance.

4.3.3 The Development Officer may require additional information or additional copies of the plan and specifications as is deemed necessary.

4.3.4 The application shall be deemed not to have been in its complete and final form until all required details have been submitted to the satisfaction of the Development Officer.

4.3.5 The Development Authority shall issue a notice of “Complete” or “Incomplete” application, within 20 days of the submission in accordance with the requirements of the Act⁶

4.4 Deciding on Development Permit Applications

4.4.1 The Development Officer shall:

- (a) receive, consider and decide on an application for a development permit for those uses listed as a permitted use and discretionary use for the relevant land use district and comply with the minimum standards for that district;
- (b) refer, at his/her discretion, a permit application for an industrial development for comments to those authorities (provincial and regional) where interest or jurisdiction may be effected;
- (c) refer with his/her recommendations, to the Municipal Planning Commission for its consideration and decision, applications for a development permit for those uses which constitute discretionary uses and which have been assigned to it for consideration and decision;
- (d) refer to the Municipal Planning Commission at his/her discretion any application which in his/her opinion should be decided by the Commission.

4.4.2 The Municipal Planning Commission shall:

- (a) decide on applications for a development permit for those *Discretionary Uses* referred by the Development Officer in the relevant land use district (excepting applications for Home Occupations and fencing);
- (b) approve the application unconditionally or impose conditions considered appropriate, either permanently or for a limited period of time, or refuse the application.
- (c) When making a decision on a development permit application for a discretionary use the Municipal Planning Commission must take into account:
 - (i) any plans and policies affecting the parcel;
 - (ii) the purpose statements in the applicable land use district;
 - (iii) the appropriateness of the location and parcel for the proposed development;
 - (iv) the compatibility and impact of the proposed development with respect to adjacent development and the neighbourhood;
 - (v) the merits of the proposed development;
 - (vi) the servicing requirements;
 - (vii) access and transportation requirements;
 - (viii) vehicle and pedestrian circulation within the parcel;

⁶ Bylaw 01-2018 – Amended February 14, 2019

(viii) sound planning principles.

- 4.4.3 An application may be approved where the proposed development does not comply with the requirement front yard, side yard, rear yard and/or floor area requirements of any district in this Bylaw if, in the opinion of the Municipal Planning Commission, the proposed development would not:
- a) unduly interfere with the amenities of the neighborhood;
 - b) materially interfere with or affect the use, enjoyment or value of the neighboring properties.
 - c) and the amount of variance does not exceed 20% of the requirements in any district.
- 4.4.4 In the case where a proposed specific use of land or a building is not provided for in any land use district in the Bylaw, the Municipal Planning Commission may determine such a use is similar in character and purpose to another use of land or building that is included in the list of permitted and discretionary uses prescribed for that land use district.
- 4.4.5 The Municipal Planning Commission may require, as a condition of issuing a development permit, the applicant to enter into an agreement to construct or pay for the construction of public roadways or parking facilities, to install or pay for the installation of utilities and/or to pay off-site levy or redevelopment levy imposed by Bylaw.
- 4.4.6 If a development permit application is refused, the Development Officer need not accept another application for the same or similar use on the same parcel for twelve (12) months after the refusal.
- 4.4.7 If a decision is not made on a development permit application within 40 days after its receipt by the Development Officer, the applicant may deem it to be refused at the end of the 40 day period, Unless an applicant for a development permit enters into an agreement with the Development Officer to extend the 40 day time period.
- 4.4.8 The Development Officer or Municipal Planning Commission may issue a temporary Development Permit, for a period not exceeding one (1) year.
- 4.4.9 No permit shall be issued for any development on a site, the area or the width of which is less than the minimum prescribed for the district in which the site is located, except that a lot of separate record in the Land Titles Office which contains less than the minimum area or width may be used subject to the discretion of the Municipal Planning Commission if all other requirements of the Land Use Bylaw and amendments are thereto observed.

4.5. Development Permits & Notices

- 4.5.1 The development permit granted pursuant to this Bylaw does not come into effect until 14 days after the date an order, decision or development permit is communicated. Any development proceeded with by the applicant prior to the expiry of this period is done solely at the risk of the applicant.
- 4.5.2 Where an appeal is made pursuant to **Part 5** of this Bylaw, a development permit which has been granted shall not come into effect until the appeal has been determined and the permit may be modified or nullified thereby.
- 4.5.3 When a permit has been granted, the Development Officer shall:

- (a) immediately post a notice of the decision conspicuously on the property for which the application has been made and/or;
 - (b) a notice in writing shall be immediately mailed to all registered owners of land who in the opinion of the Development Officer may be affected and/or;
 - (c) a notice shall be immediately published in a newspaper circulating in the municipality stating the location of the property which the application has been made and the use approved.
- 4.5.4 If the Development authorized by a permit is not commenced within the 12 months from the date of its issue or carried out with reasonable diligence, the permit is deemed to be void, unless an extension to this period has previously been granted by the Development Authority.
- 4.5.5 A decision by the Development Authority on an application for a development permit shall be given in writing and a copy of it sent to the applicant.
- 4.5.6 When the Development Authority refuses an application for a development permit, the decision shall contain reasons for the refusal.

PART 5 Appeals

5.1 Appeal Procedure

- 5.1.1 An appeal may be made to the Subdivision and Development Appeal Board where the Development Authority:
- (a) refuses or fails to issue a development permit to a person within 40 days of receipt of the application;
 - (b) issues a development permit subject to conditions;
 - (c) issues an order under **Section 6.4** of this Bylaw.
- 5.1.2 The person applying for a development permit or affected by the order, under subsection (1), or any other person complying with the appeal requirements as set out in the Act may appeal the decision or development permit of the Development Authority to the Subdivision and Development Appeal Board.
- 5.1.3 An appeal shall be made by serving a written notice of appeal, stating the reasons for the appeal, including the applicable fee to the Secretary of the Subdivision and Development Appeal Board within 14 days after the date of the order, decision or permit issued by the Development Authority was either:
- (a) first published in a newspaper circulating in the area; or
 - (b) posted on the site of the property which is the subject of the application; or
 - (c) received by the applicant, whichever of these occur first.
- 5.1.4 For the purpose of **subsection 3(c)**, the date of receipt of the decision is deemed to be five (5) days from the date the decision was mailed.

5.2 Public Hearing

- 5.2.1 Within 30 days of receipt of a notice of appeal, the Board shall hold a public hearing respecting the appeal.
- 5.2.2 The Subdivision and Development Appeal Board shall give at least 5 days notice in writing of the public hearing to:
- (a) the appellant or any person acting on his/her behalf;
 - (b) the Development Authority from whose order, decision or development permit the appeal is made;
 - (c) those registered owners of land in the municipality who were notified under **subsection 4.5.3(c)** and any other person who in the opinion of the Subdivision and Development Appeal Board, is affected by the order, decision or permit;

- (d) Palliser Regional Municipal Services;
 - (e) such other persons as the Subdivision and Development Appeal Board specifies.
- 5.2.3 The Subdivision and Development Appeal Board shall make available for public inspection before the commencement of the public hearing all relevant documents and materials respecting the appeal including:
- (a) the application for the development permit, its refusal and the appeal therefrom; or
 - (b) the order of the Development Authority under **Section 6.4**, as the case may be.
- 5.2.4 At the public hearing referred to in **subsection 5.2.1**, the Board shall hear:
- (a) the appellant or any person acting on his/her behalf;
 - (b) the Development Authority from whose order, decision or development permit the appeal is made, or if a person is designated to act on behalf of the Development Authority, that person;
 - (c) any other person who was served with notice of the hearing and who wishes to be heard or a person acting on his/her behalf; and
 - (d) any other person who claims to be affected by the order, decision or permit and that the Subdivision and Development Appeal Board agrees to hear or person acting on his/her behalf.

5.3 Decision

- 5.3.1 The Subdivision and Development Appeal Board shall give a written decision together with reasons for the decision within 15 days of the conclusion of the hearing.
- 5.3.2 A decision made under this part of the Bylaw is final and binding on all parties and all persons subject only to an appeal upon a question of jurisdiction or law pursuant to Section 688 of the Municipal Government Act. An application for leave to appeal to the Court of Appeal shall be made:
- (a) to a judge of the Court of Appeal; and
 - (b) within 30 days after the issue of the order, decision, permit, or approval sought to be appealed.

Part 6

Conditions, Enforcement & Administration

6.1 Conditions of Approval

- 6.1.1 In their decision to approve an application for subdivision or development, the Subdivision Approval Authority may apply any or all of the following conditions to ensure the application conform to this Bylaw, Act or other legislation:
- (a) conditions to ensure compliance with the Act, any applicable statutory plan and this bylaw;
 - (b) conditions requiring the applicant to enter into a service agreement or make satisfactory arrangements for the supply of gas, water, electric power, telephone, sewer service, vehicular, and pedestrian access any other utility service, or facility, including payment of installation or construction costs by the applicant;
 - (c) a condition that the applicant enter into an agreement with the Municipality for any of the following:
 - (i) to construct or pay for the construction or improvement of a public roadway required to give access to the development or subdivision;
 - (ii) to construct or pay for the construction of a pedestrian walkway system to serve the development; or a pedestrian walkway that will connect the pedestrian walkway system serving the development or subdivision with a pedestrian walkway system that serves or is proposed to serve an adjacent system that serves or is proposed to serve an adjacent development or subdivision, or both;
 - (iii) to specify the location, standard, and number of vehicular and pedestrian access locations to a site from public roadways;
 - (iv) to install or pay for the installation of utilities to municipal standards necessary to serve the development or subdivision;
 - (v) to construct or pay for the utilities, roadways, and improvements with an excess capacity;
 - (vi) to construct or pay for the construction of off-street or other parking facilities, and garbage, recycling, loading and unloading facilities; and
 - (vii) to pay an off-site levy or redevelopment levy, or both, imposed by a bylaw adopted pursuant to the Act.
 - (d) a condition requiring the applicant to repair or reinstate, or to pay for the repair or reinstatement, to original condition any roads, municipal signage, curbing, sidewalk, boulevard landscaping and tree planting which may be damaged, destroyed, or otherwise harmed during construction of the development or subdivision.

- (e) a condition requiring security in the form of a letter of credit, performance bond, or cash deposit to carry out the terms of an agreement or any works associated with the installation and construction of streets, utilities, and landscaping or replacement of same for the development of the lot and adjacent public roadways during and after its development. The amount of 125%, of the value of the work which is based upon an independent quotation of the value of the work covered by the agreement or such other amount as the Development Officer, Subdivision Approval Authority or Council may determine. The security is to be paid to the Municipality for its use in completing the terms of the agreement or works in the event of default by the applicant;
- (f) conditions requiring the applicant to provide a Letter of Credit in the amount of 125% of the estimated dollar amount required to complete any renovations as set out as a condition of approval of a development permit for the relocation of a building either on the same site or from another site;
- (g) conditions respecting the time within which a development or subdivision or any part of it is to be completed; and
- (h) conditions limiting the length of time that a development permit may continue in effect;
- (i) the phasing of development or subdivision;
- (j) the maximum density of dwelling units, persons or animals that may be allowed to occupy the site;
- (k) the placement of objects, buildings or structures, material or any other chattel, mechanism or device used in, for or the operation of the development.

6.1.2 The Municipality may register a caveat in respect of a development agreement under **5.3.1(c)** against the parcel that is subject of the development permit or subdivision application. The caveat may be discharged when the agreement has been complied with.

6.2 Compliance with Other Bylaws and Regulations

6.2.1 Compliance with the requirements of this Bylaw or the issuance of a Development Permit or an approval of a subdivision pursuant to the Bylaw does not afford relief from compliance with the Act or other Federal or Provincial Government legislation or other bylaws and regulations affecting the development or subdivision in question. It is the applicant's responsibility to ensure that all required permits, licenses and authorizations from affected authorities are in place prior to the commencement of the development.

6.3 Right of Entry

6.3.1 Right of Entry procedures is governed by the Act and must be consulted for full details. The following extract of Section 542 is provided for information purposes only:

"541(1) If this or any other enactment or a bylaw authorizes or requires anything to be inspected, remedied, enforced or done by a municipality, a designated officer of the municipality may, after giving reasonable notice to the owner or occupier of land or the structure to be entered to carry out the inspection, remedy, enforcement or action,

- (a) Enter such land or structure at any reasonable time, and carry out the inspection, enforcement or action authorized or required by the enactment or bylaw,
 - (b) request anything be produced to assist in the inspection, remedy, enforcement or action, and
 - (c) make copies of anything related to the inspection remedy, enforcement or action.
- (2) The designated officer must display or produce on request identification showing that the person is authorized to make the entry:
 - (3) In an emergency or in extraordinary circumstances the designated officer need not give reasonable notice or enter at a reasonable hour and may do the things in subsection(1)(a) and (c) without the consent of the owner or occupant.”

6.3.2 The Development Officer, Subdivision Officer, or such other designated person, is the “designated person” for the purposes of **Section 6.2.1**.

6.4 Bylaw Contravention

6.4.1 Orders and municipal actions to remedy contraventions are governed by the Act and must be consulted for full details. The following extract of **Section 645 and 646** of the Act are provided for information and continuity purposes.

“645(1) Notwithstanding **section 545**, if a development authority finds that a development, land use or use of a building is not in accordance with

- (a) this Part or a land use bylaw or regulations under this Part, or
- (b) a development permit or subdivision approval,

the development authority may, by written notice, order the owner, the person in possession of the land or building or the person responsible for the contravention, or any or all of them to

- a. stop the development of use of the land or building in whole or part as directed by the notice.
- b. Demolish, remove or replace the development, or
- c. Carry out any other actions required by the notice so that the development or use of the land or building complies with the Part, the land use bylaw or regulations under this part, a development permit or a subdivision approval,

Within the time set out in the notice.

- (2) A person who receives a notice referred to in **subsection (1)** may appeal to the subdivision and development appeal board in accordance with **section 685(3)**;

646(1) If a person fails or refuses to comply with an order directed to him under **section 645** or an order of a subdivision and development appeal board under **section 684**. The municipality may, in accordance with **section 542**, enter on the land or building and take any action necessary to carry out the order.

- (2) A municipality may register a caveat under the Land Titles Act in respect of an order referred to in **section(1)** against the certificate of title for the land that is the subject of the order.
- (3) If a municipality registers a caveat under **subsection (2)**, the municipality must discharge the caveat when the order has been complied with.”

6.4.2 A person who receives an order referred to in **Section 6.3.1** may appeal to the Subdivision and Development Appeal Board.

6.4.3 Whenever it appears to the Development Officer that a Development Permit has been obtained by fraud or misrepresentation or has been issued in error, the Development Officer may suspend or cancel the Development Permit.

6.5 Offences and Penalties

6.5.1 The authority regarding offenses and penalties of this Bylaw are governed by **Part 13, Division 4 and 5** of the Act and should be consulted.

6.6 Forms, Notices and Fees

6.6.1 For the purpose of administering the provisions of this Bylaw, Council, by resolution, may authorize the preparation and the use of such forms, notices and fee schedules as in its discretion it may deem necessary. Any such forms, notices or fees are deemed to have the full force and effect of this Bylaw in execution of the purpose for which they were designed, authorized, and issued.

6.6.2 This forms, notices, and fee schedules authorized by Council pursuant to this Bylaw may be posted, issued, mailed, served or delivered in the course of the Development Officer’s or Subdivision Officer’s duties,

6.6.3 The following forms and notices used for the operation of this Bylaw are contained in **Appendix “A”** and are provided for information. The forms may be reproduced or photocopied for the purposes of submitting applications for development and subdivision, appeals, time extensions or amendments to this Bylaw, to the Municipality, its agencies, boards, and designated officers.

Development Permit Application

Subdivision Application

Stop Work Order

Notice of Appeal to the Village of Standard Subdivision and Development Appeal Board

Circulation Transmittal

6.7 Amendments to the Land Use Bylaw

6.7.1 Any person may apply to have this Bylaw amended.

6.7.2 The Council may initiate amendments by its own motion.

- 6.7.3 All applications for amendments of this Bylaw shall be made using the approved form, accompanied by:
- (a) the fee determined by the Council;
 - (b) a statement of the applicant's interest in the land;
 - (c) any drawings, plans or maps required by the Development Officer; and
 - (d) any documents as required by the Development Officer.
- 6.7.4 All amendments of this Bylaw shall be made Council by bylaw in conformity with the Act and the regulations.
- 6.7.5 The Council, in considering an application for an amendment to this Land Use Bylaw, shall refer a copy of the proposed amendment to:
- (a) Palliser Regional Municipal Services,
 - (b) Wheatland County, if the proposed amendment:
 - (i) affects land on a boundary with Wheatland County, or
 - (ii) may otherwise have an effect within Wheatland County, and
 - (c) such other persons or agencies as it considers necessary for comment.
- 6.7.6 If an application for an amendment to this Bylaw has been refused by Council, then Council need not accept an application for an amendment for the same use on the same parcel for a period of twelve (12) months from the date of refusal.
- 6.7.7 Prior to third reading of the proposed by-law, Council may require the applicant to apply for a development permit and negotiate a development agreement in respect of the proposal which initiated the application for amendment.

Part 7 General Rules

7.1 Site Dimensions

- 7.1.1 No permit shall be issued for any development on a site, the area or width of which is less than the minimum prescribed for the district in which the site is located, except that a lot of separate record in the Land Titles Office containing less than the required minimum area or width may be used subject to the discretion of the Development Office if all other requirements of this By-law and amendments hereto are observed.

7.2 Special Setback Requirements

- 7.2.1 Sites other than corner sites which have frontage on two streets are recognized as having two front yards, and the development shall comply with the setbacks for the respective district.
- 7.2.2 A sign which is separate from a building must be located so as to comply with the front yard setback requirements applicable to the principal building unless otherwise provided.
- 7.2.3 The minimum distance required for yards do not apply to:
- (a) exterior finishing materials applied to principal buildings provided the material does not encroach more than 10cm into any yard;
 - (b) construction wholly beneath the surface of the ground;
 - (c) decks less than 0.6m (2ft.) in height from grade;
- 7.2.4 Projections may be allowed to encroach into a yard as follows:
- (a) Front Yards:

Eaves, balconies, bay windows, canopies, chimneys, unenclosed decks, fire escapes and porches may project a maximum of 0.6m (2ft.) over or onto a required front yard.
 - (b) Side Yards:

Eaves, balconies, bay window, canopies, chimneys unenclosed decks, fire escapes and porches may project a maximum of 0.6m (2ft.) over or onto a required site yard except that only eaves may project:
 - (i) into a 3m (10ft.) side yard required in a laneless subdivision where no provision is made for a garage or carport to front or side on a dwelling; or
 - (ii) into a 3m (10ft.) side yard required for vehicular access to the rear of the property.
- 7.2.5 In addition to those features listed in 7.2.3 and 7.2.4 a projection into any designated yard may be allowed for a building feature such as cantilevered bays and sun windows, dining room alcoves and similar elements provided the feature does not encroach more than 0.6m (2ft.) into any yard and the projecting façade does not exceed:

- (a) 30% to a maximum of 3.6m (12ft.) in width, whichever is greater, of the exterior surface wall area exposed to the yard in which the feature is located for internal sites.
- (b) 40% to a maximum of 4.5m (14.7ft.) in width, whichever is greater, of the exterior surface wall area exposed to the yard facing a street and in which the feature is located.

and such encroachment complies with the Alberta Safety Code Regulations.

7.2.6 Where the site is to be developed for semi- detached or row housing complexes, the following exceptions apply:

- (a) where each half of a semi- detached house is to be contained on a separate parcel or title, no side yard shall be required on the side of the dwelling unit which abuts the adjacent dwelling unit by means of a fire separation;
- (b) where the dwelling units of a row house building are to be contained on separate parcels or titles, no side yards shall be required on either side in the case of an internal dwelling unit. No side yard shall be required on the interior side of the end dwelling unit.

and such encroachment complies with the Alberta Safety Code Regulations.

7.2.7 Setbacks in excess of the minimum requirements may be required when deemed necessary by the Development Officer.

7.3 Height of Building

7.3.1 The base from which to measure the height of a building shall be average elevation of the finished ground level adjoining all exterior walls of a building.

7.3.2 The height of buildings as specified in the Land Use Rules of this bylaw do not apply to antenna structures and utility poles.

7.4 Utilities

7.4.1 Each unit of a semi-detached dwelling or attached housing complex shall be serviced individually and directly connected to the sewer, water, and gas utility lines located within the public right-of-way.

7.5 Parking and Loading Facilities

7.5.1 Parking and loading spaces shall be calculated on the basis of gross floor area, and unless otherwise stated, and where fractional figure occurs shall be rounded to the next higher figure.

7.5.2 Net floor area is calculated on the basis of gross floor area less a 15% allowance for mechanical rooms, stair cases and hallways.

7.5.3 Parking and loading spaces shall be provided on site in accordance with the following table:

Minimum number of spaces

Use of Building	Parking
Apartments	1.5 Spaces/dwelling unit
Arena	1 space/10patrons
Arenas (Open Air)	1 space/9m ² (96.87 sq.ft.)
Banks	1 space/37m ² (398.26 sq.ft.)
Beer Parlours	1 space/3seats for patrons
Billiard Halls, Pool Rooms	1 space/28m ² (301.39 sq.ft.)
Bowling Alleys	2.5 spaces/alley
Churches	1 space/12patrons
Clinics	1 space/37m ² (398.26 sq.ft.)
Community Buildings	1 space/9m ² (98.87 sq. ft.)
Curling Rinks	6 spaces/sheet of ice
Kindergartens, nursery Schools	1 space/staff member
Libraries	1 space/37m ² (398.26 sq. ft.)
Lumber Yards, Home Improvement Centres	1space/37m ² (398.26 sq. ft.) of retail store area plus 1/1,858m ² (20,000 sq. ft.) for warehouse area plus 1 loading bay per 1,858m ² (20,000sq. ft.), minimum of 1
Manufacturing Plants, Mills, Shops, etc	1 space/56m ² (602.79 sq. ft.) plus 1 loading bay/ 1,858m ² (20,000 sq. ft.), minimum of 1 space
Motels, Hotels	1 space/guest unit
Offices: Administrative Business & Professional	1 space/37m ² (398.26 sq. ft.)
Private Clubs, Lodges, and Fraternal Orders	1 space/37m ² (398.26 sq. ft.)
Public assembly Halls	1 space/9m ² (96.87 sq. ft.)
Residential Single Family	1 space/dwelling unit
Residential Multi-Family	1.5 spaces/dwelling unit
Restaurants	1 space/37m ² (398.26 sq. ft.)
Retail Stores and Service/Repair	1 space/37m ² (398.26 sq. ft.) plus 1 loading bay

Schools-Elementary	1 space/classroom
-Junior High	2 spaces/classroom
-Senior High	4 spaces/classroom
Senior Citizens Home	1 space/2units
Warehouses	1 space/93m ² (1,001.04 sq. ft.) plus 1 loading bay/1,858m ² (20,000 sq. ft.) minimum of 1

7.5.4 Notwithstanding Section 7.5.3, the Development Office may:

- (a) require the developer to provide the provide the required off-street parking on land other than that to be developed provided that:
 - (i) the alternate parking site is within an acceptable distance to the Development Office of the site where the principal building is located or where the approved use is carried on and within the same district;
 - (ii) the alternate parking site is under the absolute control of the developer or his successor to the principal development for a term of years equal to the life of the approved principal development and that the said alternate parking site will be maintained and made available at all times in a like manner to an on-site parking space;
 - (iii) the absolute control is established to the satisfaction of the Council;
 - (iv) when the developer or his successor is authorized by the Village to provide one or more alternative parking site, he shall enter into an agreement under seal with the Village detailing these and such other relevant things as the Village may require and the said agreement shall be in such form as may be registered and maintained on the title or titles to such lands in the Land Titles Office.

7.5.5 A parking space shall be located on the same site or a site within a distance acceptable to the Development Officer of the building or the use for which it is required and shall be designed, located, and constructed to the Village's standards so that:

- (a) it is easily accessible to the vehicle intended to be accommodated there;
- (b) it is in conformity with the requirements as outlined in Section 7.5.12 and the stall width, angle, and depth, along with the aisle width, are indicated on the site plan; and
- (c) it is satisfactory to the Development Officer in size, shape, location, grading, and construction.

7.5.6 A loading space shall have an area of not less than 28m² (301.4sq. ft.), 3.5 (11.48ft.) in width, and 3.5m (11.48ft.) overhead clearance,

- 7.5.7 Any parking space or any loading space provided shall be developed and surfaced to Village standards.
- 7.5.8 When a building is enlarged altered, or a change in the use occurs in such a manner as to cause a more intensive use of that building, provision shall be made for the additional parking spaces required under the parking provisions of this By-law. The calculation shall base on the number of additional parking spaces required as a result of the enlargement, alterations, or change in the use of the building.
- 7.5.9 Adequate curbs or concrete bumpers or fences shall be provided to the satisfaction of the Development Officer.
- 7.5.10 The on-site parking shall be provided in the manner shown on the approved site plan, with the entire area to be graded and surfaced so as to ensure that drainage will be confined to the site, and disposed of in a manner satisfactory to the Development Officer.
- 7.5.11 Parking spaces shall not be less than 2.5m (8.20ft.) in width, 6m (19.69ft.) in length, and 15m² (161.46 sq. ft.) in area.
- 7.5.12 Parking spaces shall be designed and provided in accordance with the following table and diagram.

WIDTH OF STALL m (ft.)	ANGLE OF PARKING, DEG	WIDTH OF AISLE m (ft.)	DEPTH OF STALL PERPENDICULAR TO AISLE m (ft.)
2.5 (8.0)	30	3.5 (11.48)	5.1 (16.73)
2.5 (8.0)	45	3.5 (11.48)	6 (20.99)
2.5 (8.0)	60	5.5(18.04)	6.4 (20.99)

- 7.5.13 Parking spaces shall not be located in the front yard of a site in any residential district unless otherwise allowed by the Development Officer.

7.6 Accessory Buildings

- 7.6.1 All accessory buildings shall be located at least 2.4m (7.9ft.) from any principal building.
- 7.6.2 When a building used or proposed to be used as an accessory building is located or proposed to be located closer to a dwelling unit than 2.4m (7.9ft.) it shall be connected to that principal building by a structural element including for purposes of example but not limited to: common foundation, common roof, and common wall.
- 7.6.3 For the purpose of calculating yard setbacks and site coverage requirements, when an accessory building is to be attached to the principal building it shall be deemed to be part of the principal building.
- 7.6.4 An accessory building erected on a site in any residential district shall not be used as a dwelling.

- 7.6.5 When a residential site abuts a lane 6.1m (20ft.) or less in width, the Development Office may require a rear yard setback greater than the prescribed minimum.
- 7.6.6 No side yard is required for an accessory building in any district provided that:
- (a) the wall of the structure nearest the property line is a fire rated wall; and
 - (i) the exterior finish of the wall does not require maintenance and
 - (ii) there will not be any eave overhang and footing or foundation encroachment onto the adjoining property.
 - (b) all roof drainage is directed by means of eaves troughs, drain spouts, or such other suitable means, onto the property where the accessory building is located.
- 7.6.7 On sites without lanes, a rear yard for an accessory building is not required provided that the provisions of Section 7.6.6 are adhered to and it will not interfere with any utility right-of-ways or overhead electrical transmission lines.

7.6.8 Accessory Building – Fabric Covered

Accessory Building – Fabric Covered shall be considered a discretionary use in residential land use districts and shall adhere to the following requirements:

- (i) not to exceed 20.44 sq. m. (220 sq. ft.) in area;
- (ii) shall be a minimum 3 metres (10 ft.) from flammable material (i.e. burning barrels, fire pits or other open flame accessories) or vegetation;
- (iii) shall be kept in good condition to the satisfaction of the development authority; and
- (iv) shall not cause or create a nuisance by way of noise, vibration, etc. and the privacy and enjoyment of adjacent properties shall be preserved and the amenities of the neighborhood maintained.

7.7 Landscaping and Fencing

- 7.7.1 Any area required to be landscaped may, at the discretion of the Development Officer, be left in its natural state or be loaned and planted with grass, trees, shrubs, and/or flowers or similar materials or a combination thereof which enhance the appearance of the site and which compliment the development thereon.
- 7.7.2 Notwithstanding any other provision contained in this By-law, no person shall place or maintain any object, structure, fence, hedge, shrub, or tree in or on that part of corner site located within an Urban Reserve, Industrial, or Residential District which lies within a triangle formed by a straight line drawn between two points on the exterior boundaries of said site, 7.5m (24.6ft.) from the point where they intersect as indicated on the following diagram.
- 7.7.3 Except as hereinafter provided, a person shall not construct a fence in any district which is higher than:

- (a) 1m (3ft.) in the front yard; or
- (b) 2m (6.5ft.) in the side or rear yard,

7.7.4 Notwithstanding Section 7.7.3, the height of a fence in an Industrial or Urban Reserve district shall be determined by the Development Officer.

7.7.5 No fence shall be of barbed wire construction below a height of 2m (6.5ft.).

7.8 Screening, Outside Storage Areas, and Garbage Storage

7.8.1 Garbage shall be stored in weatherproof and animal proof containers screened from adjacent sites and public thoroughfares and be in a location easily accessible for pick up.

7.8.2 Outside storage areas shall be screened from adjacent sites and thoroughfares.

7.9 Bed and Breakfast Accommodation

7.9.1 Bed and breakfast accommodation shall not interfere with the rights of other residents to quiet enjoyment of a residential neighborhood. Bed and breakfast accommodation shall be an incidental and subordinate use to the principal residential use and shall be restricted to the dwelling unit and shall not:

- (a) require any alterations to the principal building unless the alterations are approved by the Development Officer;
- (b) create a nuisance by way of noise, parking or traffic generation;
- (c) occupy more than twenty five percent (25%) of the dwelling unit or provide for more than two (2) guest rooms in addition to the family of the owner, whichever is less;
- (d) display any form of advertising relating to the bed and breakfast operation on site;
- (e) sell meals or alcoholic beverages to non-overnight guests;
- (f) include a kitchen in any room rented.
- (g) provide one onsite parking space per guest room.

7.9.2 In granting a development permit for a bed and breakfast, the Development Officer shall restrict the use to a specified time limit after which an application must be made to continue the use. In no case shall a development permit be issued for a period that exceeds two years, after which time a new application must be made to continue the use.

7.10 Home Occupations

7.10.1 Home occupations shall be limited to those uses which do not interfere with the rights of other residents to quiet enjoyment of a residential neighborhood. Home occupations shall be an incidental and subordinate use to the principal residential use and shall be restricted to the dwelling unit and shall not:

- (a) have outside storage of material goods or equipment on the site;
- (b) create a nuisance by way of dust, noise, smell, smoke, or traffic
- (c) display any form of commercial advertising related to the home
- (d) require alterations to the principal building unless the alterations are approved by the Development Officer;
- (e) employ any more than one person other than the occupants.

7.10.2 Home occupations are limited to those uses which are approved by the Development Officer for the dwelling where they are carried on for a period not exceeding one year, at which time the Development Officer may allow the continuance of the use.

7.11 Objects Prohibited or Restricted In a Residential District

7.11.1 No person shall be allowed to keep or maintain in a residential district:

- (a) an industrial or commercial vehicle with a gross vehicle weight (GVW) in excess of 4083kg (9000lbs) for longer than is reasonably necessary to load or unload the vehicle;
- (b) an industrial or commercial vehicle except when such a vehicle is required pursuant to a development or building permit for that site;
- (c) an unlicensed, dismantled, or derelict vehicle for more than 48 hours;
- (d) any object or chattel which, in the opinion of the Development Officer is unsightly or tends to adversely affect the amenities of the district.

7.12 Relocation of Buildings

7.12.1 Where a development permit has been granted for the relocation of a building on the same site or from another site, the Development Authority may require the applicant to provide a Performance Bond or a letter of credit in the minimum amount of \$10,000.00 to ensure completion of any renovations set out as a condition of approval of the permit and repair or replacement of any damaged curb stops, valve boxes, manhole cover, catch-basins, culverts, pipelines, sidewalks, curbs and gutters, lanes, roads and any surface or underground improvement on or abutting the land which is affected by the construction or demolition activity. The deposit may be waived if, in the opinion of the Development Officer, there are no improvements abutting the property that could sustain damage during construction or improvements required to the relocated building.

7.12.2 All renovations to a relocated building are to be completed within one year of the issuance of the development permit.

7.12.3 Prior to approving a development permit for a moved in building, the Development Authority may obtain the views in writing of the adjacent registered property owners.

7.12.4 The Development Officer may request that an application to relocate a building or structure be accompanied by recent photographs of the building/structure, and wherever possible the Development Officer may inspect the building/structure. If the relocated

building is not in compliance with the photographs provided the Village may require the building to be removed.

- 7.12.5 The design, external finish and architectural appearance of any relocated building/structure shall be similar to and complement the existing structures on the parcels adjacent to the parcel onto which the building/structure is to be located.
- 7.12.6 It is the owner's or agent's responsibility to ensure, prior to commencement of construction or demolition, there is no previous damage. If there is existing damage, it shall be reported to the Village, before the work commences.
- 7.12.7 Rough landscaping (spreading of topsoil) must be completed before the damage deposit is refunded.
- 7.12.8 The property owner or agent is responsible to have the necessary improvement cleared and visible for the initial and final inspection by the Village.
- 7.12.9 The property owner or agent shall apply to the Development Officer for the refund of the bond/ deposit.
- 7.12.10 When an application is made, the Village Public Works Department shall inspect the site for damage.
- 7.12.11 If no damage has occurred, the deposit shall be refunded in full.
- 7.12.12 If damage has occurred, the deposit shall be used to cover the cost and any outstanding amount shall be directed to the property owner.
- 7.12.13 The deposit cannot be transferred to another property.

7.13 Residential Buildings on the Same Site

- 7.13.1 No person shall erect more than one principal building on a site in any Residential Land Use District.
- 7.13.2 No person shall erect or maintain a residential building on a site on which another residential building is already located unless the building/ site is designed for multiple unit development.

7.14 Sign Control

- 7.14.1 Excepting traffic control signs and those temporary signs outlined in Section 4.2.1(h), all signs shall comply with the provisions set out for the district in which the sign is to be located.
- 7.14.2 No sign shall be erected so as to obstruct free and clear vision of vehicular traffic, or be located, or display a light intensity or colour where it may interfere with, or be confused with, any authorized traffic sign, signal, or device, and in so doing, create a traffic hazard.
- 7.14.3 Signs other than fascia signs which overhang any abutting Municipal, Provincial, or Federal property are prohibited.
- 7.14.4 Within a Residential District, one identification sign per site may be permitted as follows:

- (a) a fascia sign which does not exceed 1000cm² (155in²) in area to identify a home occupation;
- (b) a free standing or fascia sign when used to identify an apartment building, church, day care centre, nursery school, or mobile home park, which does not:
 - (i) exceed 1.5m² (16 sq. ft.) in area, or
 - (ii) project back 0.6m (2ft.) from the property line, or
 - (iii) exceed 3.6m (11.5ft.) in height.

7.14.5 Within a Commercial or Industrial District, advertising, identification or directional signs may be allowed as follows:

- (a) free standing signs provided that:
 - (i) the maximum height shall not exceed 9m (29.5ft.);
 - (ii) the total sign area for each face shall not exceed 1.5m² (16sq. ft.);
 - (iii) a sign shall not project within 600mm (1.97ft.) back from a property line;
- (b) fascia signs provided that the total copy area of a sign or signs shall not exceed 20% of the face of the building or bay to which the sign is attached;
- (c) projecting signs provided that:
 - (i) the maximum area shall be 9m² (96.84 sq. ft.);
 - (ii) a sign shall not rise more than 300mm (11.81in) above a parapet;
 - (iii) a sign shall not project within 600mm (23.62in) back from the property line;
 - (iv) a minimum of 3m (9.84 ft.) shall be provided between the bottom of a sign and a private sidewalk or walkway;
 - (v) the structural supports and anchors have been approved by a professional structural engineer;
- (d) roof signs provided that:
 - (i) a sign shall appear as an architectural blade with no visible support structures;
 - (ii) no portion of a sign shall overhang the roof on which it is locate;
 - (iii) the maximum area of a sign shall be 9m² (96.87sq. ft.).

7.14.6 Within an Urban Reserve District, identification or directional signs may be allowed as follows:

- (a) one fascia sign per site which does not exceed 1000cm² (155in²) in area to identify a home occupation;
- (b) one free standing directional sign per site which does not exceed 1m² (10.76sq. ft.) in area nor 6m (19.69ft.) in height to identify the permissible use in the district.

7.14.7 Billboards may be allowed in an Urban Reserve, Central Business, Highway Commercial, or Industrial District provided that:

- (a) the maximum dimensions shall not be larger than 3m (9.84 ft.) by 12m (39.37ft.);
- (b) the billboard does not block natural light from the window of the building behind it;
- (c) the lighting of the billboard does not adversely affect neighbouring residential sites and/or traffic lights;
- (d) the billboard is not located on the Village's boulevards;
- (e) the billboard is a minimum of 305m (1000.66ft.) from any other billboard, and does not have the effect of materially obscuring the view of the landscapes;
- (f) the location of the billboard shall comply with setbacks applicable to free standing signs.

7.14.8 In considering a development application for a sign, the Development Officer shall have due regard to the amenities of the District in which the sign is located and the design of the proposed sign.

7.15 Non-Conforming Uses and Non-Conforming Buildings

7.15.1 The following subsections 7.15.2 to 7.15.7 inclusive are provided for in Section 643(1) of the Municipal Government Act. These subsections are provided for information purposes only.

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

- (a) to make it a conforming building; or
- (b) as may be deemed necessary by the Development Officer for the routine maintenance of the building;
- (c) in accordance with this Land Use Bylaw that provides minor variance powers to the development Officer.

7.15.3 If a non- conforming building is damaged or destroyed by fire or other causes to an extent of more than 75% of the value of the building above its foundation, the building may not be repaired or rebuilt except in conformity with the provisions of this By-law.

7.15.4 A non-conforming use of land or a building may be continued, but if that use is discontinued for a period of six(6) consecutive months or more, any future use of the land or building must conform to the provisions of this By-law.

- 7.15.5 The use of land or of a building is not affected by reason only of a change of ownership, tenancy or occupancy of the land or building.
- 7.15.6 A non-conforming use of part of a building may be extended throughout the building, but the building, whether or not it is a non-conforming building shall be enlarged or added to and no structural alterations may be made thereto or therein.
- 7.15.7 A non-conforming use of part of a lot may not be extended or transferred in whole or in part to any other part of the lot and no additional buildings may be erected upon the lot while the non-conforming use continues.
- 7.15.8 When a building is a non-conforming building solely by reason of its encroachment into a required front, side, or rear yard, or inadequate parking, the Development Officer at his/her discretion may allow an extension of, or an addition to, the building, if such extension or such addition will not in itself constitute an encroachment into any required yard, and if such extension or addition complies with the provisions of this By-law.
- 7.15.9 A building that encroaches into a required front, side or rear yard by reason of conversion from imperial unit of measurement as contained with Bylaw 357 to metric units as contained within this Bylaw is considered to be a conforming building.

7.16 Land near Water or Subject to Flooding or Subsidence

- 7.16.1 Development on land that is subject to flooding or subsidence or is marshy or unstable shall be discouraged, but when such development is allowed, the developer shall hold the municipality harmless from any damage to or loss of the development caused by flooding, subsidence, or other cause.

7.17 Drainage

- 7.17.1 Any area requiring landscaping or topographic reconstruction shall be landscaped or reconstructed so that the finished surface contours do not direct surface drainage onto an adjoining site.

7.18 Controlled Appearance

- 7.18.1 The design, character, and appearance of any building, structure, or sign, proposed to be erected or located in any District, must be acceptable to the Development Authority, having due regard to the amenities and the character of existing development in the District, as well as to its effect on adjacent Districts.

7.19 Storage Structures

- 7.19.1 A storage structure shall meet the setback requirements for an accessory building in the appropriate district;
- 7.19.2 A storage structure shall be for cold storage only and shall not be connected to utilities;
- 7.19.3 A storage structure shall be screened from view as required by the Municipal Planning Commission and/ or may require exterior finishing to be in general conformance with the principal building or surrounding development;

- 7.19.4 A storage structure shall not be permitted in residential areas or on parcels where the primary land use is residential;
- 7.19.5 A storage structure shall not be used as a sign;
- 7.19.6 A storage structure may be approved on a temporary basis during construction within any land use district.

7.20 Subdivision of Land

A development requiring subdivision of land shall not be issued a development permit until such time as subdivision registration, or upon appeal, the Subdivision and Development Appeal Board or the Municipal Government Board recommendations and registration.

7.21 Undermining or Subsidence Conditions

Where development is proposed for land which has potential undermining or subsidence conditions, no development permit shall be granted unless the Development Authority is satisfied that hazards and other problems will not adversely affect the development as proposed. Valid engineering tests may be required.

7.22 Manufactured Homes

7.22.1 Foundation:

A permanent foundation shall be provided on the stand of each manufactured home lot capable of supporting the maximum anticipated load of the manufactured home at all seasons without settlement or other movement.

7.22.2 Skirting:

The undercarriage of each manufactured home shall be completely screened from view by the foundation or by skirting within 30 days of placement of the manufactured home.

7.22.3 Additions, Porches etc.:

All accessory structures such as steps, patios, porches, additions, skirting and storage facilities shall be factory pre-fabricated units or of a quality equivalent thereto, so that design and construction will complement the manufactured home. Additions to a manufactured home shall have a foundation and skirting equivalent to that of the manufactured home. All manufactured homes shall be provided with steps and landings to all entrances within 30 days of their placement.

7.22.4 Utilities:

Each manufactured home shall be connected to and be serviced by electrical power, natural gas, telephone, and the Village's sanitary sewer and water supply.

7.22.5 Age:

All manufactured home units shall have Canadian Standards Association (CSA) Certificates. Manufactured homes constructed more than eight (8) years before the date of application for a development permit shall not be allowed. The Municipal Planning

Commission in the performance of its duties in discretionary approval of Development Permits may relax this condition where it is satisfied that the manufactured home meets the standards of manufactured Homes constructed within the last (8) eight years.

7.23 Alternative Energy Systems

7.23.1 Alternative or renewable energy systems can include, but are not limited to, passive solar, heat exchange systems and generators. Systems of this nature are encouraged as a method to reduce greenhouse gas emissions and to promote sustainability objectives within the Village of Standard. Alternative Energy Systems shall ensure there are no nuisance effects that extend beyond the site and shall have consideration for the following requirements:

- (a) Alternative Energy Systems that are part of or attached to the principal building shall follow the requirements for that use such as requirements for height (i.e. Passive solar panels on a roof); and
- (b) Alternative Energy Systems shall follow the minimum requirements for accessory buildings and uses in the appropriate Land Use District where separate and subordinate to the principal building or use of the property.

7.23.2 Prior to commencement of a development for a solar commercial installation under the requirements of this Bylaw, all necessary approvals must be obtained, and, if required, a copy of the approval from the Alberta Utilities Commission (AUC) must be submitted to the Village.

- (a) An Alternative Energy - Solar – Commercial Development proposal shall indicate the following:

- (i) The boundary of the solar energy conversion system for commercial development shall be defined by the legal boundaries of all titled parcels where the development has infrastructure proposed or located within;
- (ii) An accurate site plan showing and labelling the information for the proposal including the specific locations of any proposed structures with setbacks from property lines and surrounding buildings within 0.5 km (.31 miles); and
- (iii) Confirmation, suitable to the Development Authority, that any proposal will take into consideration the potential environmental impact of the development.

- (b) An Alternative Energy - Solar – Private/Microgeneration Development submission must indicate:

- (i) The specific location of the proposed structures relative to the setback requirements of the underlying zone for both principle and accessory structures located within the subject property boundaries.

- (c) An Alternative Energy - Wind – Private/Microgeneration proposal shall include:

- (i) An accurate site plan showing and labelling the information for the development including the specific locations of any proposed structures

with setbacks from property lines and surrounding buildings within 0.5 km (.31 miles);

- (ii) The setback shall conform to the requirements of the underlying zone for both principle and accessory buildings located with the subject property;
- (iii) The wind energy conversion system shall be no closer to the property line than the total height of the unit, including any guy wire anchors.
- (iv) At no time shall any portion of the structure be permitted to extend closer than 3 m (10 ft.) to any property line.
- (v) Diagrams indicating the potential visual impact of the structure as these facilities require the installation of the turbine on a tall tower, generally above other structures or trees, to reach wind conditions and avoid turbulence. Visual Impact concerns shall be considered where there is significant scenic or historical value and where there is a clear public benefit.
- (vi) No advertising shall appear on the tower, blades or turbine.

7.24 Cannabis Retail Sales⁷

7.24.1 A Cannabis Retail Sales establishment shall comply with all provincial requirements

7.24.2 A Cannabis Retail Sales establishment shall meet the provincial requirements for minimum separation distances from Schools, a Municipal School Reserve parcel, a School Reserve parcel and Provincial Health Care Facilities.

7.24.3 Despite Section 7.24.1 and 7.24.2, no separation distance is required between a Cannabis Retail Sales establishment and a home education program.

7.25 Cannabis Production Facility⁸

7.25.1 As a condition of development and prior to the operation of the facility, the owner must provide a copy of the current license for all activities associated with cannabis production as issued by the Health Canada.

7.25.2 The owner or applicant must obtain any other approval, permit, authorization, consent or license that may be required to ensure compliance with applicable federal, provincial or other municipal legislation.

7.25.3 The development must be done in such a manner where all of the processes and functions are fully enclosed within a stand-alone building including all loading stalls and docks, garbage containers and waste material.

7.25.4 The development shall not include an outdoor area for the storage of goods, materials or supplies.

7.25.5 The development shall not operate in conjunction with another approved use.

7.25.6 The development must include equipment designed and intended to remove odours from the air where it is discharged from the building as part of a ventilation system.

⁷ Bylaw 05-2018 – Amended October 10, 2018

⁸ Bylaw 02-2019 – Amended June 12, 2019

7.25.7 The Development Authority may require as a condition of a development permit, a waste management plan completed by a qualified professional, which includes but not limited to, details on:

- (a) the quantity and characteristics of liquid and waste material discharged by the facility;
- (b) the method and location of collection and disposal of liquid and waste material discharged by the facility; and
- (c) the incineration of waste products and airborne emissions, including smell.

Part 8 Land Use Districts

8.1 Land Use Districts

8.1.1 For the purpose of this Bylaw, the land within the boundaries of the Municipality shall be divided into one or more of the Districts as established in Section 8.2.

8.1.2 Throughout this Bylaw and amendments thereto a District may be referred to either by its full name or its abbreviation as set out in Section 8.2.

8.2 Districts

Residential- Single Unit Detached District (R-1)

Residential- General District (R-G)

Central Business District (CB)

Highway Commercial District (HWY-C)

Industrial District (I)

Urban Reserve District (UR)

Public Service District (P-1)

8.3 District Boundaries and Land Use Map

(1) The boundaries of the districts listed in above are as delineated on the Land Use District Map being **Appendix "A"** hereto.

(2) Where uncertainty exists as to the boundaries of districts as shown on the Land Use District Map, the following rules shall apply:

Rule 1: Where a boundary is shown as following a street, lane, stream or canal, it shall be deemed to follow the centre line thereof.

Rule 2: Where a boundary is shown as approximately following a lot line, it shall be deemed to follow the lot line.

Rule 3: In circumstances not covered by Rules 1 and 2, the location of the district boundary shall be determined:

(a) where dimensions are set out on the Land Use District Map, by the dimensions so set, or

(b) where dimensions are set out on the Land Use District with respect to such boundary, by measurement of land use of the scale shown on the Land Use District Map.

- (4) Where the exact location of the boundary of a land use district cannot be determined using the rules in subsection (1), the Council, on its own motion or on a written request, shall fix the location:
 - (a) in a manner consistent with the provisions of this Bylaw; and
 - (b) with the appropriate degree of detail required.
- (5) The location of a district boundary, once fixed, shall not be altered except by an amendment of this Bylaw.
- (6) The Council shall keep a list of its decisions fixing the locations of district boundaries.
- (7) The Council shall maintain a list of its decision with respect to boundaries or portions thereof fixed by it.

8.4. Residential Single Unit Detached District (R-1) Land Use Rules

8.4.1 Purpose and Intent

8.1.1 The purpose and intent of this District is to provide for a Single Residential Neighbourhood having low densities and high standards of development.

8.4.2 List of Permitted Uses

Accessory Building

Alternative Energy, Solar – Private/Microgeneration

Dwelling, Single Detached (Excluding Manufactured Homes)

Garage, Private

Greenhouse, Private

Public Parks and Playgrounds

Sign (Directional)

8.4.3 List of Discretionary Uses

Accessory Building – Fabric Covered

Bed and Breakfast Accommodation

Community Buildings and Facilities

Day Care Centre

Home Occupation

Nursery School

Private Parks and Playgrounds

Public and Quasi- Public Institutions and Facilities

Sign (Advertising, Identification)

Worship Facilities

8.4.4 General Requirements

8.4.4.1 In addition to the general land use provisions contained in Part 7, the following provisions as contained within this Section shall apply to every development in the District.

8.4.5 Minimum Requirements

8.4.5.1 Area of site: 604m² (6,501.40 sq. ft.)

8.4.5.2 Width of Site: 20m (65.61 ft.)

8.4.5.3 Front Yard:

- (a) 4m (13.12 ft.)
- (b) Any garage with access off a street, other than a garage the length of which is approximately parallel to the street, shall be set back 6m (19.69 ft.) from the property line.
- (c) In a new subdivision, the front yard setbacks of principal buildings should be varied in order to maximize the visual amenity of the district.

8.4.5.4 Side Yards – Laned Sites

- (a) Principal Buildings:
 - (i) Street side of corner site: 3m (9.84ft.)
 - (ii) All other sites: 1.5m (4.92ft.)
- (b) Accessory Buildings:
 - (i) Street side of corner site: 3m (9.84ft.)
 - (ii) All other sites: 1m (3.28ft.)

8.4.5.5 Rear Yard:

- (a) Principal Buildings: 8m (26.25ft.)
- (b) Accessory Building: 1m (3.28ft.)

8.4.5.6 Habitable Floor Area Per Unit:

- (a) Detached Single Family Dwelling: 93m² (1001.04 sq. ft.)

8.4.6 Maximum Limits

8.4.6.1 Coverage of Site:

- (a) All buildings together including accessory buildings: 40% of the area of the site.
- (b) All accessory buildings: 10% of the area of the site

8.4.6.2 Height of Buildings:

- (a) Principal Building: 9m (29.53ft.)
- (b) Accessory Building: 5m (16.40ft.)

8.4.7 Other Requirements

- 8.4.7.1 The Development Office may specify such other requirements as he deems necessary or desirable having regard to the nature of a proposed development and the purpose of this District.

8.5 Residential- General District (RG) Land Use Rules

8.5.1 Purpose and Intent

8.5.1.1 The purpose and intent of this District is to provide for residential neighbourhoods in which a variety of residential densities may be permitted.

8.5.2 List of Permitted Uses

Accessory Building

Alternative Energy, Solar – Private/Microgeneration

Dwelling, Duplex

Dwelling, Semi-Detached

Dwelling, Single Detached (excluding Manufactured Homes)

Garage, Private

Garden Shed

Greenhouse, Private

Public Parks and Play Grounds

School

8.5.3 List of Discretionary Uses

Accessory Building – Fabric Covered

Accessory Use

Apartment

Attached Housing

Bed and Breakfast Accommodation

Community Buildings and Facilities

Day Care Centre

Dwelling Group

Home Occupation

Kindergarten

Lodging House

Manufactured Home
Private Parks and Play Grounds
Private Swimming Pool
Public and Quasi- Public Installations and Facilities
Secondary Suite
Senior Citizens Housing
Sign (Advertising, Directional)
Worship Facilities

8.5.4 General Requirements

8.5.4.1 In addition to the General Land Use Provisions contained in Section 9, the following provisions as contained within this Section shall apply to every development in the District.

8.5.5 Minimum Requirements

8.5.5.1 Area of Site:

- (a) Apartments: minimum lot area of 929m² (10,000sq. ft.)
- (b) Attached Houses:
 - (i) 186m² (2002.09 sq. ft.) for each internal dwelling unit;
 - (ii) 233m² (2507.99 sq. ft.) for each end dwelling unit;
 - (iii) 279m² (3003.21 sq. ft.) for each unit with a side yard abutting street.
- (c) Semi-detached Dwelling:
 - (i) Except as in (ii) below, 279m² (3003.21 sq. ft.) for each dwelling unit;
 - (ii) 326m² (3509.03 sq. ft.) for each dwelling unit with a side yard abutting a street.
- (d) Single Family Dwellings: 604m² (6501.40sq. ft.)

8.5.5.2 Width of Site:

- (a) Apartments and Dwelling Groups: 30m (98.4ft.)
- (b) Attached Houses:
 - (i) 6m (19.69 ft.) for each internal dwelling unit;
 - (ii) 7.5m (24.60 ft.) for each end dwelling unit;

(iii) 9m (29.53 ft.) for each end dwelling unit with a side yard abutting a street.

(c) semi-detached Dwellings:

(i) Except as in (ii) below, 9m (29.53ft.) for each dwelling unit;

(ii) 10.5m (34.45ft.) for each dwelling unit with a side yard abutting a street.

(d) Single Family Dwelling: 15m (49.21ft.)

8.5.5.3 Front Yard:

(a) 4m (13.12ft.)

(b) Key sites: 6m (19.69ft.)

(c) Any garage with access off a street, other than a garage the length of which is approximately parallel to the street, shall be setback 6m (19.63 ft.) from the property line.

(d) All other sites: 8m (26.25ft.)

8.5.5.4 Side Yards:

(a) Principal Buildings:

(i) Street side of a corner site: 3m (9.84ft.)

(ii) All other sites: 1.5m (4.92ft.)

8.5.5.5 Rear Yard:

(a) Principal Buildings: 8m (26.25ft.)

(b) Accessory Buildings:

(i) 9m (29.52ft.) lanes: 1m (3.28ft.)

(ii) 6m (19.69ft.) lanes: 2m (6.56ft.)

8.5.5.6 Habitable Floor Area per Unit:

(a) Dwelling- Detached, Single- Family: 93m² (1,001.04 sq. ft.)

(b) Dwelling- Semi-detached: 56m² (602.79 sq. ft.)

(c) Attached Houses: 56m² (602.79 sq. ft.)

(d) Apartment: 37m² (398.26 sq. ft.)

(e) Manufactured Homes: 55m² (592 sq. ft.)

8.5.6 Maximum Limits

8.5.6.1 Height of Buildings:

- (a) Principal Buildings: 9m (29.52ft.)
- (b) Accessory Buildings: 5m (16.40ft.)

8.5.7 Recreational and Landscaping Requirements for Multi-Unit Attached Housing

- 8.5.8.1 When the development of multi-unit attached housing is proposed, there shall be provided on the site areas for recreational and landscaping purposes, in addition to those areas needed for buildings, driveways, walkways, and parking spaces.
- 8.5.8.2 The area of a site required for recreational and landscaping purposes will vary according to the number and the size of the dwelling units constricted or to be constructed thereon, and the areas of balconies and recreational facilities within the building including patios, swimming pools, and the communal lounges for the free use of the tenants may be used in the calculation of total requirements for recreational landscaping areas.
- 8.5.8.3 The minimum recreational and landscaping area required for a multi-unit attached housing or apartment complex shall be equal to 30% of the site area.
- 8.5.8.4 The location on the site of recreational and landscaped areas is subject to the approval of the Development Officer.

8.6 Central Business District (CB) Land Use Rules

8.6.1 Purpose and Intent

8.6.1.1 The purpose and intent of this District is to provide for centralized commercial development serving the Village and the surrounding rural areas.

8.6.2 List of Permitted Uses

Alternative Energy, Solar – Private/Microgeneration

Arts or Crafts Studio

Bank

Barber Shop

Billiard Hall and Pool Room

Butcher Shop

Car Wash

Community Buildings and Facilities

Dry Cleaning Establishment

Medical Clinic

Offices (Administrative, Business, and Professional)

Personal Service

Photography Studio

Post Office

Public Park

Restaurant

Retail Store

Repair and Service Shops (Small Appliance)

8.6.3 List of Discretionary Uses

Accessory Building

Accessory Use

Cannabis Retail Sales⁹

⁹ Bylaw 05-2018 – Amended October 10, 2018

Drinking Establishment

Dwelling – Accessory to a Commercial Use

Dwelling – Multiple Unit that meets the regulations for multiple unit dwellings in the R-G District

Funeral Home

Gas Bar

Hotel

Library

Liquor Store

Private Clubs, Lodges, and Fraternal Orders

Public and Quasi-Public Buildings, Installations and Facilities

Service Station

Shopping Centre

Sign (Advertising, Directional, Identification)

Storage Structure – Accessory to a Commercial Use

Workshop, Accessory to Retail Stores

8.6.4 General Requirements

8.6.4.1 In addition to the general land use provisions contained in Section 7, the following provisions as contained within this Section shall apply to every development in this District.

8.6.5 Minimum Requirements

8.6.5.1 Area of Site:

- (a) Hotels: 1115m² (12,001.76 sq. ft.)
- (b) Service Stations: 1068m² (11,495.86 sq. ft.)
- (c) Other Uses: 233m² (2,507.99 sq. ft.)

8.6.5.2 Width of Site:

- (a) Hotels: 30m (98.48 ft.)
- (b) Service Stations: 30m (98.48 ft.)
- (c) Other Uses: 7.5m (24.60 ft.)

8.6.5.3 Front Yard: none required

8.6.5.4 Rear Yard:

- (a) 6m (19.69ft.) when loading is from the rear of the building
- (b) All other cases: None required with fire rated wall.

8.6.5.5 Side Yards:

- (a) Side adjacent to a residential district: 3m (9.84ft.)
- (b) All other locations: none required, but if a yard is provided, it shall be a minimum of 1m (3.28ft.)

8.6.6 Maximum Limits

8.6.6.1 Height of Buildings: 11m (36.09 ft.)

8.6.7 Special Requirements

8.6.7.1 Screening:

- (a) All sites abutting a residential district shall be screened from the view of the residential district to the satisfaction of the Development Office.
- (b) All apparatus on the roof shall be screened to the satisfaction of the Development Officer.

8.6.7.2 Landscaping:

- (a) If a landscaped area is provided, it must be in accordance with the plan approved by the Development Officer.
- (b) Any trees or shrubs which die must be replaced during the next planting season on a continuing basis.

8.6.7.3 Dwelling accommodation shall have direct access to the outside ground level.

8.7 Highway Commercial District (HWY-C) Land Use Rules

8.7.1 Purpose and Intent

8.7.1.1 The purpose and intent of this District is to provide for a range of commercial uses that serve a wide area of the community and region located on major streets with high traffic volumes and a high level of exposure to the travelling public and may require areas of land for outside storage.

8.7.2 List of Permitted Uses

Agricultural Equipment Sales and Service

Alternative Energy, Solar – Private/Microgeneration

Automobile Part Sales (not auto wreckers)

Automobile Sales and Service

Auction Facility

Car Wash

Farm Supply Centre

Home Improvement Centre

Lumber Yard

Office

Parking Lot

Public and Quasi-Public Buildings, Installations and Facilities

Recreation Vehicle Sales

Restaurant

Service Station

Warehousing

8.7.3 List of Discretionary Uses

Accessory Buildings

Accessory Building – Fabric Covered

Accessory Uses

Alternative Energy, Wind – Private/Microgeneration

Autobody and Paint Shops
Cannabis Retail Sales¹⁰
Drinking Establishment
Hotel/ Motel
Fabric Covered Building
Liquor Store
Manufactured Home Sales
Retail Store
Shopping Centre
Signs (Advertising, Directional, Identification)
Storage Structure – Accessory to a Commercial Use
Storage Yard
Truck Terminals
Veterinary Clinics

8.7.4 General Requirements

8.7.4.1 In addition to the General Land Use provisions as contained in Part 7, the following provisions as contained within this section shall apply to every development in this District.

8.7.5 Minimum Requirements

8.7.5.1 Area of Site:

- (a) Motels: 2,230m² (24,004.30 sq. ft.)
- (b) All Other Uses: 929m² (9,999.67 sq. ft.)

8.7.5.2 Front Yard:

- (a) Except as hereinafter provided: 6m (19.69 ft.)
- (b) The front yard requirement shall not apply to gas pumps, free-standing or projecting signs or billboards.

8.7.5.3 Side Yards:

- (a) Except as hereinafter provided, a minimum of 1m (3.28ft.)

¹⁰ Bylaw 05-2018 – Amended October 10, 2018

- (b) where a fire rated wall is provided, no side yard is required.
- (c) In a laneless subdivision, one unobstructed side yard shall be a minimum of 6m (19.69 ft.) in width excluding corner sites with alternate rear access. This does not include the accessory building when the accessory building is located to the rear of the principal building by a distance of 12m (39.57 ft.) measured, parallel to the side property line.
- (d) When the use abuts a residential district: 6m (19.69 ft.)

8.7.5.4 Rear Yard:

- (a) There shall be no required rear yard setback other than where loading doors abut a street or lane, in which case, the requirements for loading and parking, as contained in Section 7.5 will apply.
- (b) In a laneless site, if a rear yard is provided, it shall be a minimum of 1m (3.28 ft.)

8.7.6 Maximum Requirements

8.7.6.1 Height of Buildings: 9m (29.52ft.)

8.7.7 Special Requirements

8.7.7.1 Screening and Fencing:

- (a) All sites abutting a residential district shall be screened from the view of the residential district to the satisfaction of the Development Officer.
- (b) All apparatus on the roof of any building shall be screened to the satisfaction of the Development Officer.
- (c) Outside storage areas shall be screened from adjacent sites and public thoroughfares.

8.7.7.2 Landscaping:

- (a) A minimum of 10% of the site area must be landscaped in accordance with the plan approved by the Development Officer.
- (b) Any trees or shrubs which die must be replaced on a continuing basis.

8.8 Industrial District (I) Land Use Rules

8.8.1 Purpose and Intent

8.8.1.1 The purpose and intent of this District is to provide for an industrial district having a wide range of light to medium industrial uses that do not have extensive nuisance effects to adjacent or surrounding properties.

8.8.2 List of Permitted Uses

Agricultural Equipment Sales, Service and Storage

Alternative Energy, Solar – Private/Microgeneration

Automobile Sales, Service and Repair

Building Supply Centre

Bulk Oil Storage and Distribution Centre

Electrical, Plumbing, Heating, Building and Mechanical Contractor Shops

Fertilizer Plant

Fire Station

Flour and Feed Mill

Grain Elevator

Greenhouse

Storage Units

Lumber Yard

Machine Shop and Blacksmith Shop

Manufacturing Plants engaged in secondary processing, assembly, and packaging where no excessive smoke, fumes, noise, vibration or odors will be produced

Office

Public Park

Propane Gas Distributors

Public Utility Buildings and Installation and Service Yards

Service Station

Storage Structure

Storage Yard (Vehicles, Equipment, Raw Materials, etc.)

Truck Terminal

Warehouse

Welding Shop

Woodworking Shop

8.8.3 List of Discretionary Uses

Accessory Building

Accessory Building – Fabric Covered

Accessory Use

Alternative Energy, Solar – Commercial

Alternative Energy, Wind – Private/Microgeneration

Cannabis Production Facility¹¹

Cannabis Retail Sales¹²

Chicken Hatcheries and Poultry Dressers

Concrete Batching Plant

Fabric Covered Building

Parking Lot

Restaurant

Seed Cleaning Plant

Sign (Identification, Directional and Advertising)

8.8.4 General Requirements

8.8.4.1 In addition of the general land use provisions contained in **Part 7**, the following provisions as contained within this Section shall apply to every development in this District.

8.8.5 Minimum Requirements

8.8.5.1 Area of Site:

(a) Service Stations: 1068m² (11,495.86 sq. ft.)

(b) All other cases: 557m² (5,995.49 sq. ft.)

¹¹ Bylaw 02-2019 – Amended June 12, 2019

¹² Bylaw 05-2018 – Amended October 10, 2018

8.8.5.2 Width of Site:

- (a) Service Stations: 30m (98.49ft.)
- (b) All other cases: 15m (49.21ft.)

8.8.5.3 Front Yard: 6m (19.69ft.)

8.8.5.4 Side Yards:

- (a) Except as hereinafter provided, a minimum of 1.5m (4.92ft.)
- (b) Where a fire resistant wall is provided, no side yard is required.
- (c) In a laneless subdivision, one unobstructed side yard shall be a minimum of 6m (19.69ft.) excluding flankage sites with alternative rear access.
- (d) Where abutting a residential district: 6m (19.69ft.)

8.8.5.5 Rear Yard:

- (a) 6m (19.69ft.)
- (b) Where a fire resistant wall is provided, no rear yard is required.

8.8.6 Maximum Limits

8.8.6.1 Height of Buildings: 9m (29.53ft.) unless otherwise approved for a specific use that requires a greater height at the discretion of the MPC.

8.8.7 Special Requirements

8.8.7.1 Appearance:

- (a) The exterior finishing materials of the proposed development must be those as shown on the approved plan.

8.8.7.2 Landscaping:

- (a) The boulevard and a minimum of 5% of the site area must be landscaped in accordance with the plan approved by the Development Officer.
- (b) Any trees or shrubs which die must be replaced during the next planting season.

8.8.7.3 Screening:

- (a) All sites abutting a residential district shall be screened from the view of the residential district to the satisfaction of the Development Officer.
- (b) All apparatus on the roof shall be screened to the satisfaction of the Development Officer.

8.8.7.4 Industrial uses which emit airborne pollutants and/or noxious odors or which have fire or explosive risks shall be required to meet minimum separation distances from residential

areas and also from other industrial developments in accordance with the requirements of Provincial legislation and/ or best practices.

8.8.7.5 The application shall supply relevant information describing any noxious, dangerous, or offensive feature of the proposed development in relation to:

- (a) airborne pollutants or odors;
- (b) release of any toxic, radioactive, or environmentally hazardous materials;
- (c) flammable or explosive materials, and describing their intensity and area of impact.

8.8.7.6 Applications for development, along with the information required in **subsection 8.8.7.4** which must be referred to Alberta Environmental Protection and Health District for their comments and recommendations prior to the decision being made thereon including those which:

- (a) involve processing, assembly, and/or packaging which may produce excessive smoke, fumes noise, vibration, dust, and/or odors, or
- (b) involve the use of highly flammable chemical materials.

8.8.7.7 An application for approval of a use employing highly flammable chemical materials must be accompanied by the plan approved by the Fire Department.

8.8.7.8 Outside Storage:

- (a) All exterior work areas, storage areas, and waste handling areas shall be enclosed from view from roadways and park reserves to the satisfaction of the Development Officer.
- (b) Storage will not project above the height of the screening material.
- (c) Fencing shall not be of a barbed wire construction below a height of 2m (6.59ft.)
- (d) All sites abutting a residential district shall be screened from the view of the residential district to the satisfaction of the Development Officer.

8.8.7.9 Location of Bulk Storage Facilities for Liquefied Petroleum Gases:

- (a) A storage vessel with a water capacity exceeding 9,092/ (1,99.78gals) and which contains liquefied petroleum products shall be:
 - (i) setback at least 15m (49.21ft.) from all property lines;
 - (ii) at least 121m (396.98ft.) from any place used for public assembly such as schools, hospitals, theatres, and residential areas.
- (b) The distances referred to in clause (a)(i) and (ii) above shall be measured from the nearest point of the vessel shell to the nearest point of the building used for public assembly or the property line, whichever is the case. These distances shall not be encroached upon in the future.

8.9 Urban Reserve District (UR) Land Use Rules

8.9.1 Purpose and Intent

8.9.1.1 The purpose and intent of this District is to reserve lands on the periphery of the developed area of the Village for future growth and development and shall provide for the continuation of existing low intensity agricultural/ rural pursuits.

8.9.2 List of Permitted Uses

Public Parks and Playgrounds

8.9.3 List of Discretionary Uses

Accessory Building

Accessory Building – Fabric Covered

Accessory Use

Alternative Energy, Solar – Private/Microgeneration

Cemetery

Dwelling Single Detached Accessory to an Agricultural Operation

Extensive Agricultural Uses

Fabric Covered Building

Public and Quasi-Public Installations and Facilities

Signs (Directional, Identification)

Storage Structure

8.9.4 General Requirements

8.9.4.1 In addition to the general land use provisions contained in Part 7, the following provisions as contained within this Section shall apply to every development in this District.

8.9.5 Minimum Requirements

8.9.5.1 Area of Site: 16ha (39.54 acres)

8.9.5.2 Width of Site: 200m (656.17ft.)

8.9.5.3 Front Yard: 8m (26.24ft.)

8.9.5.4 Side Yards: 5m (16.40ft.)

8.9.5.5 Rear Yard: 8m (26.24ft.)

8.9.5.6 Habitable Floor Area:

(a) Principal Dwelling: 84m² (904.16 sq. ft.)

8.9.6 Maximum Limits

8.9.6.1 Height of Buildings: 9m (29.52ft.)

8.10 Public Service District (P-1) Land Use Rules

8.10.1 Purpose and Intent

17.1.1 The purpose and intent of this District is to provide for public and privately owned cultural, educational, institutional, and recreational uses and conservation of significant areas.

8.10.2 List of Permitted Uses

Alternative Energy, Solar – Private/Microgeneration

Natural Areas

Public Parks and Playgrounds

Picnic Areas

Schools

Sports Fields

Tennis Courts

8.10.3 List of Discretionary Uses

Accessory Building

Accessory Building – Fabric Covered

Accessory Use

Alternative Energy, Wind – Private/Microgeneration

Arena

Cemetery

Community Buildings and Facilities

Campground

Fabric Covered Building

Golf Course

Nurseries and Greenhouses

Public Swimming Pool

Sign (Advertising, Directional and Identification)

Storage Structure

8.10.4 General Requirements

- 8.10.4.1 The general land use provisions contained in Part 7 shall apply to every development in this district.

8.10.5 Minimum Requirements

- 8.10.5.1 Area of Site: At the discretion of the Development Authority
- 8.10.5.2 Width of Site: At the discretion of the Development Authority
- 8.10.5.3 All yard Setbacks: At the discretion of the Development and Subdivision Approval Authority.

8.10.6 Maximum Limits

- 8.10.6.1 Coverage of Site: At the discretion of the development Authority.
- 8.10.6.2 Height of Buildings
 - (a) Principal buildings: 9m (29.5ft.)
 - (b) Accessory Buildings: 4.8m (16ft.)

FORMS

FORM A	APPLICATION FOR A DEVELOPMENT PERMIT
FORM B	APPLICATION FOR A DEVELOPMENT PERMIT (HOME OCCUPATION)
FORM C	STOP ORDER / ORDER OF COMPLIANCE
FORM D	LAND USE BYLAW/ STATUTORY PLAN AMENDMENT APPLICATION FORM
FORM E	APPLICATION FOR SUBDIVISION OR DEVELOPMENT APPEAL
FORM F	NOTICE OF SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING
FORM G	NOTICE OF DECISION ON APPLICATION FOR A DEVELOPMENT PERMIT
FORM H	NOTICE OF DECISION OF THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD
FORM I	TIME EXTENSION AGREEMENT FOR DEVELOPMENT PERMIT
FORM J	APPLICATION FOR A DEMOLITION PERMIT

Village of Standard

FORM A

APPLICATION FOR A DEVELOPMENT PERMIT

I / We hereby make application for a development permit under the provisions of the Land Use Bylaw in accordance with the plans and supporting information submitted herewith which form part of this application.

APPLICANT INFORMATION:

NAME: _____ PHONE NO: _____
ADDRESS: _____

REGISTERED OWNER OF LAND (if different from applicant):

NAME: _____ PHONE NO: _____
ADDRESS: _____

LOCATION OF PROPOSED DEVELOPMENT:

CIVIC ADDRESS: _____
LEGAL DESCRIPTION: Lot(s) _____ Block _____ Reg. Plan No.

All / Part of the _____ 1/4 Section _____ Twp. _____ Range _____ West of 4th Meridian.

EXISTING USE OF PROPERTY: _____ LAND USE DISTRICT: _____

DETAILS OF DEVELOPMENT:

PROPOSED USE: _____

PROPERTY LINE SETBACKS: Front: _____ Rear: _____ Side: _____ Side: _____

HEIGHT: _____ FLOOR AREA: _____ SITE COVERAGE: _____ %

OFF-STREET PARKING PROVIDED: _____

ESTIMATED COMMENCEMENT: _____ COMPLETION: _____

INTEREST OF APPLICANT IF NOT OWNER OF PROPERTY: _____

OTHER SUPPORTING MATERIAL ATTACHED: _____

SIGNATURE OF APPLICANT: _____ DATE: _____

SIGNATURE OF REGISTERED OWNER: _____ DATE: _____

NOTE: THIS IS NOT A BUILDING PERMIT (such permit must be obtained separately).
The applicant is not excused from complying with the requirements of any federal, provincial or other municipal legislation, or the conditions of any easement, covenant, building scheme or agreement affecting the building or land.

IMPORTANT: SEE REVERSE SIDE

IMPORTANT NOTES:

1. A Development Permit issued pursuant to the Land Use Bylaw for a discretionary use or where a relaxation to the Land Use Bylaw requirements was approved shall not be valid until the lapse of fourteen (14) days after the notice of decision to grant a permit has been advertised in accordance with the Land use Bylaw requirements.
2. A Development Permit issued pursuant to the Land Use Bylaw is not a Building Permit and work or construction shall neither commence nor proceed until a Building Permit has been issued pursuant to all applicable bylaws and regulations.
3. If the development authorized by a Development permit is not commenced within twelve (12) months from the date of its issue, and completed within twenty-four (24) months of the date of its issue, the permit is deemed to be void unless an extension to this period shall first have been granted by the Development Authority.
4. When an appeal is made pursuant to the Land Use Bylaw a Development Permit which has been granted shall not be valid. The decision of the Subdivision and Development Appeal Board shall replace the previous decision.
5. Every application for a Development Permit shall be made by submitting to the Development Officer the prescribed form completed in duplicate, signed by the owner or his agent, and accompanied by the following:
 - a) if required by the Development Officer, building plans in duplicate, showing:
 - i) floor plans;
 - ii) elevations;
 - iii) exterior finishing materials.
 - b) site plans, in duplicate, showing:
 - i) the legal description and municipal address;
 - ii) dimensions of the site;
 - iii) if required by the Development Officer, utilities, site drainage, finished lot grades, the grades of the street and the location of proposed sewer and water lines of all proposed and existing buildings and structures including retaining walls, trees, landscaping and other features;
 - iv) a surveyor's certificate if required by the Development Officer.
 - c) an application for multiple family, commercial, industrial, recreational and institutional uses shall show:
 - i) loading and parking provisions;
 - ii) access locations to and from the site;
 - iii) garbage and storage areas and the fencing and screening proposed for same;
 - iv) location and approximate dimensions of existing and proposed culverts and crossings.
 - d) such other information as the Development Officer may require or as required in the Land Use Bylaw requirements.
 - e) Development Permit Fee as determined by Council.

APPEAL PROCEDURE:

6. An appeal of a decision of the Development Authority may be made by an affected person by serving written notice of appeal to the Secretary of the Development Appeal Board of the Village of Standard within fourteen (14) days after the notice of decision is given pursuant to the Land Use Bylaw notice requirements (as per Section 1 above).

Village of Standard

FORM B

APPLICATION FOR A DEVELOPMENT PERMIT (HOME OCCUPATION)

I / We hereby make application for a development permit under the provisions of the Land Use Bylaw in accordance with the plans and supporting information submitted herewith which form part of this application.

APPLICANT INFORMATION:

NAME: _____ PHONE NO: _____

ADDRESS: _____

REGISTERED OWNER OF LAND (if different from applicant):

NAME: _____ PHONE NO: _____

ADDRESS: _____

LOCATION OF PROPOSED HOME OCCUPATION:

CIVIC ADDRESS: _____

LEGAL DESCRIPTION: Lot(s) _____ Block _____ Reg. Plan No. _____

All / Part of the _____ 1/4 Section _____ Twp. _____ Range _____ West of 4th Meridian.

EXISTING USE OF PROPERTY: _____ LAND USE DISTRICT: _____

DETAILS OF HOME OCCUPATION:

DETAILS OF BUSINESS: _____

DETAILS OF EQUIPMENT AND MATERIALS USED IN BUSINESS: _____

DETAILS REGARDING STORAGE OF EQUIPMENT/ MATERIALS: _____

NUMBER OF EMPLOYEES: _____ SIGNAGE: _____

The business is performed: On-site Off-site

Is the property used for office and administrative work only? Yes No

What part of the dwelling/ property is to be used for the business? _____ sq. ft. _____ %

Office Accessory Building Rear Yard

Vehicle used in the Business: _____

ADDITIONAL INFORMATION: _____

SIGNATURE OF APPLICANT: _____ DATE: _____

SIGNATURE OF REGISTERED OWNER: _____ DATE: _____

Village of Standard

FORM C

STOP ORDER/ ORDER OF COMPLIANCE

ORDER NO. _____

YOU ARE HEREBY NOTIFIED IN RESPECT OF THE DEVELOPMENT INVOLVING:

LOCATION OF DEVELOPMENT:

CIVIC ADDRESS: _____

LEGAL DESCRIPTION: Lot(s) _____ Block _____ Reg. Plan No. _____

All / Part of the _____ 1/4 Section _____ Twp. _____ Range _____ West of 4th Meridian.

THAT THIS DEVELOPMENT IS NOT IN ACCORDANCE WITH:

The ***Municipal Government Act***, in respect to

The ***Land Use Bylaw***, in respect to

Development Permit No. _____, in respect to

THEREFORE, pursuant to the Land Use Bylaw and the ***Municipal Government Act***, you are hereby ordered to:

- Stop the Development
- Demolish/ remove/ replace the development
- Take the following measures

THIS ORDER SHALL BE COMPLIED WITH BY _____

Failure or refusal to comply with this Order may result in the Council of the Village of Standard or a person or persons appointed by it, entering upon the land or building and taking such action as is necessary to carry out the Order. In such circumstances, the Council shall cause the costs incurred to be placed on the tax roll, as an additional tax against the property concerned.

You may appeal this Order to the Subdivision and Development Appeal Board in accordance with the provisions of the Land Use Bylaw. Such an appeal shall be made in writing and shall be delivered personally or mailed so as to

reach the secretary of the Subdivision and Development Appeal Board at the Town Office within 14 days following the date of issue of this notice.

DATE OF ISSUE OF ORDER: _____

SIGNATURE OF THE DEVELOPMENT OFFICER: _____

FORM D
Land Use Bylaw/ Statutory Plan Amendment
Application Form

Please contact Palliser regional municipal services

FOR ADMINISTRATIVE USE ONLY

Application # _____

Tax Roll # _____

FORM E

Village of Standard

APPLICATION FOR SUBDIVISION OR DEVELOPMENT APPEAL

APPLICANT INFORMATION:

NAME: _____

PHONE NO: _____

ADDRESS: _____

**I/We hereby appeal the decision, order or permit issued by the Subdivision/
Development Authority with regard to:**

APPLICATION NO. _____

Proposed Subdivision/ Development: _____

Reasons for Appeal: _____

Fee Submitted: _____

Signature _____

Date _____

Village of Standard

NOTICE OF SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING

DEVELOPMENT PERMIT/ SUBDIVISION APPLICATION NO. _____

This is to notify you that an appeal has been made to the SUBDIVISION AND DEVELOPMENT APPEAL BOARD against a decision in respect of Development Permit/ Subdivision Application No. _____ which involves a development/ subdivision described as follows:

The decision of the Development Officer/Subdivision Authority was to:

- APPROVE**
- APPROVE (with conditions)**
- REFUSE**

the development permit/subdivision application, with the following conditions/for the following reasons:

A Public Hearing of the Subdivision and Development Appeal Board has been scheduled, at which point the Board will hear arguments both for and against the above noted appeal.

PLACE OF HEARING: _____

TIME OF HEARING: _____

DATE OF HEARING: _____

Any person affected by the proposed development/subdivision has the right to present a written brief prior to the hearing and to be present and be heard at the hearing. Persons submitting the written briefs to the Secretary of the Subdivision and Development Appeal Board shall do so not later than _____.

Village of Standard

For Office Use

NOTICE OF DECISION ON APPLICATION FOR A DEVELOPMENT PERMIT

APPLICATION NO.: _____

APPLICANT INFORMATION:

NAME: _____

PHONE NO: _____

ADDRESS: _____

LOCATION OF PROPOSED DEVELOPMENT:

CIVIC ADDRESS: _____

LEGAL DESCRIPTION: Lot(s) _____ Block _____ Reg. Plan No. _____

All / Part of the _____ 1/4 Section _____ Twp. _____ Range _____ West of 4th Meridian.

The Development as specified in Application No. _____ has been:

APPROVED

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

Applicant to obtain Building Permit & Inspections from Palliser Regional Municipal Services

Municipal setback to be maintained as follows:

_____ Feet from the boundary of the municipal road

_____ Feet from the front boundaries

_____ Feet from the side lot boundaries

_____ Feet from the rear boundaries

Application to obtain Approved Plumbing and/or Sewage Disposal Permit from Palliser Regional Municipal Services

Application to obtain Approved Electrical Permit & Inspection from Palliser Regional Municipal Services.

Application to obtain Approved Gas or Propane hook-up Permit & Inspection from Palliser Regional Municipal Services.

Other: _____

REFUSED FOR THE FOLLOWING REASON(S):

Date of Decision

Development Officer

Notice of Decision issued on the _____ day of _____, _____.

NOTE: A Development Permit issued pursuant to the Land Use Bylaw for a discretionary use or where a relaxation to the Land Use Bylaw requirements was approved shall not be valid until the lapse of fourteen (14) days after the notice of decision to grant a permit has been advertised in accordance with the Land use Bylaw requirements. If an appeal is lodged pursuant to the Municipal Government Act, a permit does not take effect until the Subdivision and Development Appeal Board has determined the appeal.

APPEAL PROCEDURE:

An appeal of a decision of the Development Authority may be made by an affected person by serving written notice of appeal to the Secretary of the Development Appeal Board of the Village of Standard Subdivision and Development Appeal Board within fourteen (14) days after the notice of decision is given pursuant to the Land Use Bylaw notice requirements.

Village of Standard

NOTICE OF DECISION OF THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD

APPLICATION/SUBDIVISION NO.: _____

This is to notify you that an appeal against the

- APPROVAL**
- APPROVAL WITH CONDITIONS**
- REFUSAL**

of a development permit/subdivision application with regard to the following:

was considered by the Subdivision and Development Appeal Board on _____, and the decision of the Subdivision and Development Appeal Board with regard to the appeal is as follows:

FINDINGS OF FACT:

DECISION:

REASONS:

Date

Signature of Secretary of Subdivision
and Development Appeal Board

NOTE: A decision of the Subdivision and Development Appeal Board is final and binding on all parties and persons and is subject only to an appeal upon a question of jurisdiction or law pursuant to Section 688 of the Municipal Government Act. An application for leave to appeal the Appellate Division of the Supreme Court of Alberta shall be made:

- (a) to a Judge of the Court of Appeal, and
- (b) within 30 days after the issue of the order, decision, permit or approval sought to be appealed.