



Town of Coronation

LAND USE BYLAW

Bylaw No. 2021-684

First Draft October 26th, 2021
Second Draft November 23, 2021
Approved February 28th, 2022

PREPARED BY:
PALLISER REGIONAL MUNICIPAL SERVICES
Town of Coronation
Chief Administrative Officer; Quinton Flint



TOWN OF CORONATION
"LAND USE BYLAW," BYLAW No. 2021 - 682

BEING A BYLAW OF THE TOWN OF CORONATION IN THE PROVINCE OF ALBERTA TO REGULATE THE DEVELOPMENT AND USE OF LAND IN THE TOWN OF CORONATION

WHEREAS: the Municipal Government Act, Chapter M-26.1 of the Revised Statutes of Alberta, 2021, and amendments thereto, authorize the Council of a Municipality to enact a Land Use Bylaw to prohibit or regulate and control the use and development of land and buildings within the Municipality

"THE TOWN OF CORONATION LAND USE BYLAW"

AND WHEREAS: a Public Hearing was held on January 22nd, 2022, as required by Section 230 of the Municipal Government Act.

AND WHEREAS: a Public Hearing was held on February 28th, 2022, as required by Section 230 of the Municipal Government Act.

PURPOSE: The purpose of this Bylaw is to, amongst other things,

- (1) Provide Red Tape Reduction, and provide a clear understanding of the "Land Use Bylaw," and its definitions where possible;
- (2) prescribe and regulate the use for each district;
- (3) establish the office of the Development Officer;
- (4) establish a method of making decisions on applications for development permits including the issuing of development permits;
- (5) provide the manner in which notice of the issuance of a development permit is given;
- (7) implement the statutory plans of the Town of Coronation;

NOW THEREFORE: THE COUNCIL OF THE TOWN OF CORONATION IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

This Bylaw may be cited as "The Town of Coronation Land Use Bylaw".

1. Bylaw #2009-559. being the "Town of Coronation Land Use Bylaw" currently in effect is hereby repealed including all amendments thereto and replaced by Bylaw #2021-684.
2. Council adopts as the Land Use Bylaw for those lands contained within its civic boundaries, "The Town of Coronation Land Use Bylaw."
3. Council adopts as "The Town of Coronation Land Use Bylaw" this text and the accompanying Schedules.
4. This Bylaw takes effect on the date of the third and final reading.

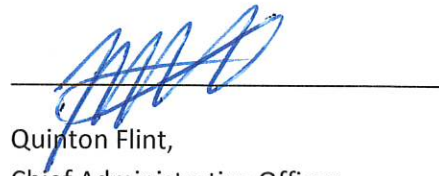
READ A FIRST TIME this 6th day of December 2021.

READ A SECOND TIME this 24th day of January 2022.

READ A THIRD TIME AND FINALLY PASSED this 28th day of February 2022.



Ron Checkel,
Mayor



Quinton Flint,
Chief Administrative Officer



Location of the Development Officer's Office:



Town of Coronation – Town Office
PO. Box 219
5015 Victoria Avenue
Coronation, Alberta
T0C-1C0
Contact Number: 1-403-578-3679

AMENDMENTS & NOTES

List of Amendments:	Date

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LAND USE BYLAW GUIDE



Part 1

Administration

1 Administration

1.1 EXISTING LAND USE BYLAW

1.1.1 The existing Land Use Bylaw 2009-559 and all amending bylaws thereto are hereby repealed.

1.2 PURPOSE

1.2.1 The purpose of this Bylaw is to regulate and control development, use of land, and patterns of human settlement in the Town of Coronation in order to achieve orderly and economically beneficial development. Where necessary, it will also prohibit development that is not in the greater public interest without infringing on the rights of individuals.

1.3 DEVELOPMENT AUTHORITY

1.3.1 The Development Authority shall exercise powers and perform duties on behalf of the municipality in accordance with the *Municipal Government Act*.

1.3.2 The Development Authority is:

- (a) The Development Officer while carrying out his or her functions or duties under this Bylaw and/or the *Municipal Government Act*, or
- (b) The Municipal Planning Commission while exercising development powers or duties under this Bylaw and/or the *Municipal Government Act*.

DEVELOPMENT OFFICER

1.3.3 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 Council may instruct from time to time.

1.3.4 The Development Officer must make available for inspection, during office hours, all applications and decisions for development permits, subject to any legislation in force.

MUNICIPAL PLANNING COMMISSION

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

1.4 SUBDIVISION AUTHORITY

1.4.1 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 Town of Coronation planning documents.

1.5 DEVELOPMENT AUTHORITY – POWERS AND DUTIES

1.5.1 The **Development Authority** must administer this Bylaw and decide upon all development permit applications.

1.5.2 The **Development Authority** must collect fees according the Fees & Charges out line in the town bylaws or policy or as approved by resolution of Council.

1.5.3 The **Development Authority** may refuse to accept or refuse to deem complete a development permit application where:

- a) The required information as set forth in this Bylaw is not provided;
- b) The quality of the information provided is inadequate to properly evaluate the application; or
- c) The fee for a development permit has not been paid.

1.6 SUBDIVISION AUTHORITY – POWERS AND DUTIES

1.6.1 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 the application to ensure sufficient information is provided to adequately evaluate the application in accordance with this Bylaw and Part 1 of the *Subdivision and Development Regulation*.
- e) Circulate applications for subdivision for comments to those authorities and agencies as prescribed within the Subdivision and Development Regulation and this Land Use Bylaw

(except subdivision applications not requiring circulation under the *Municipal Government Act*) and all comments to be added to the subdivision report;

- f) Circulate applications for subdivision for comments to the County of Paintearth (except subdivision applications not requiring circulation under the *Municipal Government Act*) when the original parcel boundaries are adjacent to municipal boundary 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 the County of Paintearth;
- g) Besides 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 information relevant 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 enact 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; and
- m) Appear before the **Subdivision and Development Appeal Board** or **Land and Property Rights Tribunal** (formerly Municipal Government Board) where appeals are made on subdivision application decisions.

SUBDIVISION APPLICATIONS – PROCESSING, CIRCULATION & REFERRAL

1.6.2 On receipt of an application for subdivision, the **Subdivision Authority** shall:

- a) review the application to ensure sufficient information is provided to adequately evaluate the application in accordance with this Bylaw and Part 1 of the *Subdivision and Development Regulation*;
- b) circulate for 30 days the subdivision application for comments to those authorities and agencies as prescribed within the *Subdivision and Development Regulation* and this Land Use Bylaw; and
- c) circulate for 30 days the subdivision application for comments to the County of Paintearth if the original parcel boundaries are adjacent to the municipal boundary or at the discretion of the subdivision authority, where the subdivision application parcel boundaries are not adjacent to the municipal boundary, but has potential for land use

impacted within the County of Paintearth.

- 1.6.3 Where comments are not received after thirty (30) days from the date of referral to authorities, agencies, landowners or the County of Paintearth as specified in 1.6.2(b) and 1.6.2(c), the **Subdivision Authority** may proceed with processing the application at the end of the 30 day period.
- 1.6.4 Notwithstanding sections 1.6.2 and 1.6.3 of this Bylaw (above), no circulation or referral process is required for those subdivision applications not requiring circulation under the *Municipal Government Act 652(4)*.

DEVELOPMENT PERMIT APPLICATION

1.7 CONTROL OF DEVELOPMENT

- 1.7.1 No development other than those designated in this Bylaw shall be undertaken within the Municipality unless an application for it has been approved and a development permit has been issued.

1.8 APPLICATION FOR A DEVELOPMENT PERMIT

- 1.8.1 An application for a development permit shall be made to the **Development Authority** for all land uses and developments that are not covered under **Section 2: Development Not Requiring A Permit**, using the approved form and shall be accompanied by the necessary information required to properly evaluate the application.

MANDATORY INFORMATION

- 1.8.2 The following information shall be provided by the applicant for any development permit application referred to above in 1.8.1:
- (a) a site plan in duplicate, drawn to scale (strongly preferred with a computer/digital), which shows the following:
- i. legal description of the site with north arrow;
 - ii. all property lines clearly shown;
 - iii. area and dimensions of the land to be developed;
 - iv. measured setbacks from the proposed building(s) to all property lines (e.g. front yard, rear yard & side yards);
 - v. area and external dimensions, including the height of all buildings and structures proposed to be developed;
 - vi. location and dimensions of off-street parking and loading;
 - vii. all site access points;

- viii. rights-of-way and easements;
- ix. the location of all existing buildings, roads, water bodies, trees or other physical features on the site;
- (b) statement of the proposed use(s) for the site;
- (c) statement of the historic use(s) for the site;
- (d) statement and information pertaining to any historic approvals from a provincial body or agency (e.g. NRCB, AUC, ERCB, AER, Water Act Approvals, Historical Resources Act approvals);
- (e) statement of ownership of land and the interest of the applicant therein;
- (f) estimated commencement and completion dates;
- (g) floor plans, elevations and sections in duplicate and an indication of the exterior finishing materials and colour of any proposed building(s);
- (h) the development permit fee as prescribed;
- (i) written agreement of the registered landowner(s) of the property with regard to the proposed development; and
- (j) lot grading and/ or storm water management plans for all industrial and commercial applications.

INFORMATION THAT MAY BE REQUIRED

- 1.8.3 The following information may be required, at the discretion of the **Development Authority**, to be provided by the applicant for any development permit application referred to above in 1.8.1:
- (a) a Surveyor's Certificate or Real Property Report;
 - (b) lot grading, drainage and/or storm water management plan;
 - (c) a groundwater and/or geotechnical analysis;
 - (d) a private sewage disposal system site evaluation to determine the site suitability and potential private sewage disposal system acceptable for the site;
 - (e) any other reasonable information that the **Development Authority** deems is necessary to render a decision on the application.
- 1.8.4 Where technical reports are required by the **Development Authority** the report shall be certified by a professional accredited to practice in Alberta in the related field to the satisfaction of the **Development Authority**.
- 1.8.5 The **Development Authority** may require additional copies of the application plans or specifications as well as such additional information as deemed necessary to sufficiently evaluate the application.

PUBLIC ENGAGEMENT REQUIREMENTS FOR A DEVELOPMENT

- 1.8.6 The **Development Authority** may require the applicant for a development permit to advertise and conduct a public meeting for the purpose of exchanging information regarding the proposed development with the community. Further, the **Development Authority** may specify the date, time, and/or location of such a public meeting. The costs of advertising and conducting such a public meeting shall be borne by the applicant for the development permit.
- 1.8.7 If a public meeting as specified in 1.8.6 above is required, the application for the development permit shall not be deemed complete until the conclusion of the public meeting.

1.9 DECIDING ON DEVELOPMENT PERMIT APPLICATIONS

- 1.9.1 The **Development Authority** shall issue a notice of “Complete” or “Incomplete” application within 20 days of the submission of a Development Permit Application in accordance with the requirements of the *Municipal Government Act*.
- 1.9.2 The Development Officer shall:
- (a) receive, consider and decide on an application for a development permit, with or without conditions, for those uses listed as a Permitted Use for the relevant Land Use District which comply with the development standards in the Land Use District and in this Bylaw;
 - (b) refer, with recommendations, to the Municipal Planning Commission, any application for a development permit for those uses listed as a Discretionary Use in the Land Use District, or a Permitted Use which does not comply with the development standards for the Land Use District or other standards in this Bylaw;
 - (c) refer a permit application for any development for comments to those authorities (provincial and regional) whose interest or jurisdiction may be affected, for comments on the proposed development;
 - (d) notwithstanding the provisions of subsection (a), may refer any application to the Municipal Planning Commission, which in the opinion of the Development Officer should be decided by the Municipal Planning Commission.
- 1.9.3 The Municipal Planning Commission shall:
- (a) decide on any application referred to it by the Development Officer.
 - (b) approve the application, with or without conditions, refuse the application, or table the application requesting additional information from the applicant.
 - (c) when making a decision on a development for a discretionary use the Municipal Planning Commission shall take into account:
 - (i) Any statutory plans and relevant policies affecting the parcel;
 - (ii) The purpose statement in the applicable land use district;

- (iii) The suitability of the location and parcel for the proposed use and 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 proposed servicing solution and requirements;
- (vii) Suitability of the proposed site access and transportation solutions; and
- (viii) Vehicle and pedestrian circulation within and adjacent to the parcel.

1.9.4 In the case where a proposed use of land or a building is not listed as either a discretionary or permitted use, or a use similar to a permitted or discretionary use, within the prescribed land use district, the Development Authority shall not approve the application in accordance with the *Municipal Government Act*.

1.10 RELAXATIONS / VARIANCES OF THE BYLAW

1.10.1 Where a development permit application is for a permitted or discretionary use or a use deemed similar to a permitted or discretionary use in a building or on a parcel and the proposed development does not conform to all applicable requirements and rules of the Bylaw, the **Development Authority** may:

- (a) Refuse to approve the development permit application; or
- (b) Approve the development permit application and grant a relaxation of the requirement or regulation to which the proposed use does not conform.

1.10.2 The Development Officer may grant a relaxation of one (1) measurable development standard up to 15% of the Land Use Bylaw requirement or defer a decision on a relaxation request to the Municipal Planning Commission.

- (a) An application may be approved where the proposed development does not comply with the development standards of the Bylaw in consideration of the test for relaxation/ variance below and if in the opinion of the Municipal Planning Commission the proposed development would not unduly interfere with the amenities of the neighbourhood;
- (b) materially interfere with or affect the use, enjoyment or value of the neighbouring properties; and
- (c) the proposed development conforms with the use prescribed for that land or building in this Land Use Bylaw.

1.11 DEVELOPMENT PERMIT CONDITIONS

1.11.1 The Development Authority may impose as a part of the approval of a development permit, such conditions as are deemed appropriate, including but not limited to:

- (a) requiring the applicant enter into an agreement (i.e. Development Agreement) to do all or any of the following:
 - (i) construct or pay for the construction of public roadways required to give access to the development, or
 - (ii) construct or pay for the construction of pedestrian walkway systems, or
 - (iii) construct or pay for the construction of parking facilities and/or loading and unloading facilities, or
 - (iv) to install or pay for the installation of utilities that are necessary to service the development.
- (b) Payment of any applicable off-site levy or redevelopment levy;
- (c) Alteration of a structure or building size or location to ensure any setback requirement of this Land Use Bylaw or the Subdivision and Development Regulation can be met;
- (d) Any measures to ensure compliance with the requirements of this Land Use Bylaw or any other statutory plan adopted by the Town;
- (e) Easements and/or encroachment agreements;
- (f) Provision of public utilities, other than telecommunications systems or works, and vehicular and pedestrian access;
- (g) Repairs or reinstatement of original condition of any street furniture, curbing, sidewalk, boulevard landscaping and tree planting which may be damaged or destroyed or otherwise altered by development or building operations upon the site;
- (h) Time periods stipulating completion of development;
- (i) Requirement for a lot and/or construction stakeout conducted by an approved surveyor or agent;
- (j) Any measures to ensure compliance with applicable federal, provincial and/or municipal legislation and approvals;
- (k) A damage deposit to protect against damage to adjacent municipal infrastructure in accordance with the following:
 - (i) A minimum damage deposit of \$1,000.00 per lot or higher at the discretion of the Development Authority or Development Officer, which may be waived, if in the opinion of the Development Authority or Development Officer, there are no improvements abutting the property that could sustain damage during construction;

- (ii) The damage deposit shall be used by the Town to repair or replace any municipal infrastructure (e.g. sidewalks, curb stops, pipes, roads) on or abutting the land which is covered by the construction or demolition activity;
- (iii) 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 Town of Coronation before the work commences;
- (iv) If relevant to the development, rough landscaping (spreading of topsoil) shall be completed before the damage deposit is refunded;
- (v) The property owner or agent is responsible for having the necessary improvement cleared and visible for the initial and final inspection by the Town;
- (vi) The property owner or agent shall apply to the Town for the refund of the damage deposit;
- (vii) When an application is made for the return of the damage deposit, the Town shall inspect the site for damage and if no damage has occurred the deposit shall be refunded in full;
- (viii) If damage has occurred the deposit shall be used to cover the cost and any outstanding amount shall be directed to the property owner; and
- (ix) Damage deposits cannot be transferred to another property.

1.11.2 If a development permit application is refused, the Development Authority need not accept another application for the same or similar use on the same parcel for six (6) months after the refusal, unless the reasons stated in the initial refusal notice have been addressed, and changes made to the application by the applicant.

1.12 DEEMED REFUSAL

1.12.1 An application for a Development Permit shall be deemed refused when a decision thereon is not made within forty (40) days after the receipt of the application in its complete and final form by the Development Officer. The applicant may appeal in writing as though a decision or refusal was provided. This clause shall not apply if an applicant for a development permit enters into an agreement with Town to extend the forty (40) day time period.

1.13 TEMPORARY DEVELOPMENT PERMIT

1.13.1 The Development Authority may issue a temporary development permit, for a period not exceeding 12 months unless a longer term is required in consideration of a land use that is temporary for a specific use or project requirements.

1.14 COMMENCEMENT OF DEVELOPMENT

- 1.14.1 If the development authorized by a permit is not commenced within the 12 months from the date of its issue, the permit is deemed to be void, unless an extension to this period has previously been granted by the Development Authority.

1.15 DEVELOPMENT PERMIT REFERRALS AND NOTICES

- 1.15.1 Upon receipt of a complete application for a development of a use listed as a discretionary use or a permitted or discretionary use that requires a variance greater than 15% or requires more than one variance, the Development Authority shall at a minimum provide written notice to all adjacent landowners. A greater circulation area may be implemented if the Development Authority deems the potential impact to landowners will go beyond the adjacent properties.
- 1.15.2 Upon receipt of a complete application for a development of a use listed as a discretionary use or a permitted or discretionary use that requires a variance greater than 15% or requires more than one variance, the Development Authority shall refer the application for comments to any officer, individual group, department, agency (provincial and regional) or adjacent municipality who may be affected by the development.
- 1.15.3 Notices referred to in 1.15.1 and 1.15.2 shall indicate:
- (a) The location of the development, including the legal description and civic address;
 - (b) A description of the development proposal, including whether the application is for a permitted or discretionary use and any variances that are being requested;
 - (c) The current land use district for the proposed development;
 - (d) Time and date a decision will be rendered on the application;
 - (e) Notice on how to view a copy of the application; and
 - (f) Final date to submit comments.
- 1.15.4 After a minimum of 14 days from the date the notices referred to in 1.15.1 and 1.15.2 are mailed, emailed or otherwise delivered the Development Officer may present the application to the Municipal Planning Commission whether or not comments have been received.
- 1.15.5 In regard to applications where notices are referred in 1.15.1 and 1.15.2, the Development Officer shall disclose to the Municipal Planning Commission whether a circulation was completed, the geographical extent of the circulation to landowners and whether any comments were received.
- 1.15.6 In cases where the Development Officer has rendered a decision, this decision shall be circulated to the Municipal Planning Commission for information.

1.16 DEVELOPMENT PERMIT NOTIFICATION OF DECISION

- 1.16.1 A development permit for a discretionary use, or for a permitted use with conditions, granted pursuant to this Bylaw does not come into effect until it is determined that no notice of appeal has been served on the **Appeal Body** within the 21 day appeal period. Any development proceeded with by the applicant prior to the expiry of this period is done solely at the risk of the applicant.
- 1.16.2 A development permit granted for a permitted use with no conditions pursuant to this Bylaw comes into effect on the date the decision is made.
- 1.16.3 Where an appeal is made pursuant to Section 1.16.1 above a development permit which has been granted shall not come into effect until the appeal has been determined.
- 1.16.4 Where a Development Permit has been approved, the following notification procedures shall be followed:
- (a) In the case of a permit issued for a permitted use where the provisions of this Bylaw have NOT been relaxed or varied, the Development Officer is not required to notify adjacent or affected land owners;
 - (b) In all other circumstances, a notice shall immediately be posted conspicuously on the property for which the Development Permit application has been made; and/or
 - (c) A notice, in writing, shall be immediately mailed to all adjacent landowners and to all registered owners of land who are affected; and/or
 - (d) A notice shall be immediately published in a newspaper circulating in the municipality
- 1.16.5 A notice referred to 1.16.4 above, shall contain:
- (a) the location of the development, including the legal description and civic address;
 - (b) A description of the development approved, including whether the application is for a permitted or discretionary use, any variances that were granted and a list of all permit conditions;
 - (c) The current land use district for the development;
 - (d) Date the decision was rendered on the application;
 - (e) Notice on how to view a copy of the entire application; and
 - (f) Details and final date for submitting an appeal.

1.17 VIOLATION OF PERMIT CONDITIONS

- 1.17.1 A development permit may be suspended or cancelled by notice in writing, issued by the Development Authority to the applicant at the address given in the development permit

application if after the issuance of a development permit it becomes known to the Development Authority that:

- (a) The application for a development permit contains an error or misrepresentation;
- (b) Facts were not disclosed on the application which should have been disclosed at the time of consideration of the application for the development permit; or
- (c) The development permit was issued in error;
- (d) The requirements or conditions of the development permit have not been complied with; or
- (e) The applicant requests, by way of written notice to the Development Authority, the cancellation of the development permit, provided that commencement of the use, development or construction has not occurred.

1.17.2 Upon receipt of the written notice of suspension or cancellation, the applicant must cease all development activities to which the development permit relates.

1.18 SUBDIVISION APPEAL PROCEDURE

1.18.1 An appeal with respect to a decision on a subdivision application is governed by the *Municipal Government Act*.

1.18.2 An appeal may be made to the appropriate **Appeal Body** in accordance with the *Municipal Government Act*.

1.18.3 The **Appeal Body** must ensure the notice of a hearing of an appeal to the **Appeal Body** is published at least five days prior to the date of the hearing.

1.18.4 If the decision of the Subdivision Authority to refuse a subdivision application is reversed by the **Appeal Body**, the Subdivision Authority must endorse the subdivision application in accordance with the decision of the **Appeal Body**.

1.18.5 If the decision of the Subdivision Authority to approve a subdivision application is reversed by the **Appeal Body**, the subdivision application is null and void.

1.18.6 If a decision of the Subdivision Authority to approve a subdivision application is upheld by the **Appeal Body**, the Subdivision Authority must approve the development permit.

1.18.7 If any decision of the Subdivision Authority is varied by the **Appeal Body**, the Subdivision Authority must endorse a subdivision reflecting the decision of the **Appeal Body** and act in accordance with that decision.

1.19 DEVELOPMENT APPEAL PROCEDURE

1.19.1 An appeal with respect to a decision on a development permit application is governed by the *Municipal Government Act*.

1.19.2 An appeal may be made to the appropriate **Appeal Body** in accordance with the *Municipal*

Government Act.

- 1.19.3 Where a Development Permit is issued within a Direct Control District the appeal may be limited in accordance with the *Municipal Government Act*.
- 1.19.4 The **Appeal Body** must ensure the notice of a hearing of an appeal to the **Appeal Body** is published at least five days prior to the date of the hearing.
- 1.19.5 If the decision of the Development Authority to refuse a development permit is reversed by the **Appeal Body**, the Development Authority must endorse the development permit in accordance with the decision of the **Appeal Body**.
- 1.19.6 If the decision of the Development Authority to approve a development permit application is reversed by the **Appeal Body**, the development permit is null and void.
- 1.19.7 If a decision of the Development Authority to approve a development permit is upheld by the **Appeal Body**, the Development Authority must approve the development permit.
- 1.19.8 If any decision of the Development Authority is varied by the **Appeal Body**, the Development Authority must endorse a development reflecting the decision of the **Appeal Body** and act in accordance with that decision.

1.20 PUBLIC HEARING FOR SUBDIVISION AND DEVELOPMENT APPEALS

- 1.20.1 Within 30 days of receipt of a notice of appeal, the **Appeal Body** shall hold a public hearing respecting the appeal.
- 1.20.2 The **Appeal Body** shall give at least 5 days' notice in writing of the public hearing to:
 - (a) the appellant;
 - (b) the Development Officer, the Municipal Planning Commission or Subdivision Authority as the case may be, from whose order, decision or development permit the appeal is made;
 - (c) those landowners adjacent to the subject parcel of land;
 - (d) all registered owners of land in the municipality who were notified of the original decision;
 - (e) any person who in the opinion of **Appeal Body**, is affected by the order, decision or permit;
 - (f) Palliser Regional Municipal Services; and
 - (g) such other persons as the **Appeal Body** specifies.
- 1.20.3 The **Appeal Body** shall make available for public inspection before the commencement of the public hearing all relevant documents and materials respecting the appeal, as they become available.

1.21 DECISION

- 1.21.1 The **Appeal Body** shall give a written decision, including reason(s) for the decision, within 15 days after the hearing.
- 1.21.2 A decision made under this part of the Bylaw by the **Appeal Body** 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 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.

ENFORCEMENT AND ADMINISTRATION

1.22 STOP ORDERS/ORDERS OF COMPLIANCE

- 1.22.1 Where the Development Authority finds a development or use of land or buildings is not in accordance with:
- (a) the *Municipal Government Act* or the Regulations; or
 - (b) a development permit or subdivision approval issued under the authority of this Land Use Bylaw; or
 - (c) an order, decision or permit issued by the **Appeal Body**:
- the Development Officer may, by notice in writing, order the registered owner, the person in possession of the land or buildings or the person responsible for the contravention or all or any of them to:
- (a) stop the development or use of the land or buildings in whole or in part as directed by the notice; or
 - (b) demolish, remove or replace the development; or
 - (c) take such other measures specified in the notice so that the development or use of the land or building is in accordance with the *Municipal Government Act*, the Regulations, a development permit, subdivision approval or this Bylaw, as the case may be, and may stipulate the time period within which the contravention shall be remedied.
- 1.22.2 A person who receives a notice pursuant to section 1.21.1 above may appeal to the **Appeal Body** in accordance with the process outlined in the *Municipal Government Act*.

1.23 ENFORCEMENT

- 1.23.1 Where a person fails or refuses to comply with an order directed to him/her under **section 1.21** above, or an order of the Subdivision and Development Appeal Board pursuant to the *Act*, within the time specified, the Council or an appointed person may, in accordance with the *Municipal Government Act*, enter upon the land or building and take such action as is necessary to carry out the order;
- 1.23.2 Where the Municipality or a person appointed by it carries out an order, the Council shall

cause the costs and expenses incurred in carrying out the order to be added to the tax roll of the parcel of land, and the amount:

- (a) is deemed for all purposes to be a tax imposed under the *Act* from the date it was added to the tax roll; and
- (b) forms a special lien against the parcel of land in favour of the Municipality from the date it was added to the tax roll.

1.24 AMENDMENTS TO THIS BYLAW

- 1.24.1 Any person may apply to have this Bylaw amended, by applying in writing and stating reasons in support of the application.
- 1.24.2 Council may at any time initiate an amendment to this Bylaw by directing the Development Officer to initiate an application therefore.
- 1.24.3 All applications for amendments of this Bylaw shall be made using the approved form, accompanied by:
 - (a) the fee determined by 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.
- 1.24.4 All amendments to this Bylaw shall require adoption by Bylaw to come into effect and in conformance with the *Act* and the regulations.
- 1.24.5 Prior to the public hearing, the amending order shall be referred to Palliser Regional Municipal Services for comment and such comments are to be read at the public hearing.
- 1.24.6 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 of land for 12 months from the date of the refusal.

1.25 NON-CONFORMING BUILDINGS & USES

- 1.25.1 A non-conforming use of land or a building may be continued but if that use is discontinued for a period of six (6) consecutive months or more, any future use of the land or building shall conform with the provisions of the Land Use Bylaw in effect;
- 1.25.2 A non-conforming use of part of a building may be extended throughout the building but the building, whether or not it is a non-conforming building shall not be enlarged or added to and no structural alterations shall be made thereto or therein;
- 1.25.3 A non-conforming use of part of a lot shall not be extended or transferred in whole or in part to any other part of the lot and no additional buildings shall be erected upon the lot while the non-conforming use continues;
- 1.25.4 A non-conforming building may continue to be used but the building shall not be enlarged, added to, rebuilt or structurally altered except:

- (a) as may be necessary to make it a conforming building, or
- (b) as the Development Authority considers necessary for the routine maintenance of the building, or
- (c) if, at the discretion of the Development Authority, the alterations do not increase the extent of non-conformance and are within all other requirements of this Bylaw, the development may be permitted.

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

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

1.26 SUBDIVISION OF LAND

1.26.1 A development requiring subdivision of land shall not be issued a development permit until such time as the final subdivision approval has been received from the Subdivision Authority or upon appeal, the Subdivision and Development Appeal Board or the Land and Property Rights Tribunal (formerly Municipal Government Board).

Part 2 Development Not Requiring a Permit

2 Development Not Requiring a Permit

2.1 DEVELOPMENT PERMIT NOT REQUIRED

- 2.1.1 This Section does not negate the requirement of obtaining all required permits, as applicable, under the *Safety Codes Act* or any other Provincial or Federal statute.
- 2.1.2 This Section does not negate the requirement of obtaining a business license where required.
- 2.1.3 The following developments shall not require a development permit:
- a. Any use or development exempted under section 618(1) of the *Municipal Government Act*;
 - b. Any use or development exempted by the Lieutenant Governor in Council pursuant to section 618(4) of the *Municipal Government Act*;
 - c. Telecommunication antenna systems that are regulated by Industry Canada;
 - d. The completion of a building which was lawfully under construction at the date this Bylaw came into effect provided the building is completed in accordance with the terms and conditions of any development permit(s) grants;
 - e. The completion of a building that did not require a development permit under the previous land use bylaw and which was lawfully under construction provided the building is completed within 12 months from the date this Bylaw came into effect.
 - f. An official notice, sign, placard or bulletin required to be displayed pursuant to provisions of Federal, Provincial or Municipal Legislation;
 - g. The use of a building or part thereof for a Federal, Provincial, or Municipal election, referendum or plebiscite.
- 2.1.4 The following developments shall not require a development permit, but must otherwise comply with all other provisions of this Bylaw (example: setback from roads, front yard, etc.).
- A development permit is required to vary the development regulations.**
- a. A Home Occupation where the extent of the home occupation is generally restricted to a home office (e.g. computer, phone and desk) and no visitors come to the premises.
 - b. The carrying out of works, maintenance or repair to any building provided that such works
 - i. do not include structural alterations or major works of renovation, and
 - ii. do not change the use of the structure or building.
 - c. Interior renovations to a building which do not:

- i. Create another dwelling unit,
 - ii. Increase parking requirements,
 - iii. Result in the change of use of a building, or
 - iv. Increase the floor area or change the exterior finish of the building.
- d. The temporary placement or construction of works, plants or machinery needed in connection with the construction of a development for which a development permit has been issued for the period of those operations;
- e. A temporary building, the sole purpose of which is incidental to the erection or alteration of a building, for which a permit was issued under this Bylaw, and which is removed upon completion of the erection or alteration of the building;
- f. The maintenance or repair of public works, services and utilities on publicly owned or administered land carried out by or on behalf of federal, provincial, municipal or public authorities or private utilities under special agreement with the Town;
- g. Landscaping that was not required as part of the original development permit;
- h. The construction of uncovered decks or patios less than 0.6 m (2 ft.) above grade (a covered deck shall require a development permit);
- i. The erection, construction or maintenance of gates, fences, walls, or other means of enclosure in accordance with this Bylaw (see **Section 4.11**);
 - i. In accordance with Section 4.11.3(a), fences constructed of assembling and attaching together wood pallets shall be considered a discretionary use in all districts and require a development permit.
- j. The construction or replacement of one (1) accessory building per parcel, which does not exceed 13.4 m² (144 ft²) in floor area and less than 2.5m (8 ft.) in height;
- k. The construction, maintenance and repair of private walkways, pathways, driveways, and similar works;
- l. The growth/cultivation of personal use cannabis plants not exceeding four (4) plants per dwelling and the growth/cultivation of such must be contained indoors.

SIGNS

- 2.1.5 The placement of a sign(s) requires a Development Permit, except the following sign(s) that do not require a Development Permit but must comply with any applicable development regulations specified in this Bylaw:
- a. Identification, direction and warning signs not exceeding 0.9 m² (10 ft.²) and limited to one sign per parcel;
 - b. Temporary advertising signs for the sale or lease of property, not exceeding 0.55m² (6 ft²) in area and not more than 1.8 m (6 ft.) in height;
 - c. Signs relating to a person, partnership or company carrying on a profession, business or trade, not exceeding 0.28 m² (3 ft²) and limited to one sign per parcel;
 - d. Signs relating to the function of Local Authorities and Utility Boards; and
 - e. Home Occupation signs which do not exceed 0.28m² (3 ft²) and are fixed to the principal or accessory building.
- 2.1.6 If there is a question as to whether a development permit is required for a particular use, the matter shall be referred to the Municipal Planning Commission for a determination.

Part 3 General Land Use Regulations

3 General Land Use Regulations

3.1 SITE DEVELOPMENT

- 3.1.1 The following site and building design considerations shall be to the satisfaction of the Development Authority:
- (a) Building design, including external finish and architectural appearance;
 - (b) Siting of the building(s) on the parcel taking into consideration development on adjacent properties; and
 - (c) Site landscaping and screening;

3.2 PHYSICAL ENVIRONMENT

- 3.2.1 The Development Authority may consider the environmental impact of any proposed development.
- 3.2.2 The Development Authority may refer the proposal to a relevant government department for comment in the nature of the environmental concern.
- 3.2.3 Where a proposal is considered to have a significant environmental impact, the Development Authority may request the developer to have an environmental evaluation or report (e.g. Biophysical Impact Assessment) prepared and submitted or undertake its own environmental evaluation regarding the proposed development, at the cost of the developer.

3.3 DWELLING UNITS ON A PARCEL

- 3.3.1 No person shall construct or locate more than one dwelling on a lot unless it is otherwise permitted in this Land Use Bylaw.

3.4 RESOURCE CONSERVATION

- 3.4.1 The Development Authority shall encourage the incorporation of cost-effective measures which reduce the consumption of water and energy resources in new developments and renovations.

3.5 OBJECTS PROHIBITED OR RESTRICTED IN YARDS

- 3.5.1 No person shall keep or permit in any part of a yard in any residential district:

- (d) Any dilapidated vehicle for more than 14 days;
- (e) No more than one unregistered / uninsured vehicle shall be kept on a residential parcel;
- (f) A vehicle of more than 4536 kg (10,000 lbs.) GVW and/or a length of 6.5m (21 ft.) to be parked or stored in a residential district, excepting recreational vehicles;
- (g) Any object or chattel which, in the opinion of the Development Authority is unsightly or tends to adversely affect the amenities of the area; and
- (h) Any excavation, or storage of material required during the construction stage unless all necessary safety measures are undertaken; the owner of such materials or excavations assumes full responsibility to ensure the situation does not prevail any longer than reasonably necessary to complete a particular stage of construction work.

3.6 SCREENING

- 3.6.1 Garbage and waste material must be stored in weather proof and animal proof containers. Garbage and waste material storage must be screened from public roads, excluding lanes.
- 3.6.2 Commercial and industrial developments abutting a residential district shall be screened from view to the satisfaction of the Development Authority.
- 3.6.3 If permitted, outside storage areas of commercial and industrial materials and equipment shall be screened from adjacent sites and public streets.

3.7 UTILITIES

- 3.7.1 A development shall not be permitted if the development is not served by:
 - (a) the municipal sewer and water system, or
 - (b) at the discretion of the Development Authority a provincially approved private system.

3.8 DRAINAGE / STORMWATER MANAGEMENT

- 3.8.1 At the discretion of the Development Authority, the applicant shall be required to grade a parcel in such a manner that all surface water will drain from the building site to the back lane, and/or front street or as detailed in a Drainage or Stormwater Management Plan approved by the Town.
- 3.8.2 The Development Authority at its discretion may control the elevation (height of foundation and finished grades) for all new development and subdivisions.
- 3.8.3 The Development Authority at its discretion may establish parcel and building elevation as a development condition if it has determined drainage will affect neighbouring parcels;
- 3.8.4 At the discretion of the Development Authority, the applicant may be required to submit a

Stormwater Management Plan, indicating how drainage will be managed on the site;

- 3.8.5 At the discretion of the Development Authority, the applicant may be required to install a catch basin or similar storm water management works on site if deemed necessary by the Development Authority.
- 3.8.6 Where retaining walls are necessary or proposed in any development, such walls shall be developed with professional quality and shall not negatively affect adjacent parcels due to site elevations or drainage.

3.9 RELOCATION OF BUILDINGS

- 3.9.1 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 letter of credit (or similar suitable security) up to the amount of \$10,000.00 (\$1,000.00 where the building to be relocated is accessory to the dwelling) to ensure completion of any renovations set out as a condition of approval of the permit.

3.10 PROJECTIONS OVER YARDS

- 3.10.1 The following projections may be permitted to a maximum of 0.6m (2 ft.) over and onto the required **front yard setback**:
 - (a) Eaves, balconies, bay windows, shade projections, chimneys, and unenclosed decks.
- 3.10.2 The following projections may be permitted to a maximum of 1.8m (6 ft.) over and onto the required **front yard setback**:
 - (a) Unenclosed steps.
- 3.10.3 The following projections may be permitted to a maximum of one half of the required **side yard setback**:
 - (a) Eaves, shade projections, chimneys.
- 3.10.4 The following projections may be permitted to a maximum of 100% of the required **side yard setback**:
 - (a) Unenclosed steps and landings at grade to a side entrance.
 - (b) Unenclosed steps and landings above grade shall be at the discretion of the Development Authority.
 - (c) Residential buildings with a side entrance requiring a side yard relaxation and/or having projections as described above in (a) and (b) shall maintain one side yard with no relaxation or projection except for eaves.
- 3.10.5 The following projections may be permitted to a maximum of 1.5m (4.9 ft.) over and onto the required **rear yard setback**:
 - (b) Eaves, balconies, bay windows, shade projections, chimneys, unenclosed decks and steps.

3.11 DEMOLITION OR REMOVAL OF BUILDINGS

- 3.11.1 A development permit shall be required for the demolition of a building with an area of 56 m² (602.8 sq. ft.) or greater.
- 3.11.2 Where a development permit has been granted for the demolition of a building, the Development Authority may require the applicant to provide a Letter of Credit (or similar suitable security) in the amount of \$1,000.00 to cover the cost of rehabilitating the site and \$5,000 for any damage caused to the Town's street or utilities as a result of a demolition work.
- 3.11.3 Whenever a demolition or removal of a building is carried out the person causing the same to be made, shall, at his own expense, protect from displacement any wall, sidewalk, or roadway liable to be affected by such demolition and shall sustain, protect and underpin the same so that they will remain in the same condition as before the demolition or removal was commenced and ensure that adequate measures shall be taken by way of fencing and screening to ensure the general public's safety.
- 3.11.4 Whenever a development permit is issued for the demolition or removal of a building it shall be a condition of the permit that the site shall be properly cleaned, with all debris removed, and left in a graded condition.
- 3.11.5 The demolition of a building must be carried out so as to create a minimum of dust or other nuisance, and the property shall be reclaimed to a satisfactory state.

3.12 DEVELOPMENT NEAR WATER

- 3.12.1 Land within a 100-year floodplain shall not be developed unless suitable flood proofing techniques are employed to the satisfaction of the Development Authority.
- 3.12.2 Prior to deciding on a development permit the Development Authority may request that the applicant provide a map of the 100-year floodplain if available.
- 3.12.3 In the event that the 100-year floodplain has not been defined, the Development Authority or Subdivision Authority shall determine approximately the 100-year floodplain based on the highest known flood level, taking into account the high water level and historical information.

Part 4 Specific Use Regulations

4 Specific Use Regulations

This Part of the Land Use Bylaw contains regulations for specific land uses. Regulations for the following list of land uses can be found in this section:

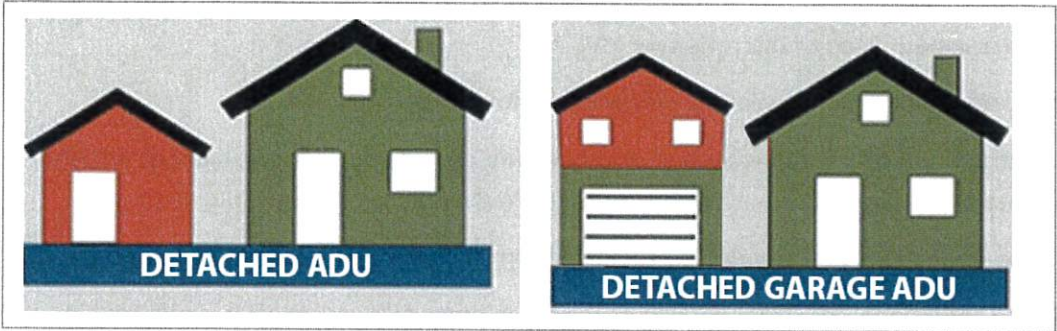
- 4.1 Accessory Buildings & Uses**
 - 4.2 Accessory Dwelling Units**
 - 4.3 Detached Accessory Dwelling Units**
 - 4.4 Attached Accessory Dwelling Units**
 - 4.5 Auto Body Shops**
 - 4.6 Automotive Service and Fuel Sales Establishments**
 - 4.7 Bed and Breakfast Establishments**
 - 4.8 Car Washing Establishments**
 - 4.9 Drive Through**
 - 4.10 Farm Animal Units**
 - 4.11 Fences, Hedges & Enclosures**
 - 4.12 Home Occupations**
 - 4.13 Hospital Helipad Vicinity**
 - 4.14 Loading**
 - 4.15 Manufactured Homes**
 - 4.16 Modular Homes**
 - 4.17 Parking**
 - 4.18 Secondary Suites**
 - 4.19 Storage Structures**
 - 4.20 Tiny Homes – Small Lot**
 - 4.21 Tiny Homes – Large Lot**
 - 4.22 Urban Farms**
-

4.1 ACCESSORY BUILDINGS & USES

- 4.1.1 A structure which is attached to the principal building by a roof, a floor or a foundation is not an accessory building, and it is to be considered part of the principal building;
- 4.1.2 An accessory building shall not be used as a dwelling unless approved as a secondary suite in accordance with the provisions of this Bylaw;
- 4.1.3 The total combined floor area of all accessory building(s) shall not exceed 15% of the total parcel area;
- 4.1.4 No accessory building shall be located in the front yard of a parcel in a residential district;
- 4.1.5 **Fabric Covered Buildings - Accessory** shall conform to all limits and requirements for accessory buildings in the appropriate land use district.

4.2 ACCESSORY DWELLING UNITS

DETACHED ACCESSORY DWELLING UNIT TYPES



ATTACHED ACCESSORY DWELLING UNIT TYPES

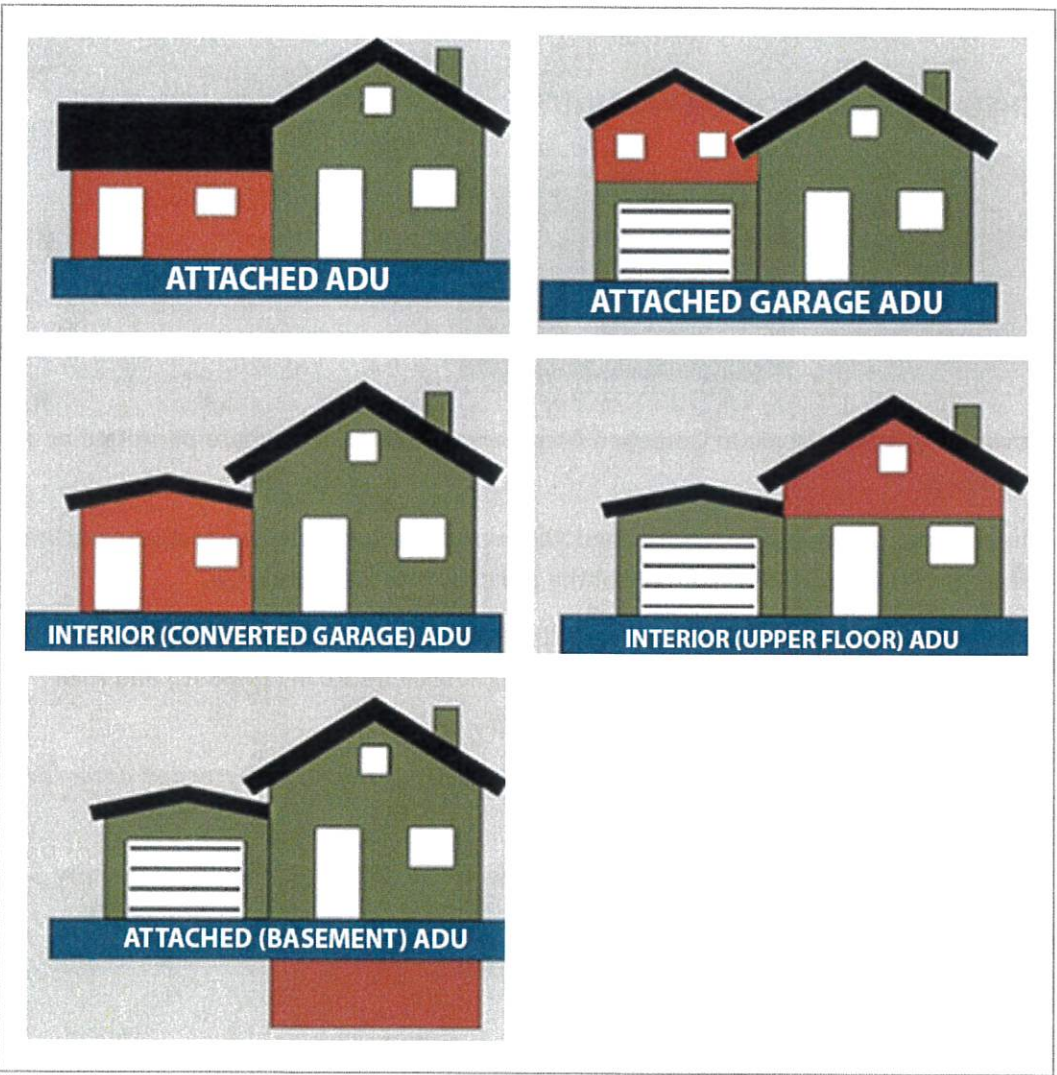


Figure 1: Accessory Dwelling Unit Types

Purpose: Accessory dwelling units (ADUs) are encouraged in Coronation to assist with creating a

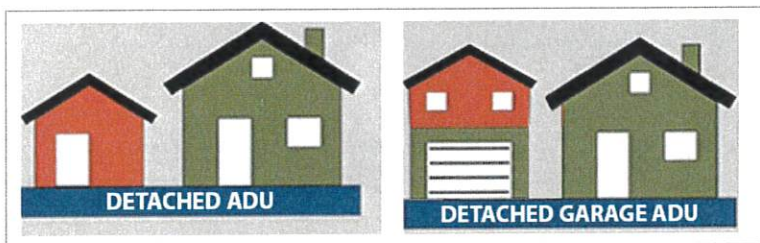
variety of housing types for the Town's existing and future residents. ADUs are an affordable housing form that encourages infill and redevelopment on existing lots.

4.2.1 An Accessory Dwelling Unit (ADU) may be developed only in those Land Use Districts where it is listed as a permitted or discretionary use.

4.2.2 All Accessory Dwelling Units shall comply with the following:

- (i) A maximum of one (1) **Accessory Dwelling Unit** is permitted per legal parcel, either a **Detached Accessory Dwelling Units** or an **Attached Accessory Dwelling Unit**.
- (ii) Fire Inspections and all required Building Permits shall be obtained prior to occupancy.
- (i) One (1) additional off-street parking space per **Accessory Dwelling Unit** is required in addition to those required for the principal **Dwelling Unit**.
- (ii) An Accessory Dwelling Unit shall not be smaller than 27.87m² (300 sq. ft.) in total floor area.

4.3 DETACHED ACCESSORY DWELLING UNITS



4.3.1 The following regulations apply to **Detached Accessory Dwelling Units** where permitted as a use in the Bylaw:

- (iii) The maximum **floor area** of a **Detached Accessory Dwelling Units** shall not exceed the lesser of 100.0 m² (1076 ft²) or 60% of the principal dwelling floor area.
- (iv) When a **Detached Accessory Dwelling Units** is located on a second storey of an **Accessory Building** the maximum **building height** shall be 6.0 m (19.68 ft.) and shall not exceed the height of the **principal building**.
- (v) The minimum separation between a principal **Dwelling Unit** and a **Detached Accessory Dwelling Units** shall be 3.0 metres.
- (vi) All **Detached Accessory Dwelling Units** shall be connected to the municipal sanitary sewer and water distribution system.

4.4 ATTACHED ACCESSORY DWELLING UNITS





4.4.1 The following regulations apply to **Attached Accessory Dwelling Units (ADU)** where permitted as a use in the Bylaw:

- (a) The maximum floor area of an **Attached Accessory Dwelling Units** shall be in accordance with the following table as it pertains to the ADUs shown on **Figure 1: Accessory Dwelling Unit Types**:

ADU Type	Maximum Floor Area
EXISTING DWELLINGS OR BUILDINGS	
Interior Basement	100% of the basement floor area
Interior (upper floor)	100% of the upper floor used for the Attached ADU
Interior -Existing (converted garage -must be existing prior to adoption of this bylaw)	100% of the main level garage
Attached – Existing (above garage - must be existing prior to adoption of this bylaw)	100% of the main level garage floor area
FOR NEW CONSTRUCTION	
Attached (above garage)	See below
Attached (to principal dwelling) includes conversions of garages constructed after adoption of this bylaw.	100.0m ² (1076 sq. ft.) or 60% of the gross floor area of the main floor of the principal dwelling whichever is greater.

- (i) **Attached Accessory Dwelling Units** shall be connected to the municipal sanitary sewer and water distribution system.

4.5 AUTO BODY SHOPS

4.5.1 The Development Authority may impose any or all of the following conditions to a development permit issued for an Auto Body Shop:

- (a) All vehicle access doors to the building shall be located at the rear of the building;

- (b) Any areas of the site used for vehicle or materials or waste storage shall be fenced to a height of eight (8) feet and the fence shall be a solid fence of either metal or wood with the appearance satisfactory to the Development Authority, so that the vehicles or materials are not visible through the fence;
- (c) Customer vehicle parking and the vehicles awaiting repair may be permitted, provided the vehicles are not parked for a period of greater than eight (8) hours;
- (d) Any vehicles left for repair shall be stored within the fenced area and not be visible from streets or lanes;
- (e) Sandblasting of vehicles shall be permitted outside the building except in the E-1 Employment District.

4.6 AUTOMOTIVE SERVICE AND FUEL SALES ESTABLISHMENTS

4.6.1 Service stations, where permitted by this Bylaw, shall comply with the following standards:

- (a) No part of a service station building or any pump island shall be within 6m (20 ft.) of front, side or rear property lines;
- (b) Front yard of no less than 12 m (40 ft.) with no pumping island closer than 4.5m (15 ft.) to the building;
- (c) Site entrances from a public street shall be located at the discretion of the Development Authority and shall not exceed 10.6m (35 ft.) in width.
- (d) The boundaries of a service station site, other than those fronting streets, shall be appropriately screened at the discretion of the Development Authority.
- (e) Where possible, the use of above ground storage tanks is the preferred means of storage of petroleum products.

4.7 BED AND BREAKFAST ESTABLISHMENTS

4.7.1 Bed and breakfast establishments shall conform to the following and to any relevant provincial legislation:

- (a) No cooking facilities allowed in guest rooms;
- (b) Off-street parking with a minimum of one stall per guest room;
- (c) Signage restricted to one sign per site, attached to the building with a maximum size of 0.9 m² (10 sq. ft.). Appearance of the sign shall be of a professional quality to the satisfaction of the Development Authority.

4.7.2 The Development Authority may issue a temporary permit for a Bed and Breakfast Establishment.

4.7.3 A development permit is based solely on the location of use. If a permit holder relocates within the municipality, the person must apply for a new development permit.

- 4.7.4 The applicant shall be responsible for compliance with the Alberta Health Standards and Guidelines and the Alberta Building Code requirements for Bed and Breakfast accommodations.
- 4.7.5 The issuance of a development permit in no way exempts the applicant from obtaining a business license from the Town and any other provincial approvals that may be required.
- 4.7.6 A development permit does not exempt compliance with health regulations or any other provincial and municipal requirements.

4.8 CAR WASHING ESTABLISHMENTS

- 4.8.1 Car washes, where permitted by this Bylaw, shall comply with the following standards:
 - (a) Minimum area shall be 557 m² (6,000 sq. ft.) and shall contain a queue requirement for 3 vehicles prior to their entry into any part of the cleaning process for which they are bound. In the case of service stations including car washes, minimum site area shall be 1,115m² (12,000 sq. ft.).
 - (b) Site and all improvements thereon shall be maintained in a clean and tidy condition, free from rubbish and debris;
 - (c) Receptacles for the purpose of disposing of rubbish and debris shall be provided as required by the Development Officer; and
 - (d) All parts of the site to which vehicles may have access shall be hard surfaced and drained;
 - (e) All sump drainage systems shall be provided in accordance with the appropriate regulations and all sump materials shall be disposed of in the appropriate manner.

4.9 DRIVE THROUGH

- 4.9.1 The following regulations shall apply to the development of drive through services that are applied for in connection with another use:
 - (a) Drive through aisles:
 - (i) shall be screened from residential land uses and not located within 20 metres (66 ft.) and shall be separated by a building,
 - (ii) may be located in a required setback area if there are no safety or nuisance concerns identified with adjacent land uses,
 - (iii) must not provide direct access to any land or street, and
 - (iv) must not have a pedestrian access cross the drive aisle;
 - (b) If outdoor speakers are provided they shall be set back a minimum 20 metres (66 ft.) from the property boundary of a parcel designated as a residential district and separated from a residential district by a building;

- (c) Must have a minimum five (5) vehicle stacking spaces per order board or ordering window for the purpose of queuing vehicles; and

4.9.2 Requires a minimum of three (3) vehicle parking stalls.

4.10 FARM ANIMAL UNITS

4.10.1 Where **farm animals** are listed as a permitted or discretionary use in a district the following regulations apply:

- (a) The landowner must apply for a development permit for **farm animals** or apply for the use of **farm animals** on a **parcel** as part of a larger development permit application;
- (b) One **Farm Animal Unit** is permitted for every 0.81 hectares (2.00 acres) of land contained within a parcel. The maximum number of **Farm Animal Units** permitted shall be calculated in accordance with the total amount of acres fenced and dedicated to animal uses on the **parcel**.
- (c) The total number shall not exceed four (4) **Farm Animal Units** on any given parcel.
- (d) Farm Animal types and the number of animals that equate to 1 **Farm Animal Unit** shall be established in accordance with the Agricultural Operations Practices Act Matters Regulation, Schedule 1.

4.10.2 All development permits issued for **Farm Animal Units** shall be revocable at any time by the **Development Authority** if, in its evaluation, the use is or has become detrimental to the amenities of the neighborhood, Or if sufficient evidence shows neglect of any animal on any property.

4.11 FENCES, HEDGES & ENCLOSURES

4.11.1 In all residential districts the following **fence** regulations apply:

Location	Maximum height from grade:
Rear or side yard (interior)	1.8m (6 ft.)
Front yard	1.2m (4 ft.)
Side yard (exterior)	1.2m (4 ft.)

4.11.2 In all districts, hedges and trees shall be planted and trimmed to ensure public safety and/or good visibility for traffic and pedestrian purposes.

4.11.3 Materials used to construct **fences** may be wood, brick, stone or concrete, or metal and shall be aesthetically acceptable and in general conformity with adjacent properties.

- (a) Fences constructed of assembling and attaching together wood pallets shall be considered a discretionary use in all districts.

4.11.4 Swimming pools shall be fenced with a minimum height of 1.8m (6 ft.) and a maximum height of 2.5m (8 ft.) or as required by Provincial or Federal regulations.

4.12 HOME OCCUPATIONS

- 4.12.1 As per section 2.1 **Development Not Requiring a Permit**, a Home Occupation – Phone & Desk whereby no customers visit the site and there are no on-premise sales does not require a permit. A business license may be required.
- 4.12.2 Where a home occupation does not meet the definition of a **Home Occupation – Phone & Desk** and therefore requires a Development Permit, the Development Authority shall make a determination of whether it is a **Home Occupation 1 – Minor** or **Home Occupation 2 – Major** based on the following:
- 4.12.3 A **Home Occupation 2 – Major** may be located within a principal dwelling or accessory building and shall be determined as any home occupation which meets one or more of the following criteria:
- (a) On-premise sales or customer visits totaling 10 or more customer visits per week, but not exceeding 20 customer visits per week;
 - (b) Indoor display of goods;
 - (c) Food is being prepared and/or sold;
 - (d) Outdoor storage (screened or unscreened) to serve the home occupation business; and
 - (e) The total floor area for the home occupation is greater than 30% of the total floor area of the principal dwelling on the property, but does not exceed 45% of the principal dwelling.
- 4.12.4 A **Home Occupation 1 – Minor** may be located within a principal dwelling or accessory building and shall be any home occupation which has been determined not to be a **Home Occupation 2 – Major**, including meeting the following criteria:
- (b) On-premise sales or customer visits totaling less than 10 or more customer visits per week;
 - (c) No Indoor display of goods;
 - (d) No food is being prepared and/or sold;
 - (e) No off-site employees (all employees must reside on the premise);
 - (f) No outdoor storage (screened or unscreened) to serve the home occupation business; and
 - (g) The total floor area for the home occupation is less than 30% of the total floor area of the principal dwelling on the property.
- 4.12.5 The Development Authority may issue a temporary development permit for a home occupation for a period not exceeding one year. An applicant may seek renewal for a home occupation permit each year.
- 4.12.6 Where the applicant for the Home Occupation is not the registered owner of the dwelling unit proposed to be used for a home occupation, the applicant shall provide to the

Development Authority written authorization from the registered owner(s).

- 4.12.7 One sign or name plate not exceeding 0.37m² (4 sq. ft.) may be posted on a building to advertise a Home Occupation.
- 4.12.8 A Home Occupation shall not include any use or operation which will cause or create a nuisance by way of noise, dust, and/or smoke.

4.13 HOSPITAL HELIPAD VICINITY

- 4.13.1 The Hospital Helipad Vicinity shall be defined as that area within a 200 m (656 ft.) radius measured from the centre of the landing/takeoff pad located on Lot 1, Block 1, Plan 832 1984.
- 4.13.2 Any new development, or part thereof, within the Hospital Helipad Vicinity shall not exceed a height of 20.6 m (35 ft.).
- 4.13.3 Any new development within 30.5 m (100 ft.) of the centre of the landing/takeoff pad shall not exceed a height of 1.5m (5 ft.).
- 4.13.4 Any new development within the Hospital Helipad Vicinity shall not be permitted if, in the opinion of the Development Authority it generates a large amount of smoke, dust, or attracts birds.

4.14 LOADING

- 4.14.1 All new non-residential development (e.g. commercial, industrial, institutional) or an expansion of an existing development shall provide and maintain off-street loading and unloading spaces in accordance with the following:
 - (a) Every loading space shall not be less than 2.5m (8 ft.) wide and shall provide no less than 3.6m (12 ft.) overhead clearance;
 - (b) The loading space shall be hard surfaced if the access is from a street or lane which is hard surfaced; and
 - (c) Access to the space shall be such that no backing and turning movements of vehicles cause interference with traffic on the adjoining or abutting streets or lanes.
- 4.14.2 Off-street loading spaces shall be provided in accordance with the following:

Use of Building or Site	Total Gross Floor Area	Spaces Required
(a) Retail, industrial, warehousing or similar use	Less than 464.5 m ² (5,000 sq. ft.)	1
	464.5m ² (5,000 sq. ft.) to 2,322 m ² (25,000 sq. ft.)	2
	Each additional 2,322 m ² (25,000 sq. ft.) or fraction thereof	1 additional
(b) Office building, health care	Up to 2,782 m ² (30,000 sq. ft.)	1

facility, public utility building, school or similar use.		
	Each additional 2,782 m ² (30,000 sq. ft.) or fraction thereof	1

4.15 MANUFACTURED HOMES

- 4.15.1 All manufactured homes shall be CSA approved.
- 4.15.2 Manufactured homes shall have a permanent foundation capable of supporting the maximum anticipated load of the manufactured home during all seasons without settlement or other movement. The foundation shall comply with the Alberta Safety Codes Act.
- 4.15.3 All manufactured homes shall have a minimum width of 5.0m (16 ft.).
- 4.15.4 In determining the suitability of a manufactured home for placement in the Town, consideration shall be given to condition and appearance.
- 4.15.5 Manufactured homes constructed more than 20 years prior to the date of the development permit application shall not be permitted.
- 4.15.6 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.
- 4.15.7 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.
- 4.15.8 All manufactured homes shall be provided with steps and landings to all entrances within 45 days of their placement.

4.16 MODULAR HOMES

- 4.16.1 Modular homes are not to be considered as manufactured homes under this Bylaw and will be congruent in appearance to surrounding buildings. Modular homes shall adhere to the following:
 - (a) A minimum roof pitch of 3:12;
 - (b) Contain a roof surface of wood or asphalt shingles, clay or concrete tile, slate shingles, sheet metal shingles or hand split shakes;
 - (c) Have a minimum roof overhang or eaves of 0.30m (1 ft.) from the primary surface of each façade;
 - (d) The depth shall not exceed 2.5 times the width of the dwelling; and
 - (e) Be placed on a permanent perimeter foundation or basement.

4.17 PARKING

- 4.17.1 The number of off-street parking spaces for any development shall be in accordance with the requirements set out in this Land Use Bylaw.
- 4.17.2 For sites with multiple land uses, parking requirements shall be based on the sum calculation of parking required for each individual use.

PARKING STALL DIMENSIONS

- 4.17.3 Each parking stall shall be in accordance with the following minimum dimensions:
- (a) Total area of 14m² (160 sq. ft.); and
 - (b) Width of 2.4m (8 ft.).

PARKING STALL LOCATION

- 4.17.4 Parking shall be located on the same site as the development and located and constructed to the Town's standards so that:
- (a) It is reasonably accessible to the vehicle intended to be accommodated; and
 - (b) It can be properly maintained.

PARKING CASH-IN-LIEU

- 4.17.5 Payment in lieu of the provision of on-site parking may be permitted in accordance with the following:
- (a) The amount of cash-in-lieu per stall shall be determined by Council in its Fees and Charges Bylaw;
 - (b) Cash-in-lieu may not be used for residential uses;
 - (c) The Development Officer shall not approve a Development Permit with cash-in-lieu of parking that exceeds 50% of the required number of parking stalls;
 - (d) The Municipal Planning Commission may approve a Development with cash-in-lieu of parking that equals up to 100% of the required number of parking stalls if it is determined the parcel is adequately serviced and will not detrimentally impact the surrounding neighbourhood.
- 4.17.6 At the discretion of the Municipal Planning Commission, where parking cannot be provided on-site, the Commission may allow for the provision of parking to be on a different/alternative site subject to the following conditions:
- (a) the alternative parking is within 100m (328 ft.) of the subject site;
 - (b) the business shall have permission to use the alternative site from the registered landowner and shall register a caveat on title detailing the parking requirements;

- 4.17.7 When a building is enlarged, altered, or a change in the use or intensity of the use occurs, provision shall be made for the additional parking spaces required under the parking provisions of this Bylaw.
- 4.17.8 Any parking space or loading space provided shall be developed and surfaced to the satisfaction of the Development Authority.
- 4.17.9 Adequate curbs, fences and landscaping shall be provided to the satisfaction of the Development Authority.
- 4.17.10 The following parking standards shall apply to the permitted and discretionary uses in this Bylaw.

Use of Building or Site	Minimum Number of Parking Spaces Required
Single-detached dwellings	2 per dwelling unit
Attached housing and apartments	1 per dwelling unit plus 1 guest space per 7 dwelling units
Day home	1 per non-resident employee
Daycare Centre	1 per employee plus 1 loading space per 6 children
Group Home and Residential Care Facility	1 per staff member plus 1 guest space per 6 residents
Professional, financial & administrative office	1 per 74 m ² (800 sq. ft.) of gross floor area in the building
Retail shops, repair and service shops	1 space per 74 m ² (800 sq. ft.) of gross floor area in the building
Clinics and Health care facilities	1 space per 93 m ² (1,000 sq. ft.) of gross floor area in the building
Restaurants	1 per 8 seats
Hotels & Motels	1 per guest suite
Libraries	2 spaces per 93 m ² (1,000 sq. ft.) of gross floor area in the building
Recreational areas, sports arenas, ball parks and similar uses	1 per 4 seating spaces
School, Elementary & Junior High	1 space per classroom
School, Senior High	4 spaces per classroom
Worship Facilities	1 per 15 seats
Other uses	At the discretion of the Development Authority

4.18 SECONDARY SUITES

- 4.18.1 See [Section 4.2 Accessory Dwelling Units](#)

4.19 STORAGE STRUCTURES

- 4.19.1 A storage structure shall meet all limits and requirements for an accessory building in the relevant district.
- 4.19.2 A storage structure shall be for cold storage only and shall not be connected to utilities. Property owner may apply to the Municipal Planning Commission for a heated storage if required.
- 4.19.3 A storage structure shall be screened from view.
- 4.19.4 The **Development Authority** shall take into account the building appearance, orientation and design, and may add any condition necessary to ensure such building is suitable to the character of the existing development in the neighbourhood.
- 4.19.5 A higher level of landscaping and buffering may be required to ensure the building is appropriately screened.
- 4.19.6 A storage structure shall not be permitted in residential areas or on parcels where the primary land use is residential.
- 4.19.7 A storage structure shall not be used as a sign.
- 4.19.8 A storage structure may be approved on a temporary basis during construction within any non-residential land use district.

4.20 TINY HOMES – SMALL LOT

- 4.20.1 Where **Dwelling, Tiny Home – Small Lot** is listed as a permitted or discretionary use in a district the following regulations apply:
- (a) Sites shall be designed to fit within the surrounding neighbourhood with a preference for a well-landscaped and/or treed property that minimizes the visual difference between the tiny home and other surrounding larger homes.
- 4.20.2 In addition to The Town's standard Development Permit application requirements, the applicant shall provide the following to the **Development Authority** in support of an application for an **Dwelling, Tiny Home – Small Lot**:
- (a) Site plan, including location of any building(s), landscaping, parking area; and
 - (b) Details of any building(s), including elevation drawings, floor plans, photos (if applicable), and measurements pertaining to distances to property lines and any other buildings on the property;

4.21 TINY HOMES – LARGE LOT

- 4.21.1 Where **Dwelling, Tiny Home – Large Lot** is listed as a permitted or discretionary use in a district the following regulations apply:
- (a) Sites shall be designed to fit within the surrounding neighbourhood with a preference

for a well-landscaped and/or treed property that minimizes the visual difference between the tiny home and other surrounding larger homes;

- (b) If the tiny home is planned as an eventual accessory dwelling unit (ADU) the applicant should provide a future site plan indicating how the tiny home could be transformed into an ADU and shows the potential location of a new principal building on the property;
- (c) When considering approval the **Development Authority** shall consider future build out of the property in relation to the surrounding neighbourhood and how the tiny home would fit into the scale and size of the neighbourhood.

4.21.2 In addition to The Town's standard Development Permit application requirements, the applicant shall provide the following to the **Development Authority** in support of an application for an **Dwelling, Tiny Home – Large Lot**:

- (a) Site plan, including location of any building(s), landscaping, parking area; and
- (b) Details of any building(s), including elevation drawings, floor plans, photos (if applicable), and measurements pertaining to distances to property lines and any other buildings on the property;

4.22 URBAN FARMS

4.22.1 Where **Urban Farm** is listed as a permitted or discretionary use in a district the following regulations apply:

- (c) No livestock are permitted with the exception of hens in accordance with the Town's urban chickens/hens Bylaw.
- (d) In addition to The Town's standard Development Permit application requirements, the applicant shall provide the following to the **Development Authority** in support of an application for an **Urban Farm**:
 - (i) Site plan, including location of all plantings (flower beds, gardens, trees), compost bins/piles or storage areas and any buildings (e.g. greenhouse, sheds);
 - (ii) Details of any buildings, including elevation drawings, floor plans and measurements pertaining to distances to property lines and any other buildings on the property;
 - (iii) Details of any proposed irrigation system or watering routine;
 - (iv) Contact details for both the landowner and the operator (if different than the landowner); and
 - (v) A schedule pertaining to any seasonal spreading or spraying on the property (e.g. manure spreading or spraying of pesticides and herbicides).

- (e) The **Development Authority** may place conditions of operation on a Development Permit for an **Urban Farm**, which may include, but is not limited to:
 - (vi) Seasonal or time of day/week restrictions on spreading of manure or spraying of pesticides or herbicides;
 - (vii) Size and scale of the operation; and
 - (viii) Location and scale of buildings, compost piles, or other site features that may negatively impact adjacent or nearby landowners.

Part 5 Sign Regulations

5 Sign Regulations

This Part of the Land Use Bylaw contains sign regulations.

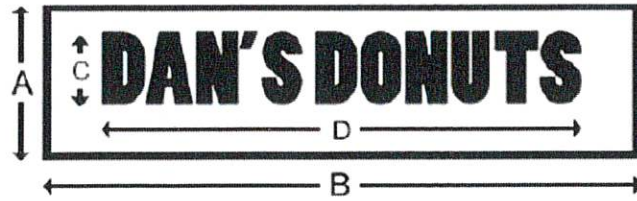
5.1 SIGN AUTHORITY

- 5.1.1 Except as stated in Section 2 Development Not Requiring a Permit, no sign shall be erected on land or affixed to any exterior surface of a building or structure unless a development permit for this purpose has been issued by the Development Authority.

5.2 SIGN RELATED DEFINITIONS

- 5.2.1 For the purposes of this Land Use Bylaw, the following definitions are related to signage:

CHANGEABLE CONTENT	Means sign content which changes automatically through electronic and/or mechanical means and may include typical features such as an electronic message centre or time and temperature unit.
SIGN	Means a lettered board and/or other public display intended for the advertising or calling attention to any person, business, matter, message, object or event.
SIGN AREA	Means the entire area within a single continuous perimeter enclosing the extreme limits of a sign and in no case passing through or between any adjacent elements of same. However, such perimeter shall not include any structural elements lying outside the limits of such sign and not forming an integral part of the display. See figure below.
SIGN CONTENT	Means the wording/lettering, message, graphics or content displayed on a sign.
SIGN CONTENT AREA	Means the entire area within a single straight line geometric figure or a combination of squares or rectangles that will enclose the extreme limits of the advertising message or announcement including decorations related to the specific nature of the advertising message or announcement.





Sign area = length of A x length of B
 Sign content area = length of C x length of D

- SIGN HEIGHT** Means the vertical distance measured from the highest point of the sign or sign structure to the finished grade.
- SIGN ILLUMINATION** Means the lighting or exposure of a sign to artificial lighting either by lights on or in the sign or directed toward the sign.
- SIGN PROJECTION STYLE** Means the method by which the sign content is conveyed to the viewer (e.g. lettering/logo, animation, changeable content, movement/motion).
- SIGN TYPE** Means the type of structure of a sign (e.g. freestanding, portable) used to convey the sign content.

5.3 SIGN TYPE DEFINITIONS

5.3.1 Sign types are defined as follows:

Type #	Name	Definition
1	A-board 	Means a temporary sign which is set on the ground, built of 2 similar pieces of material and attached at the top by a hinge(s) so as to be self-supporting when the bottom edges are separated from each other and designed and built to be easily carried by 1 person.
2	Billboard sign	Means a freestanding structure constructed to provide a medium for advertising where the subject matter is not necessarily related to a use at or around the parcel on which the billboard is located and where the copy can be periodically replaced.
3	Canopy sign 	Means a sign that is mounted, painted or otherwise attached to an awning, canopy or marquee.
4	Fascia sign	Means a sign attached across the face of the building, located approximately parallel thereto, in such a manner that the wall becomes



the supporting structure for or forms the background surface of the sign, which does not project more than 0.3 m (1 ft.) From the building.

5 Freestanding sign



Means a sign supported independently of a building, wall, or other structure by way of columns, concrete foundation, uprights, braces, masts, or poles mounted in or upon grade.

6 Mural sign

Means a painting or other decorative work applied to and made integral with an outside wall surface of a building.

7 Portable sign



Means a sign that is not permanently affixed to a building, structure, or the ground and does not include a-board signs as defined in this bylaw

8 Projecting sign



Means a sign other than a canopy sign or fascia sign which is attached to and projects, more than 0.3 m (1 ft.) horizontally, from a structure or building face. For the purposes of this bylaw shingle signs are considered projecting signs and are referenced in subsection 9(i) below.

9 Roof sign



Means any sign erected upon, against, or directly above a roof or on top of or above the parapet of a building.

10 Temporary sign

Means any sign permitted, designed or intended to be displayed for a short period of time, not including portable signs, however including balloon signs, construction signs, political poster signs, banner signs, a-board signs or any other sign that is not permanently attached to a supporting structure or building.

11 Under-canopy sign



Means a sign that is suspended from or below the ceiling or roof of an awning, canopy or marquee.

12 Window sign

Means a sign painted on, attached to or installed on a window intended to be viewed from outside the premises.

5.3.2 OTHER SIGNS

- (a) When a sign cannot be clearly categorized as one of the sign types as defined in this Bylaw, the Municipal Planning Commission shall determine the sign type and any and all applicable controls.

5.4 SIGN TYPE 1 – A-BOARD SIGNS

5.4.1 A-Board (i.e. sandwich board) signs shall:

- (a) be placed only within the frontage area of the business advertised;
- (b) Only one **A-board** sign shall be permitted per business;
- (c) Shall not exceed 2.4m² (8 sq. ft.) in area; and
- (d) Shall be removed on a nightly basis.

5.5 SIGN TYPE 2 & 5 - BILLBOARD & FREESTANDING SIGNS

5.5.1 Sign type 2 - Billboard or Sign type 5 - Freestanding signs must comply with the following:

- (a) Shall not exceed 9.0m (30 ft.) in overall height;
- (b) Shall not exceed a maximum total sign area of 13.9m² (150 ft²);
- (c) Shall be a minimum of 6.0m (20 ft.) from a curb or 1.5m (5 ft) from a property line whichever is the greater distance; and
- (d) Shall be a 30.0m (100 ft.) minimum separation from any other sign along the same street.

5.6 SIGN TYPE 3 - CANOPY SIGNS

5.6.1 Sign type 3 – Canopy signs must comply with the following:

- (a) minimum height clearance of 2.7m (9 ft.) from grade or any sidewalk below;
- (b) shall not project above the roof;
- (c) shall be setback a minimum of 0.6m (2 ft.) from a curb;
- (d) shall not project more than 2.0m (6.4 ft.) from the face of the building; and
- (e) shall not exceed 9.3 m² (100 ft²) in area.

5.7 SIGN TYPE 4 - FASCIA SIGNS

5.7.1 Sign type 4 Fascia signs must comply with the following:

- (a) The total sign area shall not exceed 20% of the building face to which the sign is attached; and
- (b) It shall not project above the roof or marquee by more than 1.0 m (3.2 ft.).

5.8 SIGN TYPE 7 - PORTABLE SIGNS

5.8.1 Sign type 7 Portable signs must comply with the following:

- (a) Shall not exceed 10.0m² (107.6 ft²) in total sign area;
- (b) Shall not exceed 2.5m (8.2 ft.) in height;

- (c) The sign shall not be located in the sight triangle formed on a corner site by the two street property lines and a straight line which intersects them 5.0 m (16.4 ft.) from the corner where they meet;
- (d) The lighting of a mobile sign shall not adversely affect residential sites and/or traffic lights; and
- (e) A valid development permit has been obtained for the sign(s) to be in place for more than 7 consecutive days.

5.9 SIGN TYPE 8 - PROJECTING SIGNS

5.9.1 Sign type 8 - Projecting signs must comply with the following:

- (f) minimum height clearance of 2.7m (9 ft.) from grade or any sidewalk below;
- (g) shall not project above the roof by more than 1.0 m (3.2 ft.);
- (h) shall be setback a minimum of 0.6m (2 ft.) from a curb;
- (i) shall not project more than 2.0m (6.4 ft.) from the face of the building; and
- (j) shall not exceed 9.3 m² (100 ft²) in area.

5.10 SIGN TYPE 9 - ROOF SIGNS

5.10.1 Sign type 9 - Roof signs must comply with the following:

- (a) Shall not exceed 9.3m² (100 ft²) in total sign area; and
- (b) No portion of the sign shall extend beyond the periphery of the roof on which it is located.

5.11 DIGITAL PROJECTION STYLE SIGNS

5.11.1 Signs with a digital projection style must comply with the following:

- (a) Shall not be permitted in a location closer than 30.0m to any dwelling in a residential district in the facing direction of the digital projection;
- (b) notification shall be sent of a digital sign application to residential properties within a 100m radius of the proposed location of the sign placement;
- (c) shall not be permitted in a location that may, in the opinion of the Development Authority, obscure or cause confusion with traffic lights or traffic signs or in any way endanger progress of traffic through the streets or lanes of the Town;
- (d) Shall conform with the Alberta Safety Codes Act and regulations thereto;
- (e) Shall have an adjustable brightness level and the level of brightness shall be set as to not negatively affect adjacent residential properties;
- (f) Hours of operation and timing of content shall be appropriate for the proposed location and the Development Authority may place conditions on a decision essential to maintain

neighbourhood characteristics;

5.12 GENERAL SIGN REGULATIONS

- 5.12.1 For all sign applications for a sign with a digital projection style the Development Authority shall review the application in context with the surrounding developments and neighbourhood, including any historic designations, streetscape look and feel, driver decision points, and any traffic conflict points.
- 5.12.2 No signs shall be erected on or affixed to public property without the prior consent of the municipality.
- 5.12.3 No signs or advertisement shall resemble or conflict with a traffic sign.
- 5.12.4 All signs shall be designed and manufactured to a professional standard of quality;
- 5.12.5 All signs shall be kept in a safe, clean, tidy and legible condition and may, at the discretion of the Development Authority, be required to be renovated or removed if not kept in a safe, clean, tidy or legible condition.
- 5.12.6 Signs advertising businesses no longer in operation shall be removed.
- 5.12.7 No signs or advertising of any kind shall be permitted adjacent to a highway unless the prior approval of Alberta Transportation has been obtained.
- 5.12.8 The following separation distances between signs shall be applied:
 - (a) 9.14 m (30 ft.) from the curb adjacent to a municipal road;
 - (b) As required by Alberta Transportation adjacent to a Provincial highway.

Part 6 Districts

6 Districts

6.1 ESTABLISHMENT OF DISTRICTS

(a) For the purpose of this Bylaw, the Municipality is divided into the following Districts.

Short Title	District Name
R-1	Residential District
RA	Residential Acreage District
MHP	Manufactured Home Park District
C-1	Commercial District
E-1	Employment District
CS	Community Service District
DC	Direct Control District

6.2 DISTRICT BOUNDARIES

- 6.2.1 The locations and boundaries of the Land Use Districts are shown on the Land Use District Maps, which form Section 8 Land Use Districts Map of this Bylaw.
- 6.2.2 The locations of boundaries shown on the Land Use Districts Maps shall be governed by the following rules:
- (a) **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.
 - (b) **RULE 2.** Where a boundary is shown as approximately following a lot line, it shall be deemed to follow the lot line.
 - (c) **RULE 3.** In circumstances not covered by Rules 1 and 2 the location of the district boundary shall be determined:

- (a) using any dimensions given on the map, or
 - (b) where no dimensions are given, measurement using the scale shown on the map.
- 6.2.3 Where the exact location of the boundary of a Land Use District cannot be determined, using the rules in subsection 6.2.2 above, 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.
- 6.2.4 In the case of the water bodies, streams, rivers or other cases, the municipal boundary shall be as determined in accordance with the *Municipal Government Act*.
- 6.2.5 The location of a district boundary, once fixed, shall not be altered except by an amendment of this Bylaw.
- 6.2.6 The Council shall keep a list of its decisions fixing the locations of district boundaries.

6.3 DIRECT CONTROL DISTRICTS

- 6.3.1 Direct Control Districts provide for development that, due to its unique characteristics, unusual site conditions, or innovative design, requires specific regulations unavailable in other land use districts. Land Uses within a Direct Control District shall be determined by Council.
- 6.3.2 Direct Control Districts may not be substituted for any other land use district if the same outcome can occur in that land use district.
- 6.3.3 Where Council deems there are sufficient and appropriate regulations within a Direct Control Bylaw, authority to approve development within the Direct Control District may be delegated to the Development Authority by resolution of Council.
- 6.3.4 Appeals within a Direct Control District shall be in accordance with the *Act*.

6.4 R-1 – RESIDENTIAL DISTRICT

6.4.1 Purpose:

The purpose of this District is to provide for residential neighborhoods that support a variety of housing types for people of all ages.

6.4.2 Permitted Uses:

Within the R-1 – Single Detached Residential District the following are permitted uses:

(a)	Accessory Building and Uses*	(h)	Dwelling, Tiny Home – Small Lot
(b)	Day Home	(i)	Home Occupation 1 – Minor*
(c)	Dwelling, Single-Detached	(j)	Signs - Type #12 associated with an approved use (e.g. home occupation, bed & breakfast)**
(d)	Dwelling, Two-Unit	(k)	Public Park
(e)	Dwelling, Modular Home	(l)	Public Utility
(f)	Dwelling, Moved onto lot (Must Be less than 20 Years old)	(m)	Public and quasi-public buildings, facilities and installations
(g)	Dwelling, Ready to move	(n)	Storage Structures (Accessory to a residential use)*

6.4.3 Discretionary Uses:

Within the R-1 – Single Detached Residential District the following are discretionary uses:

(a)	Bed and Breakfast*	(h)	Fabric Covered Building - Accessory*
(b)	Day care / Out of School Care Centre	(i)	Group Home
(c)	Dwelling, Apartment	(j)	Home Occupation 2 – Major*
(d)	Dwelling, Attached Accessory Unit	(k)	Signs - Type #1 associated with an approved use (e.g. group home, bed & breakfast)**
(e)	Dwelling, Detached Accessory Unit	(l)	Urban Farm*
(f)	Dwelling – Manufactured*		
(g)	Dwelling, Tiny home – Large Lot		

See Part 3 for General Regulations that may apply.

*See Part 4 for Specific Use Regulations

**See Part 5 for Sign Regulations

6.4.4 Minimum Parcel Area

The Minimum Parcel Area for the R-1 – Single Detached Residential District shall be as follows:

Use	Minimum Parcel Area
(a) Dwelling, Tiny Home – Large Lot Dwelling, Tiny Home – Small Lot	As per definitions found in Section 7: Definitions in this Bylaw.
(b) Dwelling, Single-detached Dwelling, Moved-on Dwelling, Ready to move Dwelling, Manufactured home	371 m ² (4,000 sq. ft.)
(c) Dwelling, 2 Unit	(i) 456 m ² (4,909 sq. ft.) for an unsubdivided parcel for a 2-unit dwelling (ii) 228.0 m ² (2,454 sq. ft.) for each unit of a 2-unit dwelling if subdivided into two separate parcels
(d) Dwelling, Townhouse	183.0 m ² (1,970 sq. ft.) for interior units 228.0 m ² (2,454 sq. ft.) for end units
(e) Dwelling, Apartment	650.0 m ² (7,000 sq. ft.)
(f) Other <i>permitted uses</i>	At the discretion of the Development Authority
(g) Other <i>discretionary uses</i>	At the discretion of the Municipal Planning Commission

6.4.5 Minimum & Maximum Parcel Area for Dwelling, Tiny Home – Small Lot

Parcel area regulations for the minimum and maximum parcel area **Dwelling, Tiny Home – Small Lot** shall be in accordance with the definition for **Dwelling, Tiny Home – Small Lot** found within **Section 7: Definitions** in this Bylaw:

6.4.6 Parcel Dimensions

The Minimum Parcel Width for the R-1 – Single Detached Residential District shall be as follows:

Use	Minimum Parcel Width
(a) Dwelling, Tiny Home – Small Lot	7.62m (25 ft.)
(b) Dwelling, Tiny Home – Large Lot	12.2 m (40 ft.)
(c) Dwelling, Single-detached Dwelling, Moved-on Dwelling, Ready to move Dwelling, Manufactured home	12.2 m (40 ft.)
(d) Dwelling, 2 Unit	15.2m (50 ft.) if unsubdivided 7.62m (25 ft.) for each unit if subdivided
(e) Dwelling, Townhouse	6.1m (20 ft.) for interior units 7.62m (25 ft.) for end units
(f) Dwelling, Apartment	18.3m (60 ft.) for apartments
(g) Other <i>permitted uses</i>	At the discretion of the Development Authority
(h) Other <i>discretionary uses</i>	At the discretion of the Municipal Planning Commission

6.4.7 Setbacks

The Minimum Setbacks for the R-1 – Single Detached Residential District shall be as follows:

Use	Front Yard Setback	Side Yard - Exterior (Corner Lots)	Rear Yard Setback	Side Yard Setback
(a) Dwelling, Single-detached Dwelling, Moved-on Dwelling, Ready to move Dwelling, Manufactured Dwelling, Tiny Home – Small Lot Dwelling, Tiny Home – Large Lot	3.0 m (10 ft.)	4.5 m (15 ft.)	7.6 m (25 ft.)	1.5m (5 ft.)
(b) Dwelling, 2 Unit	3.0 m (10 ft.)	4.5 m (15 ft.)	6.1m (20 ft.)	1.5m (5 ft.)
(c) Dwelling, Townhouse	3.0 m (10 ft.)	4.5 m (15 ft.)	6.1m (20 ft.)	3.0 m (10 ft.)

(d)	Dwelling, Apartment	3.0 m (10 ft.)	4.5 m (15 ft.)	6.1m (20 ft.)	3.0 m (10 ft.)
(e)	Accessory Building (with lane or laneless) Dwelling, Attached Accessory Dwelling Unit Dwelling, Detached Accessory Unit	Greater than principal building	3.0 m (10 ft.)	1.0 m (3.28 ft.)	1.0 m (3.28 ft.)
(f)	Other <i>permitted uses</i>	At the discretion of the Development Authority			
(g)	Other <i>discretionary uses</i>	At the discretion of the Municipal Planning Commission			

6.4.8 Separation distance between Principal Building and Accessory Building(s)

- (a) All **accessory buildings** shall have a minimum 2.0 m (6.6 ft.) separation distance between the principal building and the accessory building(s)

6.4.9 Minimum Gross Floor Area for Principal Buildings

The Minimum Gross Floor Area for the R-1 – Single Detached Residential District shall be as follows:

Principal Use		Minimum Gross Floor Area
(a)	Dwelling, Single-detached Dwelling, Moved-on Dwelling, Ready to move	65 m ² (700 sq. ft.)
(b)	Dwelling, Tiny Home – Small Lot Dwelling, Tiny Home – Large Lot	As per definitions found in Section 7: Definitions in this Bylaw.
(c)	Dwelling, Manufactured home	60.4 m ² (650 sq. ft.)
(f)	Dwelling, 2 Unit	60.4 m ² (650 sq. ft.) per unit
(g)	Dwelling, Townhouse	60.4 m ² (650 sq. ft.) per unit
(h)	Dwelling, Apartment	60.4 m ² (650 sq. ft.) per unit
(i)	Dwelling, Attached Accessory Dwelling Unit Dwelling, Detached Accessory Unit	As per Section 4.2
(j)	Other <i>permitted uses</i>	At the discretion of the Development Authority
(k)	Other <i>discretionary uses</i>	At the discretion of the Municipal Planning Commission

6.4.10 Maximum Building Height

The Maximum Building Height for the R-1 – Single Detached Residential District shall be as follows:

Principal Use	Maximum Building Height
(a) Principal Buildings	10.6m (35 ft.)
(i) Greenhouse as a principal building associated with an approved Urban Farm use	4.5m (15 ft.)
(b) Accessory Buildings	4.5m (15 ft.)

6.4.11 Maximum Site Coverage

The Maximum Site Coverage for the R-1 – Single Detached Residential District shall be as follows:

Principal Use	Maximum Site Coverage
(a) Total for all buildings, including accessory buildings and structures	55%* *As per (b) below, accessory buildings may not exceed 15% of the total site coverage on a parcel
(b) Accessory Buildings (total of all accessory buildings)	15%

6.4.12 Landscaping and Screening

- (a) A minimum of 10% of the site area for apartment buildings and attached housing greater than three (3) units shall be landscaped or developed in order that it can be utilized as an amenity area.

6.4.13 Garbage and Waste Material

- (a) Garbage and waste material must be stored in weather and animal proof containers and screened from adjacent sites and public thoroughfares, including lanes to the satisfaction of the Development Authority.
- (b) Attached housing and apartment complexes shall store garbage and waste material in a single weather and animal proof collective container designed and located on the site to the satisfaction of the Development Authority.

Other Relevant Regulations:

- See [Section 4.17 Parking](#) and [Section 4.14 Loading](#) Requirements

6.5 R-A – RESIDENTIAL ACREAGE DISTRICT

6.5.1 Purpose:

The purpose of this District is to accommodate acreage-style low density residential development in a semi-rural setting within the Town with public water and sanitary services.

6.5.2 Permitted Uses:

Within the R-A – Residential Acreage District the following are permitted uses:

(a)	Accessory Building and Uses*	(f)	Signs - Type #12 associated with an approved use (e.g. home occupation, bed & breakfast)**
(b)	Dwelling, Single-Detached	(g)	Public Park
(c)	Dwelling, Ready to Move	(h)	Public Utility
(d)	Dwelling, Modular Home	(i)	Public and quasi-public buildings, facilities and installations
(e)	Home Occupation 1 – Minor*	(j)	Storage Structures (Accessory to a residential use)*

6.5.3 Discretionary Uses:

Within the R-A – Residential Acreage District the following are discretionary uses:

(a)	Bed and Breakfast*	(i)	Fabric Covered Building - Accessory*
(b)	Day Home	(j)	Farm Animal Units*
(c)	Day care / Out of School Care Centre	(k)	Home Occupation 2 – Major*
(d)	Dwelling, Attached Accessory Unit	(l)	Secondary Suite*
(e)	Dwelling, Detached Accessory Unit	(m)	Signs - Type #1 associated with an approved use (e.g. bed & breakfast)**
(f)	Dwelling – Moved on	(n)	Urban Farm
(g)	Dwelling – Manufactured*		
(h)	Dwelling – Two-unit		

See Part 3 for General Regulations that may apply.

*See Part 4 for Specific Use Regulations

**See Part 5 for Sign Regulations

6.5.4 Minimum Parcel Area

The Minimum Parcel Area for the R-A – Residential Acreage District shall be as follows:

Use	Minimum Parcel Area
(a) Dwellings, All	0.2 hectares (0.5 acres)
(b) Other <i>permitted uses</i>	At the discretion of the Development Authority
(c) Other <i>discretionary uses</i>	At the discretion of the Municipal Planning Commission

6.5.5 Parcel Dimensions

The Minimum Parcel Width for the R-A – Residential Acreage District shall be as follows:

Use	Minimum Parcel Width
(a) Dwellings, All	30.0 m (100 ft.)
(b) Other <i>permitted uses</i>	At the discretion of the Development Authority
(c) Other <i>discretionary uses</i>	At the discretion of the Municipal Planning Commission

6.5.6 Setbacks

The Minimum Setbacks for the R-A – Residential Acreage District shall be as follows:

Use	Front Yard Setback	Side Yard - Exterior (Corner Lots)	Rear Yard Setback	Side Yard Setback
(a) Principal Building	(i) 41m (135 ft.) from the right-of-way of a provincial highway as required by Alberta Transportation; or (ii) 7.6m (25 ft.) from a municipal road.	(i) As required by Alberta Transportation from a provincial highway, or (ii) 7.6 m (25 ft.) from a municipal road	10.67 m (35 ft.)	7.6 m (25 ft.)
(b) Accessory Building (with lane or laneless)	Greater than principal building	3.0 m (10 ft.)	3.0 m (10 ft.)	3.0 m (10 ft.)
(c) Other <i>permitted uses</i>	At the discretion of the Development Authority			
(e) Other <i>discretionary uses</i>	At the discretion of the Municipal Planning Commission			

6.5.7 Separation distance between Principal Building and Accessory Building(s)

- (a) All accessory buildings shall have a minimum 2.0 m (6.6 ft.) separation distance between the principal building and the accessory building(s)

6.5.8 Minimum Gross Floor Area for Principal Buildings

The Minimum Gross Floor Area for the R-A – Residential Acreage District shall be as follows:

Principal Use	Minimum Gross Floor Area
(a) Dwellings, All	102.19 m ² (1100 sq. ft.)
(b) Other <i>permitted uses</i>	At the discretion of the Development Authority
(c) Other <i>discretionary uses</i>	At the discretion of the Municipal Planning Commission

6.5.9 Maximum Building Height

The Maximum Building Height for the R-A – Residential Acreage District shall be as follows:

Principal Use	Maximum Building Height
(a) Principal Buildings	10.6m (35 ft.)
(b) Accessory Buildings	7.6m (25 ft.)

6.5.10 Maximum Site Coverage

The Maximum Site Coverage for the R-A – Residential Acreage District shall be as follows:

Principal Use	Maximum Site Coverage
(a) Total for all buildings, including accessory buildings and structures	35%* *As per (b) below, accessory buildings may not exceed 15% of the total site coverage on a parcel
(b) Accessory Buildings (total of all accessory buildings)	15%

6.5.11 Water & Sanitary Servicing Requirements

- (a) All development in this Land Use District shall require piped sanitary and water services to the standards as required by the Town of Coronation.

6.5.12 Special Requirements

- (a) Outdoor storage of unsightly equipment or dilapidated motor vehicles shall not be permitted.
- (b) A limit of two (2) recreational vehicles shall be permitted to be stored or parked on a parcel.
- (c) Industrial or commercial equipment, including vehicles shall be stored on a parcel within this land use district unless otherwise permitted in this Bylaw.
- (d) No animals other than household pets shall be kept unless otherwise permitted in this Bylaw.

Other Relevant Regulations:

- See Section 4.17 Parking and Section 4.14 Loading Requirements

6.6 MHP – MANUFACTURED HOME PARK DISTRICT

6.6.1 Purpose:

The purpose of this District is to regulate the placement and design of **manufactured home parks**.

6.6.2 Permitted Uses:

Within the MHP – Manufactured Home Park District the following are permitted uses:

(a)	Accessory Building and Uses*	(f)	Public Park
(b)	Dwelling, Manufactured Home	(g)	Manufactured Home Park
(c)	Dwelling, Modular Home	(h)	Public Utility
(d)	Home Occupation 1 – Minor*	(i)	Public and quasi-public buildings, facilities and installations
(e)	Signs - Type #12 associated with an approved use (e.g. home occupation)**		

6.6.3 Discretionary Uses:

Within the MHP – Manufactured Home Park District the following are discretionary uses:

(a)	Campground	(d)	Home Occupation 2 – Major*
(b)	Day Home	(e)	Manufactured Home Park Facilities
(c)	Fabric Covered Building - Accessory*	(f)	Urban Farm

See Part 3 for General Regulations that may apply.

*See Part 4 for Specific Use Regulations

**See Part 5 for Sign Regulations

6.6.4 Minimum Parcel Area

The Minimum Parcel Area for the MHP – Manufactured Home Park District shall be as follows:

Use	Minimum Parcel Area
(a) Manufactured Home Park	0.2 hectares (0.5 acres)
(b) Manufactured Home Lot	360 m ² (3,875 sq. ft.)
(c) Other <i>permitted uses</i>	At the discretion of the Development Authority
(c) Other <i>discretionary uses</i>	At the discretion of the Municipal Planning Commission

6.6.5 Parcel Dimensions

The Minimum Parcel Width for the MHP – Manufactured Home Park District shall be as follows:

Use	Minimum Parcel Width
(a) Manufactured Home Lot	12.0 m (40 ft.)
(b) Other <i>permitted uses</i>	At the discretion of the Development Authority
(c) Other <i>discretionary uses</i>	At the discretion of the Municipal Planning Commission

6.6.6 Setbacks

The Minimum Setbacks for the MHP – Manufactured Home Park District shall be as follows:

Use	Front Yard Setback	Side Yard - Exterior (Corner Lots)	Rear Yard Setback	Side Yard Setback
(a) All Building setbacks from property lines of the Manufactured home park	6.1m (20 ft.)	6.1m (20 ft.)	6.1 m (20 ft.)	3.0 m (10 ft.)
(b) Manufactured home lot setbacks	3.0m (10 ft.)	3.0m (10 ft.)	6.1m (20 ft.)	(i) 1.8m (6 ft.) on the side containing a main entrance (ii) 1.2m (4 ft.) on the side not containing a main entrance
(c) Accessory Building (with lane or laneless)	Greater than principal building	Equal to or Greater than principal building	1.5 m (5 ft.)	1.2 m (4 ft.)
(d) Other <i>permitted uses</i>	At the discretion of the Development Authority			
(e) Other <i>discretionary uses</i>	At the discretion of the Municipal Planning Commission			

6.6.7 Minimum Gross Floor Area for Principal Buildings

The Minimum Gross Floor Area for the MHP – Manufactured Home Park District shall be as follows:

Principal Use	Minimum Gross Floor Area
(a) Dwellings, All	60.4 m ² (650 sq. ft.)
(b) Other <i>permitted uses</i>	At the discretion of the Development Authority
(c) Other <i>discretionary uses</i>	At the discretion of the Municipal Planning Commission

6.5.8 Maximum Building Height

The Maximum Building Height for the MHP – Manufactured Home Park District shall be as follows:

Principal Use	Maximum Building Height
(a) Principal Buildings	6.0m (20 ft.)
(b) Accessory Buildings	4.5m (15 ft.)

6.5.9 Maximum Site Coverage

The Maximum Site Coverage on a *manufactured home lot* for the MHP – Manufactured Home Park District shall be as follows:

Principal Use	Maximum Site Coverage
(a) Total for all buildings, including accessory buildings and structures	55%* *As per (b) below, accessory buildings may not exceed 10% of the total site coverage on a <i>manufactured home lot</i>
(b) Accessory Buildings (total of all accessory buildings)	10%

6.5.10 Servicing Requirements

- (a) Each manufactured home shall be connected to and serviced by the municipal piped sanitary sewer, water supply, and electric power systems, and serviced with natural gas.

6.5.11 Garbage and Waste Requirements

- (a) Convenient, on-site screened containerized garbage collection facilities or garbage cans shall be provided by the park owner in compliance with Provincial Regulations. Such provision must be indicated on the plan submitted for development permit.

5.6.12 Snow Removal

- (a) The removal of snow from all internal pedestrian walkways and vehicular parking areas, excluding individual lot parking areas, shall be the responsibility of the park owner.

5.6.13 Lighting

- (a) Outdoor lighting in the park shall be integrated into the design and appearance, and conform with the requirements and specifications of CSA Standard C92.2 Roadway Lighting or any successor thereto.

5.6.14 Manufactured Home Park Requirements

(a) ROADWAYS

- (i) All roads in a manufactured home park shall be constructed to the Municipality's specifications;
- (ii) Internal pedestrian walkways shall have a minimum width of 1.5m (5 ft.) and be surfaced to the satisfaction of the Development Authority; and
- (iii) Each manufactured home shall have a minimum width of 5m (16 ft.) and abut a park roadway.

(b) PARKING

- (i) No on-street parking shall be permitted in manufactured home parks;
- (ii) A minimum of two car parking stalls shall be provided on each manufactured home lot;
- (iii) Visitor parking shall be one off-street parking stall for every four (4) manufactured homes. Visitor parking shall be dispersed throughout the park and clearly identified.

(c) APPEARANCE

- (i) A 6.1m (20 ft.) buffer shall be provided around the boundary of the park. This buffer shall be landscaped and fenced;
- (ii) Each application for a manufactured home park shall be accompanied by a landscaping and site development plan;
- (iii) All utility lines shall be placed underground in a manufactured home park;
- (iv) A minimum of 10% of the gross site area of a manufactured home park shall be set aside for recreational use;
- (v) Each manufactured home shall be leveled, blocked and skirted and the hitch removed within 30 days of being sited on the lot; and
- (vi) The external finish of porches and additions shall match the existing external finish of the manufactured home.

(d) PERMITTED SIGNS

- (i) One park identification sign at each entrance to the park. Maximum sign area is 2.9m² (32 sq. ft.) and maximum height of sign is 1.8 m (6 ft.); and
- (ii) Directional signs within the park.

(e) STORAGE

- (i) A screened storage compound may be provided for trucks, campers, travel trailers, snowmobiles, boats, etc., at a location and in a manner satisfactory to the Development Authority.

(f) FUTURE SUBDIVISION

- (i) The Development Authority should give consideration to the sizing of lots and internal streets in order that the future subdivision of the manufactured home park to provide titled lots is a viable option.

Other Relevant Regulations:

- See Section 4.17 Parking and Section 4.14 Loading Requirements

6.7 C1 – COMMERCIAL DISTRICT

6.7.1 Purpose:

The purpose of the C1 - Commercial District is to provide for a variety of commercial and mixed-use land uses within the downtown area.

6.7.2 Permitted Uses:

Within the C-1 – Commercial District the following are permitted uses:

(a)	Accessory Building and Uses*	(i)	Signs (Types 1, 3, 4, 10, 11, 12)**
(b)	Artist's Studio	(j)	Personal Service
(c)	Clinic	(k)	Public Park
(d)	Day Care Centre or Out of School Care Centre	(l)	Post Office
(e)	Financial Institution	(m)	Public Utility
(f)	Professional or administrative office	(o)	Public and quasi-public buildings, facilities and installations
(g)	Home Occupation 1 – Minor*	(p)	Restaurant
(h)	Library	(o)	Retail Stores and services

6.7.3 Discretionary Uses:

Within the C-1 – Commercial District the following are discretionary uses:

(a)	Amusement Centre	(p)	Funeral home
(b)	Automotive Vehicle Sales*	(q)	Liquor store
(c)	Automotive Repair & Service*	(r)	Overnight Accommodations
(d)	Bed & Breakfast*	(s)	Museum
(e)	Boarding House	(t)	Parking Area
(f)	Car Wash*	(u)	Theatre
(g)	Cannabis Retail Sales	(v)	Tourist Information Centre
(h)	Community Hall	(w)	School - Unconventional
(i)	Community Recreation Facility	(x)	Signs (Types 5, 6, 7, 8, 9)**
(j)	Contractor Shop	(y)	Storage Structures* (Accessory to a Commercial Use)
(k)	Drinking Establishment	(z)	Veterinary Clinic

(l)	Drive Through Service*	(aa)	Warehousing accessory to an existing commercial use
(m)	Dwelling – one or more units attached to a commercial building		Worship Facility
(n)	Dwelling – existing at the time of adoption of this Bylaw	(bb)	Urban Farm
(o)	Fabric Covered Building – Accessory*		

See Part 3 for General Regulations that may apply

*See Part 4 for Specific Use Regulations

**See Part 5 for Sign Regulations

6.7.4 Minimum Parcel Area

The Minimum Parcel Area for the C-1 – Commercial District shall be as follows:

Use	Minimum Parcel Area
(a) All uses	185.8 m ² (2,000 sq. ft.)

6.7.5 Parcel Dimensions

The Minimum Parcel Width for the C-1 – Commercial District shall be as follows:

Use	Minimum Parcel Width
(a) All uses	6.1m (20 ft.)

6.7.6 Setbacks

The Minimum Setbacks for the C-1 – Commercial District shall be as follows:

Use	Front Yard Setback	Side Yard - Exterior (Corner Lots)	Rear Yard Setback	Side Yard Setback
(a) Principal building	0.0 m (0 ft.)	0.0 m (0 ft.)	6.1 m (20 ft.)	1.5m (5 ft.) adjacent to residential districts otherwise 0.0m (0 ft.)
(b) Accessory Building(s)	Must be greater than principal building	Must be greater than principal building	0.9 m (3 ft.)	1.5m (5 ft.) adjacent to residential districts otherwise 0.9m (3 ft.)

6.7.7 Minimum Gross Floor Area for Principal Buildings

The Minimum Gross Floor Area for the C-1 – Commercial District shall be as follows:

Principal Use	Minimum Gross Floor Area
(a) Principal Building	46.4 m ² (500 sq. ft.)

6.7.8 Maximum Building Height

The Maximum Building Height for the C-1 – Commercial District shall be as follows:

Principal Use	Maximum Building Height
(a) Principal Buildings	13.7m (45 ft.)
(b) Accessory Buildings	6.1m (20 ft.)

6.7.9 Maximum Site Coverage

The Maximum Site Coverage for the C-1 – Commercial District shall be as follows:

Principal Use	Maximum Site Coverage
(a) Total for all buildings, including accessory buildings and structures	80%* *As per (b) below, accessory buildings may not exceed 10% of the total site coverage on a parcel
(b) Accessory Buildings (total of all accessory buildings)	10%

6.7.10 Off-Street Parking and Loading

- (a) Parking requirements are stated in **Section 4.17 Parking** of this Bylaw.
- (b) Loading requirements stated in **Section 4.14 Loading** of this Bylaw.
- (c) Notwithstanding **Section 4.17 Parking**, the Municipal Planning Commission may reduce or waive the parking space requirements for proposed development or redevelopment of a commercial site within the downtown:
 - (i) Where the configuration of the buildings to be developed and those adjacent buildings is such that the provision of required parking is not practical; or
 - (ii) Where appropriate on-street parking is adequately available.

6.7.11 Landscaping and Screening

- (a) A minimum 10% of the site area shall be landscaped.
- (b) Sites abutting a residential district shall be screened from view to the satisfaction of the

Development Authority.

- (c) Outside storage areas of material and equipment shall be screened from adjacent sites and public thoroughfares.
- (d) The side and rear walls which are exposed to public view should be appropriately finished as required by the Development Authority.

6.7.12 Garbage and Waste Material

- (a) Garbage and waste material must be stored in weather and animal proof containers and screened from adjacent sites and public thoroughfares, including lanes to the satisfaction of the Development Authority.

Other Relevant Regulations:

- See Section 4.17 Parking and Section 4.14 Loading Requirements

6.8 E1 – EMPLOYMENT DISTRICT

6.8.1 Purpose:

The purpose of the E1 - Employment District is to provide for a variety of commercial and industrial land uses.

6.8.2 Permitted Uses:

Within the E-1 – Employment District the following are permitted uses:

(a)	Accessory Building and Uses*	(i)	Signs (1, 3, 4, 5, 6, 7, 10, 11, 12)**
(b)	Artist’s Studio	(j)	Personal Service
(c)	Clinic	(k)	Public Park
(d)	Day Care Centre or Out of School Care Centre	(l)	Post Office
(e)	Financial Institution	(m)	Public Utility
(f)	Professional or administrative office	(o)	Public and quasi-public buildings, facilities and installations
(g)	Home Occupation 1 – Minor*	(p)	Restaurant
(h)	Library	(q)	Retail Stores and services

6.8.3 Discretionary Uses:

Within the E-1 – Employment District the following are discretionary uses:

(a)	Agricultural equipment sales and service	(t)	Fabric Covered Building - Principal
(b)	Amusement Centre	(u)	Fabric Covered Building - Accessory*
(c)	Automotive Vehicle Sales*	(v)	Funeral home
(d)	Automotive Repair & Service*	(w)	Liquor store
(e)	Auto Body Shop*	(x)	Overnight Accommodation
(f)	Bed & Breakfast*	(y)	Museum
(g)	Building material sales and storage	(z)	Parking Lot
(h)	Bulk fuel sales depot	(aa)	Recycling Depot
(i)	Campground	(bb)	Theatre
(j)	Car Wash*	(cc)	Tourist Information Centre
(k)	Cannabis Retail Sales	(dd)	School - Unconventional

(l)	Community Hall	(ee)	Signs (2, 8, 9)**
(m)	Community Recreation Facility	(ff)	Self-Storage Facility*
(n)	Contractor Shop	(gg)	Storage Structures* (Accessory to an approved Use)
(o)	Drinking Establishment	(hh)	Truck and Freight Terminals
(p)	Drive Through Service*	(ii)	Veterinary Clinic
(q)	Dwelling – one or more units attached to a commercial building	(jj)	Warehouse
(r)	Dwelling – existing at the time of adoption of this Bylaw	(kk)	Worship Facility
(s)	Equipment Machinery Sales & Rentals	(ll)	Urban Farm

See Part 3 for General Regulations that may apply

*See Part 4 for Specific Use Regulations

**See Part 5 for Sign Regulations

6.8.4 Minimum Parcel Area

The Minimum Parcel Area for the E-1 – Employment District shall be as follows:

Use	Minimum Parcel Area
(a) All uses	185.8 m ² (2,000 sq. ft.)

6.8.5 Parcel Dimensions

The Minimum Parcel Width for the E-1 – Employment District shall be as follows:

Use	Minimum Parcel Width
(a) All uses	6.1m (20 ft.)

6.8.6 Setbacks

The Minimum Setbacks for the E-1 – Employment District shall be as follows:

Use	Front Yard Setback	Side Yard - Exterior (Corner Lots)	Rear Yard Setback	Side Yard Setback

(a) Principal building	(i) 20.0 m (66 ft.) adjacent to a highway without a service road	0.0 m (0 ft.)	6.1 m (20 ft.)	1.5m (5 ft.) adjacent to residential districts otherwise 0.0m (0 ft.)
	(ii) 6.1m (20 ft.) adjacent to a highway with a service road			
(b) Accessory Building(s)	Must be greater than principal building	Must be greater than principal building	0.9 m (3 ft.)	1.5m (5 ft.) adjacent to residential districts otherwise 0.9m (3 ft.)

6.8.7 Minimum Gross Floor Area for Principal Buildings

The Minimum Gross Floor Area for the E-1 – Employment District shall be as follows:

Principal Use	Minimum Gross Floor Area
(a) Principal Building	46.4 m ² (500 sq. ft.)

6.8.8 Maximum Building Height

The Maximum Building Height for the E-1 – Employment District shall be as follows:

Principal Use	Maximum Building Height
(a) Principal Buildings	13.7m (45 ft.)
(b) Accessory Buildings	6.1m (20 ft.)

6.8.9 Maximum Site Coverage

The Maximum Site Coverage for the E-1 – Employment District shall be as follows:

Principal Use	Maximum Site Coverage
(a) Total for all buildings, including accessory buildings and	60%* *As per (b) below, accessory buildings may not exceed 10% of the

	structures	total site coverage on a parcel
(b)	Accessory Buildings (total of all accessory buildings)	10%

4.8.10 Off-Street Parking and Loading

- (a) Parking requirements are stated in **Section 4.17 Parking** of this Bylaw.
- (b) Loading requirements are stated in **Section 4.14 Loading** of this Bylaw.

4.8.11 Landscaping and Screening

- (a) A minimum 5% of the site area shall be landscaped.
- (b) Sites abutting a residential district shall be screened from view to the satisfaction of the Development Authority.
- (c) Outside storage areas of material and equipment shall be screened from adjacent sites and public thoroughfares.
- (d) The side and rear walls which are exposed to public view should be appropriately finished as required by the Development Authority.

4.8.12 Garbage and Waste Material

- (a) Garbage and waste material must be stored in weather and animal proof containers and screened from adjacent sites and public thoroughfares, including lanes to the satisfaction of the Development Authority.

Other Relevant Regulations:

- See **Section 4.17 Parking** and **Section 4.14 Loading Requirements**

6.9 CS – COMMUNITY SERVICE DISTRICT

6.9.1 Purpose:

The purpose of the CS – Community Service District is to provide for a variety of public, educational or community focused land uses.

6.9.2 Permitted Uses:

Within the CS – Community Service District the following are permitted uses:

(a)	Accessory Building and Uses**	(g)	Public Park
(b)	Cemetery	(h)	Post Office
(c)	Community Hall / Building	(i)	Public Utility
(d)	Day Care Centre or Out of School Care Centre	(j)	Public and quasi-public buildings, facilities and installations
(e)	Library	(k)	School - Public
(f)	Signs (Types 1, 3, 4, 5, 6, 7, 10, 11, 12)**	(l)	Pool - Public

6.9.3 Discretionary Uses:

Within the CS – Community Service District the following are discretionary uses:

(a)	Accessory sales / services to an approved principal use	(h)	Golf Course
(b)	Campground	(i)	Recreational uses – passive and/or active
(c)	Clinic / Health Care Facility	(j)	School – Private
(d)	Community Recreation Facility	(k)	School – Unconventional
(e)	Exhibition Grounds	(l)	Signs (Types 2, 8, 9)**
(f)	Fabric Covered Building – Accessory*	(m)	Urban Farm
(g)	Fabric Covered Building - Principal*		

See Part 3 for General Regulations that may apply

*See Part 4 for Specific Use Regulations

**See Part 5 for Sign Regulations

6.9.4 Minimum Parcel Area

The Minimum Parcel Area for the CS – Community Service District shall be as follows:

Use	Minimum Parcel Area
(a) All uses	185.8 m ² (2,000 sq. ft.)

6.9.5 Parcel Dimensions

The Minimum Parcel Width for the CS – Community Service District shall be as follows:

Use	Minimum Parcel Width
(a) All uses	6.1m (20 ft.)

6.9.6 Setbacks

The Minimum Setbacks for the CS – Community Service District shall be as follows:

Use	Front Yard Setback	Side Yard - Exterior (Corner Lots)	Rear Yard Setback	Side Yard Setback
(a) Principal building	6.1m (20 ft.)	3.0m (10 ft.)	6.1 m (20 ft.)	1.5m (5 ft.)
(b) Accessory Building(s)	Must be greater than principal building	3.0m (10 ft.)	1.5m (5 ft.)	1.5m (5 ft.)

6.9.7 Maximum Building Height

The Maximum Building Height for the CS – Community Service District shall be as follows:

Principal Use	Maximum Building Height
(a) Principal Buildings	13.7m (45 ft.)
(b) Accessory Buildings	6.1m (20 ft.)

6.9.8 Maximum Site Coverage

The Maximum Site Coverage for the CS – Community Service District shall be as follows:

Principal Use	Maximum Site Coverage
(a) Total for all buildings, including accessory buildings and structures	60%* *As per (b) below, accessory buildings may not exceed 10% of the

total site coverage on a parcel

- (b) **Accessory Buildings** (total of all accessory buildings) 10%

6.9.9 Off-Street Parking and Loading

- (a) Parking requirements are stated in **Section 4.17 Parking** of this Bylaw.
(b) Loading requirements are stated in **Section 4.14 Loading** of this Bylaw.

6.9.10 Landscaping and Screening

- (a) A minimum 10% of the site area shall be landscaped.
(b) Outside storage areas of material and equipment shall be screened from adjacent sites and public thoroughfares.
(c) The side and rear walls which are exposed to public view should be appropriately finished as required by the Development Authority.

6.9.11 Garbage and Waste Material

- (b) Garbage and waste material must be stored in weather and animal proof containers and screened from adjacent sites and public thoroughfares, including lanes to the satisfaction of the Development Authority.

Other Relevant Regulations:

- See **Section 4.17 Parking** and **Section 4.14 Loading** Requirements

7 Definitions

The following definitions pertain to terms and words used within the Land Use Bylaw.

G

General Definitions (Related to individual site developments - e.g. setbacks, parking or general terms that are not land uses)

L

Land Use Definitions (Permitted or Discretionary Uses listed in Districts in this Bylaw)

**Terms in [Blue](#) are cross-references for convenience only.

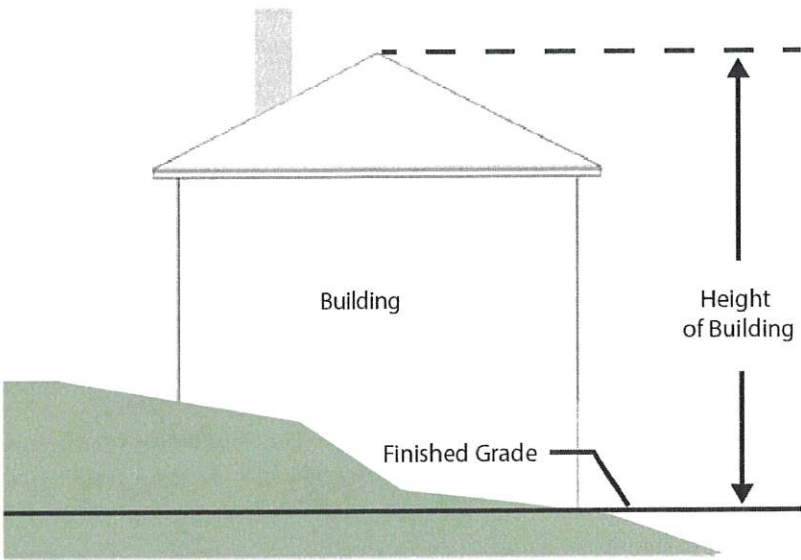
Disclaimer: The following table contains definitions for terms and words used within this Land Use Bylaw. The column on the far right is for information purposes only to assist with navigating the Bylaw.

Quick links – click on the letter to jump to the definitions.

A	B	C	D	E	F	G	H	I
J	K	L	M	N	O	P	Q	R
S	T	U	V	W	X	Y	Z	

TERM	DEFINITION	
A		
ACCESSORY BUILDING or ACCESSORY USE	means a building or use, separate and subordinate or incidental to the principal building or use located on the same site.	L
ACCESSORY DWELLING UNIT (ADU)	See Dwelling, Attached Accessory Unit and Dwelling, Detached Accessory Unit	L
ACT	means the <i>Municipal Government Act</i> RSA 2000 c. M-26, as amended.	G
AGRICULTURAL EQUIPMENT SALES AND SERVICE	means a development used for the retail sale, repair and maintenance of new or used agricultural equipment.	L
AGRI-TOURISM OPERATION	means the use of agricultural land and/or facilities to provide a good and/or service to tourists. This may include market gardens, farm tours, country crafts, country vacations, and agricultural recreational pursuits. Agri-tourism operations increase awareness of agriculture and rural life.	L
AIRPORT	means an area used or intended for the arrival and departure or servicing of aircraft and includes any building, installation, or equipment in connection therewith. All aerodrome facilities are regulated by Transport Canada and municipal and/or Provincial authorities have no jurisdiction for development on private or federal lands.	L
AIRSTRIP - PRIVATE	means an area of land used or intended to be used either in whole or in part for the arrival and departure or servicing of aircraft, but which is not licensed by any Provincial or Federal authority. All aerodrome facilities are regulated by Transport Canada and municipal and/or Provincial authorities have no jurisdiction for development on private or federal lands.	L
AMUSEMENT CENTRE	means a commercial establishment for public entertainment or recreation including, but not limited to, bowling alleys, theaters, and billiard parlours.	L
APPEAL BODY	means the board hearing a subdivision or development permit appeal in accordance with the Municipal Government Act.	
ARTIST'S STUDIO	means a use: (a) where art is produced by individuals; (b) may include the instruction of art to individuals or groups; (c) may include the sale of art pieces produced by that use.	L
AUCTION FACILITY	means development specifically intended for the auctioneering of livestock, goods, equipment including temporary storage of such goods and may include the temporary holding of the livestock. This use class does not include on-site slaughtering such as an abattoir or one time on-site estate auction sales.	L
AUTO BODY SHOP	means a use where motor vehicle bodies are repaired or painted within a building.	L

AUTOMOBILE WRECKER/SALVAGE ESTABLISHMENT	means a use: a) where dilapidated vehicles are stored, dismantled or crushed; or b) where motor vehicle parts may be sold; or c) where motor vehicles in their complete and operable state are not displayed or sold; or d) that may have equipment used for crushing, dismantling or moving motor vehicle parts; or that may have a building for administrative functions associated with the use; or that does not involve the manufacture or assembly of any goods.	L
AUTOMOBILE REPAIR & SERVICE	means a use for the servicing and repair of motor vehicles within a building, excluding an auto body and paint shop, and includes such facilities as alignment shops, muffler shops, transmission repair shops, rust-proofing, brake shops and other similar uses.	L
AUTOMOTIVE VEHICLE SALES	means a use: (a) where motor vehicles are sold or leased; (b) may only store or display vehicles on portions of the parcel approved exclusively for storage or display; and (c) that may have a building for administrative functions associated with the use.	L
B		
BASEMENT	means that portion of a building between two floor levels which is partly underground but which has a portion of its height from finished floor to finished ceiling above the adjacent finished grade.	G
BALCONY	means an extension of a floor projecting from the wall of a <i>Building</i> and enclosed by a parapet or railing.	G
BED AND BREAKFAST ESTABLISHMENT	means a lodging facility within an owner occupied dwelling having guest rooms and providing common dining facilities, but no cooking facilities in guest rooms.	L
BEEKEEPING	means the commercial production of natural honey.	L
BENCH (TOPOGRAPHICAL)	As shown on Figure 5: Topographical Features, means a plateau or level (slope, typically between 1% and 15%) occurring between the brink of one slope and the toe of another.	G
BOARDING HOUSE	means a building where meals are served for remuneration or rooms are rented to three or more persons, not including the occupant and his immediate family, but does not include a hotel, motel, restaurant, cafe, coffee shop, drive-in refreshment stand or other similar use.	L
BRINK OF SLOPE	As shown on Figure 5: Topographical Features, means the point where a slope begins to fall off steeper than 20%.	G
BUILDING	means a roofed structure with solid exterior walls and which is used or intended to be used as shelter for persons, animals, equipment, or goods and services.	G

BUILDING HEIGHT	<p>means the vertical distance from the <i>Finished Grade</i> to the highest point of the roof excluding chimneys, ventilators, vent pipes, antennas, lightning rods, spires, elevator machinery and roof top heating/cooling units.</p>  <p>Figure 2: Building Height</p>	G
BUILDING LINE	means the extended line of the wall of the <i>Building</i> or any portion of the <i>Building</i> which faces the line of the parcel.	G
BUILDING LINE, FRONT	means a line parallel to the <i>Front Parcel Line</i> drawn across the parcel through the point where a <i>Building</i> on the parcel is closest to the <i>Front Parcel Line</i> .	G
BUILDING LINE, REAR	means a line parallel to the <i>Rear Parcel Line</i> drawn across the parcel through the point where a <i>Principal Building</i> on the parcel is closest to the <i>Rear Parcel Line</i> .	G
BUILDING MATERIAL SALES AND STORAGE	means a business that sells building materials, tools and equipment and stores building materials that will be or already have been sold.	L
BULK FUEL SALES DEPOT	means a use where fuel for motor vehicles is sold either with or without an attendant.	L
C		
CAMPGROUND	means a recreational development for the purpose of providing temporary accommodation for recreational vehicles or tents. A campground is not construed to mean a development for the purpose of accommodating long-term or permanent occupancy by recreational vehicles or manufactured homes.	L
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.	L
CAR WASH	Means a use where motor vehicles are washed and may contain one or more wash bays where each wash bay is capable of washing one motor vehicle at a time and must provide at least three (3) vehicle stacking spaces for each wash bay door.	L

CEMETERY	means land that is used as a place for the internment of the deceased or in which human bodies, pets and/or animals or cremated remains have been buried. It may include facilities such as columbarium's, mausoleums, memorial parks and burial grounds.	L
CLINIC	means a use in which medical, dental or other professional healing treatment is given to human beings.	L
COMMERCIAL TOURIST FACILITY	means a privately owned and operated recreation/tourist facility which may include golf courses, mini-golf courses, zoos, water slides, campgrounds, and amusement parks.	L
COMMUNICATION TOWER or COMMUNICATION STRUCTURE	means a structure designed to support antennas for telecommunications and broadcasting and may include television, cellular phone, or wireless internet or radio signals. Communication towers are regulated by Industry Canada however municipal consultation is required and considerations respected.	L
COMMUNITY HALL / BUILDING	means a facility or building which is owned or leased by a community association or group, non-profit organization, or government or corporate entity for the purposes of public service or public use.	L
COMMUNITY RECREATION FACILITY	means a facility that is available to the public for sports and recreational activities conducted indoors and/or outdoors. Typical uses include indoor/outdoor swimming pools, hockey rinks, gymnasiums, sports fields, outdoor tennis courts, unenclosed ice surfaces or rinks, athletic fields, bowling greens, riding stables and fitness trails. These facilities may be publicly or privately owned and/or operated.	L
CONFINED FEEDING OPERATION	means an activity on land that is fenced or enclosed or within buildings where livestock is confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing and requires registration or approval under the conditions set forth in the Agricultural Operations Practices Act through the Natural Resources Conservation Board.	L
CONTRACTOR SHOP	means a use: (a) where people with specific skills in the building or construction trades enter into contracts to do work off of the premises; (b) where all of the functions associated with the use are entirely within a building; (c) where products relevant to the trade may be made or partially assembled for installation off-site; (d) where an area, contained within the building, may be used for product display and sales associated with the use; (e) that may have an area to keep supplies related to the trade; (f) that may have the administrative functions associated with the use; and (g) where the outdoor storage of equipment, tractors, skid-steer, dump trucks, mechanized lift buckets, cranes, or other equipment is considered as a separate use defined as outdoor storage	G
CORNER PARCEL	See Parcel, Corner	G
COUNTRY RESIDENTIAL – FIRST PARCEL	means a dwelling or manufactured home situated on a parcel of land used principally for private residential purposes within an otherwise rural area, but does not include a Farmstead.	G

COUNTRY RESIDENTIAL – MULTI-LOT	means two or more contiguous parcels of land used principally for residential purposes within an otherwise rural area, situated within the same quarter section.	G
D		
DATA CENTRE	means a building or group of buildings housing computer systems that provide processing, storage, or distribution services.	L
DAYCARE CENTRE	means a centre providing group day care, family daycare, nursing school, child minding, out of school care, or specialized daycare.	L
DAY HOME	a private dwelling unit where temporary care, development and supervision for periods not exceeding 24 consecutive hours is provided to a maximum of six (6) children under the age of 13 years, not including children under the age of 13 years who permanently reside in the home.	L
DECK	means a flat, floored concrete or wooden structure, usually elevated above grade level and usually adjoining a dwelling and accessory to the principle residential use or building. A deck may consist of roofing and means of vertical enclosure, but will not include any insulation or heating apparatus contained within the structure.	G
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 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 or is likely to result in a change in the land or the building; or d) a change in the intensity of use of land or building that results in or is likely to result in a change in the intensity of use of the land or building.	G
DEVELOPMENT AUTHORITY	means a person or body appointed as a Development Authority as contemplated by and in accordance with the Municipal Government Act.	G
DEVELOPMENT COMMENCEMENT	means the moment construction is started on site (i.e. Excavation) or the land use has begun for the purposes of the development permit application.	G
DEVELOPMENT COMPLETION	means the moment the required building/ development permit conditions and requirements have been met for the purposes of the development permit application and/ or the final inspection reports have been received (as required for the project).	G
DEVELOPMENT OFFICER	means the office of the Development Officer as established by the municipality in accordance with the Municipal Government Act.	G
DEVELOPMENT PERMIT	means a document authorizing development issued under this Land Use Bylaw.	G
DETACHED DWELLING	See Dwelling Unit	G
DISCRETIONARY USE	means a use for which a development permit may be issued at the discretion of the Development Authority.	G
DISTILLERY	See Microbrewery & Craft Distillery	L

DRIVE-THROUGH RESTAURANT	means a Restaurant use that includes the sale or service of food or beverages to an occupant within a motorized vehicle.	L
DRIVE-THROUGH SERVICE	means a business that is not a Restaurant that includes sales or service to an occupant within a motorized vehicle (e.g. drive through banking).	
DRINKING ESTABLISHMENT	means an establishment licensed by the Alberta Liquor Control Board, in which alcoholic beverages are served for consumption on the premises and any preparation or serving of food is accessory thereto. This term refers to bars, taverns, pubs and lounges.	L
DWELLING UNIT	means a building or a self-contained portion of a building for the residential use of one or more people living as a single housekeeping unit, and containing complete sleeping, cooking and toilet facilities.	G

DWELLING TYPES - Spectrum



Detached Accessory Dwelling Units



Attached Accessory Dwelling Units



Tiny Home Manufactured Modular, Ready to Move Single-detached Two-unit Townhouse (3 or more units) Apartment (5 or more units)

DWELLING, APARTMENT	means a building designed for residential use that is divided into five (5) or more dwelling units with a shared or common entrance.	L
DWELLING, ATTACHED ACCESSORY UNIT (ADU)	means a room or set of rooms that: <ul style="list-style-type: none"> (i) has been designed as a separate dwelling unit and has been established as a separate dwelling unit by permit; and (ii) is attached to or located within the lot's principal building; and is a secondary use to the lot's principal building, structure, and use. <p>*Note: See Section 4.2 Accessory Dwelling Units for detailed regulations</p>	L

DWELLING, DETACHED ACCESSORY UNIT (ADU)	<p>means a residential building or structure that:</p> <ul style="list-style-type: none"> (i) has been designed as a separate dwelling unit and has been established as a separate dwelling unit by permit; and (ii) is unattached to the lot's principal building; and is a secondary use to the lot's principal building, structure, and use. <p>Note: See Section 4.2 Accessory Dwelling Units for detailed regulations</p>	L
DWELLING, TWO-UNIT	means a residential building containing two dwelling units, each having a separate entrance from the outside. This term also includes a semi-detached dwelling.	L
DWELLING, MANUFACTURED	means a transportable, single or multiple section single detached dwelling unit conforming to CAN/CSA Z240 MH Series certified standards at time of manufacture. It is ready for residential occupancy upon completion of set-up in accordance with required factory recommended installation instructions.	L
DWELLING, MODULAR	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.	L
DWELLING, PARK MODEL	<p>means a recreational vehicle conforming to CAN-CSA series Z241 that may be located seasonally or permanently on a parcel of land.</p> <p>The minimum allowable gross floor area for a park model shall be 27.87 square metres.</p>	L
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 single-detached dwelling. This definition does not include Dwelling – Modular Home or Dwelling – Manufactured Home.	L
DWELLING, RECREATIONAL VEHICLE	means a vehicle or a portable structure designed to be carried on a vehicle providing temporary sleeping accommodation for travel and recreation purposes. Recreational vehicles include but are not limited to motor homes, campers and holiday trailers. Recreational vehicles do not include manufactured homes. Recreational vehicles may be considered on a seasonal or semi-permanent basis in the districts where it is listed as a permitted or discretionary use.	L
DWELLING, MOVED-ON	means a structure used at a previous location that has now been relocated to a new parcel for use as a dwelling.	L
DWELLING, SEMI-DETACHED	means development consisting of two dwellings, each accommodating one household, situated side by side and sharing a common wall. Each dwelling shall have separate, individual and direct access to grade, with no interior access connections, and no common means of access with other dwellings.	L
DWELLING, SINGLE DETACHED	means a detached building consisting principally of one dwelling unit which is occupied or intended to be occupied as the permanent residence of one or more individuals, but does not include a Two-Unit Dwelling or Manufactured Home Dwelling and may have one or more accessory dwelling units as may be approved by the Development Authority in accordance with this Bylaw.	L

<p>DWELLING, TINY HOME (SMALL LOT)</p>	<p>means:</p> <ul style="list-style-type: none"> (a) a residential building containing no more than one dwelling unit that is the principal dwelling on a parcel; and (b) is greater than (23.22 m²) 250 sq. ft. in floor area; and (c) is less than (65.03 m²) 700 sq. ft. in floor area, and (d) is located on a legal parcel created prior to the adoption of this bylaw; and (e) is located on a legal parcel less than (232.25 m²) 2500 sq. ft. in area but greater than (116.13 m²) 1,250 sq. ft.; (f) is physically detached from any other dwelling unit on the property. <p>This definition does not include Manufactured Home Dwelling.</p>	
<p>DWELLING, TINY HOME (LARGE LOT)</p>	<p>means:</p> <ul style="list-style-type: none"> (a) a residential building containing no more than one dwelling unit that is the principal dwelling on a parcel; and (b) is greater than 250 sq. ft. in floor area; and (c) is less than 700 sq. ft. in floor area, and (d) is located on a legal parcel greater than 2500 sq. ft. in area (e) is physically detached from any other dwelling unit on the property. <p>This definition does not include Dwelling, Manufactured.</p>	
<p>DWELLING, TOWNHOUSE</p>	<p>means a building consisting of three (3) or more dwelling units, each of which has an individual entrance to the outdoors and each of which is occupied or intended to be occupied as the permanent residence of one family. This includes townhouses, rowhouses, triplexes and fourplexes.</p>	L
<p>E</p>		
<p>EASEMENT</p>	<p>means the right to use land generally for access to other property or as a right-of-way for a public utility.</p>	G
<p>EATING AND DRINKING ESTABLISHMENT</p>	<p>means a development where food and beverages are prepared and served and includes supplementary alcoholic beverage service licensed by the Alberta Gaming and Liquor Commission. This term refers to such uses as restaurants, cafes, lunch and tearooms, ice cream parlours, banquet facilities and take-out restaurants.</p>	L
<p>EXISTING</p>	<p>means existing as of the date of adoption of this Land Use Bylaw.</p>	G
<p>EXTENSIVE AGRICULTURAL</p>	<p>means systems of tillage and grazing on large areas of land by the raising of crops or the rearing of livestock either separately or in conjunction with one another and includes buildings and other structures incidental to the operation. For the purposes of this Land Use Bylaw, extensive agriculture does not include the residential buildings.</p>	L
<p>EDUCATIONAL INSTITUTION</p>	<p>means <i>buildings</i> and <i>structures</i> used for the assembly of persons for educational purposes, where classrooms, libraries, offices, recreational facilities and other related facilities are provided for course participants and staff, and where dormitory accommodations and common kitchen and dining facilities may also be provided.</p>	L

EQUESTRIAN CENTRE	means a facility or group of facilities intended for the accommodation, showing and competitive use of horses and may include a stable, gymkhana course, race track, and other related facilities.	L
ESCARPMENT	As shown on Figure 5: Topographical Features , means a river valley wall, typically up to 91.44 metres (300 ft.) high.	G
ESCARPMENT PROTRUSION	As shown on Figure 5: Topographical Features means the projection of the brink of an escarpment slope by at least 30.48 metres into a valley.	G
EQUIPMENT MACHINERY SALES & RENTALS	Means a business with the primary purpose of selling and/or renting equipment machinery.	L
EXHIBITION GROUNDS	means the use of land or building, public or private, for temporary events including seasonal shows, conventions, conferences, seminars, product displays or sale of goods, recreation activities, and entertainment functions. This use may include accessory functions including food and beverage preparation and service for on-premise consumption.	L
F		
FABRIC COVERED BUILDING	means a 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.	L
FABRIC COVERED BUILDING – PRINCIPAL	means a fabric covered building used as the principal building on a parcel and meeting all the stated regulations in this Bylaw pertaining to a principal building.	L
FABRIC COVERED BUILDING – ACCESSORY	means a fabric covered building used as an accessory building on a parcel and meeting all the stated regulations in this Bylaw pertaining to an accessory building.	L
FARM ANIMALS	Means the keeping of livestock on a parcel. See Section 4.10 Farm Animal Units	L
FARM ANIMAL UNIT	means an Animal Unit as defined in the <i>Agricultural Operations Practices Act, Agricultural Operations, Part 2 Matters Regulation, Schedule 1</i> .	L
FARM BUILDING	means an accessory building that: <ul style="list-style-type: none"> (a) does not contain a residential occupancy, (b) is located on land used as a farm, or is designated for agricultural use and directly supports the primary farm operation, (c) has a low occupant load, and (d) is not used or occupied by, or expected to be used or occupied by, the public or persons, other than the farmer or farmers that own the building, their immediate family, and/or their employees, that may be in the building from time to time, and the building is used for: <ul style="list-style-type: none"> (i) housing livestock, (ii) storing, sorting, grading or bulk packaging primary agricultural products, or housing, storing or maintaining machinery associated with the operation of farm on which it is located.	L

FARMERS MARKET	A temporary, seasonal or occasional market held in an open area or in a structure where groups of individual sellers offer for sale to the public items such as fresh farm produce, food, beverages, arts, crafts and other retail goods.	L
FENCE	means a physical or visual barrier formed by a trellis, louver, solid hedge of trees or shrubs, a wooden, metal, plastic or masonry structure, or a combination thereof.	G
FINANCIAL INSTITUTION	means a business that is open to the public and engaged in banking and that performs closely related functions such as making loans, and investments, and may include the provision of automatic teller machines.	L
FINISHED GRADE	See Grade, Finished	G
FLOODPLAIN	means land calculated or determined to be located within the 100-year floodplain risk area of a watercourse, as defined by Alberta Environment and Sustainable Resource Development.	G
FLOODPROOFING	means the alteration of land or <i>Structures</i> either physically or in use to reduce or eliminate flood damage and includes the use of elevation and/or <i>Building Setbacks</i> from water bodies to maintain a floodway and to allow for potential erosion.	G
FLOOR AREA	means the total floor area of every room and passageway contained in a building, not including the floor areas of basements, attached garages, sheds, open porches, patios, open decks, verandas or breezeways.	G
FLOOR AREA RATIO (FAR)	means the ratio between the <i>gross floor area</i> of all the <i>buildings</i> or <i>structures</i> on the <i>parcel</i> and the total area of the <i>parcel</i> upon which all the <i>buildings</i> or <i>structures</i> are situated.	G
FOOD PROCESSING, STORAGE, AND SALES	means a facility in which raw farm products combined with other consumable ingredients to produce marketable products for consumption that can be easily prepared and served by the consumer, and where raw farm products may be warehoused prior to being sold either directly to consumers or for wholesale, and the selling of raw farm products either directly to consumers or for wholesale.	L
FRONT BUILDING LINE	See Building Line, Front	G
FRONT LOT LINE	See Parcel Line, Front	G
FRONT SETBACK	See Setback, Front	G
FRONTAGE	means the distance along the property line adjacent to a highway or public street.	G
FUNERAL HOME	means a development used for the arrangement of funerals, the preparation of the deceased for burial or cremation, the holding of funeral services and the carrying out of cremations, where not more than one cremation chamber is provided.	L
G		
GOLF COURSE	means the golf playing area and ancillary buildings and uses related to the playing of the game of golf, including, for example, pro shop, club house, restaurant, licensed dining area, lounge, driving range and picnic area.	L

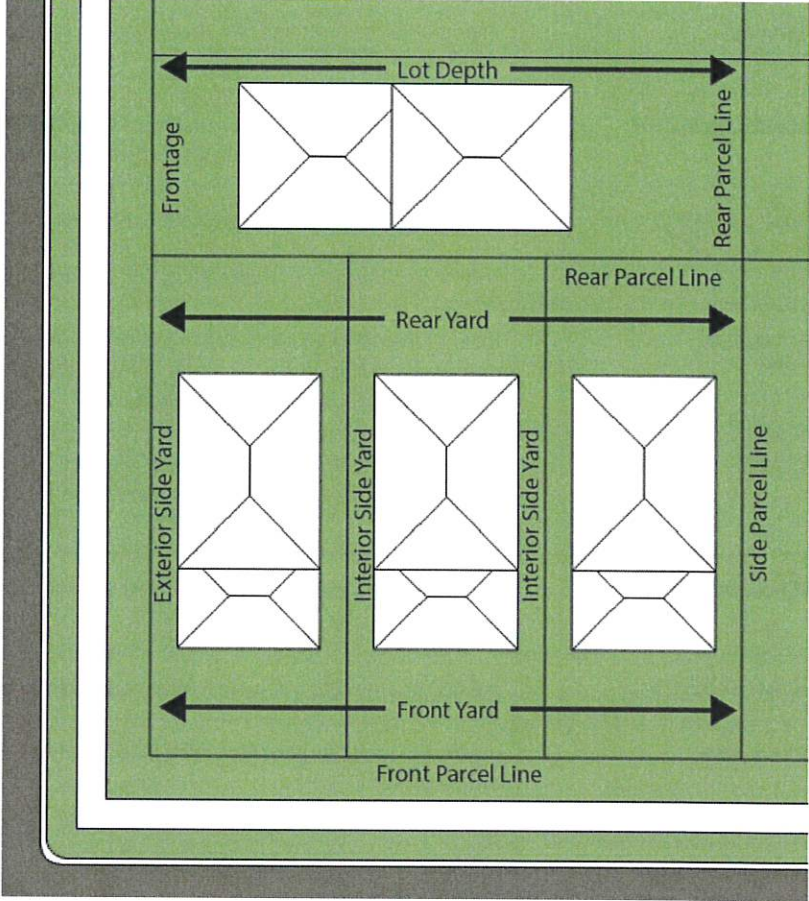
GOVERNMENT BUILDING OR FACILITY	means a building or structure owned, operated, or occupied by a Provincial, Federal or Local Government agency.	L
GRADE	means the elevation of land or a surface.	G
GRADE, LEVEL	means the average of the highest elevation and the lowest elevation where a building is situated, or is proposed to be situated, on a parcel.	G
GRADE, FINISHED	means the same as Grade, Level	G
GREENHOUSE	means a building constructed chiefly of glass, glasslike or translucent material, cloth, or lath, which is devoted to the protection or cultivation of flowers or other tender plants.	L
GREENHOUSE OPERATION	means a building or structure constructed chiefly of glass, glasslike or translucent material, cloth, or lath, which is devoted to the protection or cultivation of flowers or other tender plants and may include a related retail or wholesale component.	L
GROUP CARE FACILITY	means a development using a dwelling unit for a provincially approved residential social care facility providing rehabilitative and supportive care. A Group Care Facility may incorporate accommodation for a resident staff as part of the use.	L
GUEST RANCH	means a working farm or ranch that includes a principal residence, agricultural structures and temporary guest accommodation.	L
H		
HABITABLE AREA	means any room or space within a <i>Building</i> or <i>Structure</i> which is or can be used for human occupancy, commercial sales, or storage of goods, possessions or equipment (including furnaces) which would be subject to damage if flooded.	G
HEALTH AND MEDICAL SERVICES	means physical or mental health care provided on an out-patient basis. Services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative, or counselling nature.	L
HEAVY MANUFACTURING	See Manufacturing, Heavy	L
HEIGHT, BUILDING	See Building Height	G
HEIGHT	means the vertical distance from one point to another point.	G
HEIGHT OF SLOPE	As shown on Figure 5: Topographical Features , means the point where a slope begins to rise steeper than 20%.	G
HOME OCCUPATION	means any occupation, trade, profession, or craft carried on by an occupant of a residential building as a use secondary to the residential use of the building, and which does not change the residential nature of the building nor the neighbourhood or have any exterior evidence of such secondary use other than provided pursuant to this Bylaw.	L
HOTEL	See Overnight Accommodations	L
I		

IMPERVIOUS SURFACE	means ground, covered ground, buildings, or structures which water cannot infiltrate.	G
INDOOR RECREATION AND ENTERTAINMENT	means the use of <i>buildings</i> or <i>structures</i> for recreation, amusement, or entertainment primarily conducted indoors, such as billiard halls, bowling alleys, arcades, fitness centres, sport facilities, gymnasiums, dance studios, theatres, cinemas, auditoria, swimming pools, concert halls, and galleries.	L
INDUSTRIAL PARK	means the development of three or more contiguous parcels of land for industrial purposes.	L
INDUSTRIAL WORK CAMP	means a residential complex used to house employees by various contracting firms on a temporary basis, and without restricting the generality of the above, the camp is usually made up of a number of mobile units, clustered in such fashion as to provide sleeping, eating, recreation, and other basic living facilities. The units may be dismantled and removed from the site from time to time and may include accessory uses such as a temporary office, storage yard and other similar and complementary uses deemed compatible with the surrounding area.	L
INTENSIVE VEGETATIVE OPERATION	means a system for tillage for the concentrated raising of specialty crops including, but not limited to tree farms, greenhouses, plant nurseries, sod farms, and similar uses.	L
INVOLUNTARY SEVERANCE	means a subdivision of land necessary for roads, utilities, oil and gas facilities and other similar land uses that results in a parcel of land that is less than a basic unit of land within the agricultural district (quarter section).	G
J		
JUNKYARD	means the area outside of an enclosed Building where junk, waste, used building and industrial materials, scrap metal, discarded or salvage materials are bought, sold, exchanged, stored, baled, parked, disassembled or handled.	L
K		
KENNEL	means any place where three or more dogs and/or cats over six months of age are maintained, boarded, bred, cared for, or trained, for remuneration or sale.	L
L		
LAND AND PROPERTY RIGHTS TRIBUNAL (LPRT)	Means the Land and Property Rights Tribunal as defined in the <i>Municipal Government Act</i> .	G
LANDFILL	means a waste management facility at which waste is disposed of by placing it on or in land, but does not include a land treatment facility, a surface impoundment, a salt cavern or a disposal well.	L
LANDSCAPE SCREEN	means an opaque barrier formed by a row of shrubs, trees or by a wooden <i>Fence</i> or masonry wall or by a combination of these.	G
LANDSCAPING	means any combination of trees, bushes, shrubs, plants, flowers, lawns, bark mulch, decorative gravel, decorative paving, planters, decorative <i>Fences</i> and the like, arranged and maintained so as to enhance the appearance of the property and shall not include paved <i>Parking Areas</i> , sidewalks, uncleared natural bush, undergrowth or weed growth.	G

LANE	means a public roadway usually less than 10.00 metres wide typically providing secondary access to one or more parcels.	G
LIBRARY	means a public facility in which literary, musical, artistic, or reference materials such as but not limited to books, manuscripts, computers, recordings, or films are kept for use by or loaning to patrons of the facility, but are not normally offered for sale.	L
LIGHT MANUFACTURING	See Manufacturing, Light	L
LIQUOR STORE	means a use: (a) where alcoholic beverages are sold for consumption off the retail outlet premises, that has been licensed by the Alberta Gaming and Liquor Commission; (b) must not be located within 300 metres of any other liquor store, when measured from the closest point of a liquor store to the closest point of another liquor store; (c) must not be located within 150 metres of a parcel that contains a school, when measured from the closest point of a liquor store to the closest point of a parcel that contains a school;	L
LIVESTOCK	means cattle, horses, sheep, goats, swine or fowl and other types of animals.	G
LOADING AREA, OFF-STREET	means an area designed for the loading and unloading of goods from motor vehicles located on the same lot as the building, structure, or use that requires an off-street loading area.	G
LOADING SPACE, OFF-STREET	means a space within an off-street parking area for the loading and unloading of goods from motor vehicles, excluding driveways, ramps, columns, offices and work areas.	G
LODGE, GUIDING OR TOURISM	means a building associated with guide-outfitting, guest ranch tourism or other tourism activities that provides temporary accommodation for paying guests of the guide or tourism outfitter and may include sleeping facilities, communal dining facilities, sanitary facilities, and/or assembly and recreation facilities for the exclusive use of guests of the guide or tourism outfitter.	L
LOT	means a <u>lot</u> as defined in the Municipal Government Act, Part 17, Section 616, which is defined as: <ul style="list-style-type: none"> (i) a quarter section, (ii) a river lot shown on an official plan, as defined in the Surveys Act, that is filed or lodged in a land titles office, (iii) a settlement lot shown on an official plan, as defined in the Surveys Act, that is filed or lodged in a land titles office, (iv) a part of a parcel of land described in a certificate of title if the boundaries of the part are described in the certificate of title other than by reference to a legal subdivision, or (v) a part of a parcel of land described in a certificate of title if the boundaries of the part are described in a certificate of title by reference to a plan of subdivision. Also see the related definition <i>Parcel</i>	G
M		

MANUFACTURED HOME	See <i>Dwelling, Manufactured Home</i>	L
MANUFACTURED HOME PARK	means a parcel of land that has been planned, divided into manufactured home sites and improved for placement of manufactured homes for permanent residential use.	L
MANUFACTURED HOME PARK FACILITIES	means a structure or place which is built, installed, or established within a manufactured home park to serve a particular purpose therein	L
MANUFACTURING, HEAVY	means the creating, fabricating, processing, production, assembly, or packaging of materials, goods, or products and their distribution, which may generate a detrimental impact, potential health or safety hazard or nuisance beyond the boundary of the parcel, and may include supplementary warehouse and staging facilities.	L
MANUFACTURING, LIGHT	means the creating, fabricating, processing, production, assembly, or packaging of materials, goods, or products and their distribution, which does not generate any detrimental impact, potential health or safety hazard or nuisance factors beyond the boundary of the lot.	L
MARKET GARDEN	means a garden grown in any lot where the produce will be sold at a farmer's market or other venue.	L
MICROBREWERY & CRAFT DISTILLERY	means a Licensed Microbrewery or Craft Distillery Facility that includes the brewing or distilling of alcoholic beverages or alcoholic products, which may include an associated bar, restaurant, public tasting, or may include the wholesale or retail sale of products that are manufactured on-site.	L
MIXED USE DEVELOPMENT	means a building which integrates a mixture of residential and commercial land uses.	L
MOTEL	See <i>Overnight Accommodations</i>	L
MUSEUM	means an establishment, building or institution devoted to the procurement, care, study and display of objects of lasting interest or value and may have a retail component.	L
MULTIPLE UNIT DWELLING	See <i>Dwelling, Multi-Unit</i>	L
MUNICIPALITY	means Town of Coronation.	G
N		
NATURAL BOUNDARY	means the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years as to mark upon the soil of the bed of the lake, river, stream or other body of water a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself. In addition, the <i>Natural Boundary</i> includes edge of dormant or old side channels and marsh areas.	G
NATURAL RESOURCE EXTRACTIVE INDUSTRY	means the extraction of natural resources such as clay, sand, gravel, limestone, coal, petroleum and other minerals, and may include primary treatment into a raw, marketable form.	L
NON-CONFORMING BUILDING	means a building 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 becomes effective, and that on the date the Land Use Bylaw becomes effective does not, or when constructed will not, comply with the Land Use Bylaw.	G

NON-CONFORMING USE	means a lawful specific use 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 that on that 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.	G
NUISANCE GROUNDS	means a private site used for the temporary or permanent storage of waste products that are not allowed at waste transfer sites and may include construction waste and animals disposed of in accordance with the applicable Provincial regulations and guidelines.	L
O		
OFFICE	means an enclosed building or set of buildings to house the administrative activities of an operation that are primarily of a management, administrative, consulting or financial services purpose. Typical uses would include the offices of lawyers, accountants, engineers, architects and real estate, insurance, clerical, secretarial, telephone answering and office support services.	L
OUTDOOR DISPLAY YARD	means an area outside an enclosed building used solely for the display of finished products of an industry, the display of vehicles, trailers, trucks, truck trailers equipment, machinery or boats for sale or for rental, or a retail establishment.	G
OUTDOOR RECREATION FACILITY	means buildings, structures, or land that are available to the public for sports and active recreation conducted outdoors. Typical uses include sports fields, outdoor tennis courts, athletic fields, bowling greens, horseshoe pits, skateboard parks, playgrounds, volleyball courts, and includes accessory uses such as park maintenance and service facilities.	L
OVERNIGHT ACCOMMODATIONS	means a building used primarily for temporary or short term sleeping accommodations and ancillary services provided in rooms or suites of rooms, which may contain bar/kitchen facilities. This definition includes hotels, motels, hostels and similar overnight accommodations but does not include boarding house or boarding accommodations.	L
P		
PAD	means a paved surface on which blocks, posts, runners or strip footings are placed for the purpose of supporting a <i>Manufactured Home</i> or unit.	G
PARCEL	means the aggregate of the one or more lots described in a Certificate of Title or described in a Certificate of Title by reference to a plan file or registered in a Land Titles office.	G
PARCEL AREA	means the total area of land within the parcel .	G
PARCEL, CORNER	means a parcel having frontage on two or more streets at their intersection.	G
PARCEL COVERAGE	See Site Coverage	G

<p>PARCEL LINE</p>	<p>means the legal boundary of a parcel.</p>  <p>Figure 3: Parcel and Yard Types</p>	<p>G</p>
<p>PARCEL LINE, EXTERIOR SIDE</p>	<p>means a <i>Parcel Line</i>, other than a <i>Front</i> or <i>Rear Parcel Line</i>, which is common to the parcel and a <i>Highway</i> other than a <i>Lane</i> or <i>walkway</i>.</p>	<p>G</p>
<p>PARCEL LINE, FRONT</p>	<p>means the shortest <i>Parcel Line</i> common to a parcel and a <i>Highway</i> other than a <i>Lane</i></p>	<p>G</p>
<p>PARCEL LINE, INTERIOR SIDE</p>	<p>means a <i>Parcel Line</i> other than a <i>Rear</i> or <i>Front Parcel Line</i> which is not common to a <i>Highway</i> other than a <i>Lane</i>.</p>	<p>G</p>
<p>PARCEL LINE, REAR</p>	<p>means the <i>Parcel Line</i> which lies the most opposite to and is not connected to the <i>Front Parcel Line</i>.</p>	<p>G</p>
<p>PARCEL WIDTH</p>	<p>means the average horizontal distance between two side <i>Parcel Lines</i>.</p>	<p>G</p>
<p>PARKING AREA</p>	<p>means an open area of land, above or underground, other than a street, used for the parking of vehicles and shall include <i>Parking Spaces</i>, ingress, egress, and maneuvering aisles</p>	<p>G</p>
<p>PARKING AREA, OFF-STREET</p>	<p>means a <i>Parking Area</i> located on the same parcel as the building, structure, or use.</p>	<p>G</p>
<p>PARKING SPACE</p>	<p>means a space within a <i>Building</i> or <i>Parking Area</i>, for the parking of one vehicle, excluding driveways, aisles, ramps, columns, office and work areas.</p>	<p>G</p>

PARKING SPACE, ACCESSIBLE	means a parking space that is accessible for those with mobility needs.	
PARTY WALL	means a wall common to two dwelling units joining the abutting units across a common interior lot line.	G
PERSONAL PROPERTY	means material goods owned, used, and maintained by an individual, or individuals, and does not include merchandise which was obtained on consignment.	G
PERSONAL SERVICE ESTABLISHMENT	means a business providing service to the person, including but not limited to medical clinic, dental clinic, barber shop or beauty salon; or providing a repair or cleaning service to personal or household goods customarily used within a dwelling unit.	L
POOL - PUBLIC	means a recreation facility designed and intended for water contact activities that is operated as a business or as a club unless such club is associated with a neighbourhood club or similar organization.	L
POST OFFICE	means a facility that contains service windows for mailing packages and letters, post office boxes, offices, vehicle storage areas, and sorting and distribution facilities for mail.	L
PRINCIPAL BUILDING	means a building in which is conducted the main or principal use of the site on which it is erected.	G
PRINCIPAL DWELLING	means the <i>Dwelling Unit</i> which is the largest and primary dwelling unit on the parcel.	G
PRINCIPAL USE	means the main purpose for which land, <i>Buildings</i> and <i>Structures</i> on a parcel are ordinary used.	G
PUBLIC OR QUASI-PUBLIC BUILDING FACILITIES AND INSTALLATIONS	means a church or any building which is used by the public for the purpose of assembly, instructions, culture or enlightenment or for a community activity, but does not include a school, or place of public entertainment for which an admission fee is customarily charged. In addition, it includes a building as defined in the <i>Municipal Government Act</i> in which the proprietor or the public utility maintains its office or offices and/or maintains or houses any equipment used in connection with the public utility.	L
PUBLIC PARK	means a natural or landscaped area, buildings or structures provided for the enjoyment of the public.	L
PUBLIC STREET	means a street, lane, alley, or, other thoroughfare intended for vehicular use.	G
R		
REAR LOT LINE	See Parcel Line, Rear	G
RECREATIONAL VEHICLE	means only a motor vehicle or trailer equipped with living space and amenities found in a home but not a mobile home.	G
RECYCLING DEPOT	means a building or facility in which recyclable materials are collected, sorted and then shipped off-site for processing or manufacturing.	L

RENEWABLE ENERGY SYSTEM	<p>means a use:</p> <ul style="list-style-type: none"> (a) that produces electrical power to be used for the on-site consumption requirements by alternative means such as, but not limited to, active and passive solar collectors, photovoltaic solar panels, geothermal energy; (b) may be connected or disconnected from the electrical grid in accordance with the requirements of the appropriate authority; (c) may provide residual power to the grid but is not intended to produce power primarily for resale; <p>a Renewable Energy System shall be in accordance with the regulations found within this Special Areas Land Use Bylaw.</p>	L
RESTAURANT	<p>means a use</p> <ul style="list-style-type: none"> (a) where food is prepared and sold for consumption on the premises and may include the sale of prepared food for consumption off the premises; (b) that may be licensed for the sale of liquor by the Alberta Gaming and Liquor Commission; and (c) that may contain a drive-through as a separate use 	L
RESTAURANT, DRIVE-THROUGH	<i>See Drive-through Restaurant.</i>	L
RETAIL STORE	means a <i>Building</i> where merchandise is offered for retail sale and is stored only in reasonably sufficient quantities to supply normal retail needs.	L
RURAL SMALL HOLDING	means a lot within an extensive agricultural quarter section intended to provide sufficient land, and separation from neighbours as well as adjacent urban areas, to accommodate a detached dwelling or manufactured home, and/or related on-site services, vehicle garage, and shop(s)/yard space for a secondary industrial/commercial use such as heavy truck and equipment storage related to the secondary use generally related to the agricultural and oil and gas sectors.	G
RIDING STABLE	means a facility for the boarding and rental of horses.	L
S		
SCHOOL - PRIVATE	<p>means a use:</p> <ul style="list-style-type: none"> (a) where an operator other than the following teaches students the education curriculum from Kindergarten to Grade 12 pursuant to the School Act: <ul style="list-style-type: none"> (i) a school district (ii) a school division; or (iii) a society or company named within a charter approved by the Minister of Education operating a charter school; (b) that may have Out-of-School Care uses as defined in this bylaw; (c) that may include any buildings and related playing fields and park spaces; (d) where other educational programs pursuant to the School Act may be offered to students; (e) that may provide food service to the students and staff; and (f) that may provide programs for parental and community involvement. 	L

SCHOOL – PUBLIC	<p>means a use:</p> <p>(a) where any of the following teaches students the education curriculum from Kindergarten to Grade 12 pursuant to the School Act:</p> <ul style="list-style-type: none"> (i) a school district (ii) a school division; or (iii) a society or company named within a charter approved by the Minister of Education operating a charter school; <p>(b) that may have Out-of-School Care uses as defined in this bylaw;</p> <p>(c) that may include any buildings and related playing fields and park spaces;</p> <p>(d) that may provide food service to the students and staff; and</p> <p>(e) that may provide programs for parental and community involvement.</p>	
SCHOOL - UNCONVENTIONAL	<p>means a use that does not comply with the definitions of a ‘School –Public’ or ‘School – Private’:</p> <p>(a) where education curriculum is taught and may include Kindergarten to Grade 12 pursuant to the School Act, post secondary education and/ or skills training:</p> <p>(b) that may or may not have conventional hours of operation similar to a school;</p> <p>(c) that may include any buildings and related playing fields and park spaces;</p> <p>(d) that may provide food service to the students and staff; and</p> <p>(e) that may provide programs for parental and community involvement.</p>	
SCREENING	<p>means a fence, wall, berm, hedge or other barrier providing visual and/or acoustic separation of sites.</p>	L
SECONDARY SUITE	<p>a facility containing cooking facilities, food preparation area, sleeping and sanitary facilities, which is physically separate from those of the principal dwelling within the structure. A secondary suite shall also have an entrance separate from the entrance to the principal dwelling, either from a common indoor landing or directly from the side or rear of the structure. This use does not include boarding or lodging house, duplex dwelling, semi-detached dwelling, multi-unit dwelling, row dwelling or apartment.</p>	
SELF-STORAGE FACILITY	<p>means a use:</p> <p>(a) where goods are stored in a building;</p> <p>(b) where the building is made up of separate compartments and each compartment has separate access;</p> <p>(c) that may be available to the general public for the storage of personal items;</p> <p>(d) that may include the administrative functions associated with the use; and</p> <p>(e) that may incorporate custodial quarters for the custodian of the facility.</p>	L
SENIORS RESIDENTIAL CARE	<p>means independent and assisted living that may also include multi-purpose rooms for communal purposes, services such as laundry, dining, kitchen, fitness, salon services, massage clinic, physiotherapy, visiting and guest housing, service staff housing, offices, and public use of equipment, services and spaces that support in some capacity the independent and assisted living principal use.</p>	L

SERVICE STATION	means premises used principally for the retail sale of motor fuels, lubricating oils and motor vehicle accessories and the servicing of passenger vehicles and light trucks, and may include the auxiliary retail sale of other products, but shall not include any wholesale sales, automotive frame repairs, body repairs, or painting, heavy equipment or heavy truck repair.	L
SERVICE, REPAIR & EQUIPMENT RENTAL SHOP	Means a commercial enterprise where equipment, vehicles or machines are repaired and serviced for customers and may include rental of vehicles or equipment.	L
SETBACK	means the minimum distance between a <i>building, structure</i> , or use, or from each of the respective <i>Parcel Lines</i> , or from a <i>Natural Boundary</i> or other reference line.	G
SETBACK, EXTERIOR SIDE	means the minimum distance between a building, structure, or permitted use, and the boundary between a highway or public street.	G
SETBACK, FRONT	means the minimum distance between a building, structure, or permitted use, and the front parcel line.	G
SETBACK, INTERIOR SIDE	means the minimum distance between a building, structure, or permitted use, and the boundary between two lots.	G
SETBACK, REAR	means the minimum distance between a building, structure, or permitted use, and the rear parcel line.	G
SHIPPING CONTAINER	means a prefabricated container designed, constructed and used for the transportation of goods by rail, ship, or truck, whether or not it is intended to continue to be used for this purpose.	L
SHOPPING CENTRE	means a unified group of <i>Retail Stores</i> and <i>Personal Service Establishments</i> on a site planned, developed and managed as a single operating unit, with shared on-site parking.	L
SIGN	means a device or structure for providing direction or providing information or calling attention to such things as a development, businesses, product, service, location, object, event or person. <i>See Section 5 Sign Regulations</i>	L

<p>SITE COVERAGE</p>	<p>means the percentage of the <i>Parcel Area</i> covered by the area of all <i>Buildings</i> including <i>Accessory Buildings</i>, and excludes <i>balconies</i>, bay windows, canopies and sun shades, cornices, eaves and gutters, roof overhangs, fire escapes, sills, steps, open and enclosed terraces at grade or similar projections.</p> <div data-bbox="609 304 1323 1312" style="text-align: center;"> <p style="text-align: center;"> Area Included in Site Coverage Calculation $\frac{\text{Building Footprint(s)}}{\text{Lot Area}} = \text{Site Coverage \%}$ </p> </div> <p style="text-align: center;">Figure 4: Site Coverage Calculations</p>	<p>D</p>
<p>SPECIAL CARE FACILITY</p>	<p>means an institution or residential facility where care and attention is furnished, with or without charge on account of age, infirmity, physical or mental defect, or other disability which requires care and which is designated as a community care facility.</p>	<p>L</p>
<p>SPECIAL NEEDS HOUSING</p>	<p>means housing provided to persons who have special needs due to age, physical or mental infirmity, or other condition.</p>	<p>L</p>
<p>SELF-STORAGE FACILITY</p>	<p>means a building or group of buildings consisting of individual, self-contained units leased to individuals, organizations or businesses for self-service storage of property and goods.</p>	<p>L</p>

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.	L
STORAGE YARD	means a use: <ul style="list-style-type: none"> (a) where goods, motor vehicles or equipment used in road construction, building construction, oilfield services and similar industries are stored when they are not being used are stored outdoors; or (b) where the vehicles and equipment stored may also be serviced, cleaned or repaired; or (c) that may involve the storage of construction material such oil and gas pipeline materials; or (d) that does not involve the storage of any derelict vehicles or derelict equipment; or (e) that does not involve the production or sale of goods as part of the use; or that may have a building for the administrative functions associated with the use.	L
STOREY	means that portion of a building which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of a floor and the ceiling above it.	G
STRUCTURE	means any construction fixed to, supported by or sunk into land or water but does not include fences, retaining walls, concrete, asphalt, brick, tile, or similar surfaced areas.	G
SUBDIVISION AUTHORITY	means a person or body appointed as a Subdivision Authority in accordance with the <i>Municipal Government Act</i> .	G
SUBDIVISION AND DEVELOPMENT APPEAL BOARD (SDAB)	means the local Subdivision and Development Appeal Board (SDAB) or the Intermunicipal Subdivision and Development Appeal Board (ISDAB), whichever is applicable.	G
T		
TEMPORARY	means a period of time up to one year unless otherwise approved by the Development Authority for specific use or project requirements.	G
TEMPORARY USE	means a proposed development where the intent is to operate the use or structure for a specified period of time, not to exceed one 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.	G
THEATRE	means a structure used for dramatic, operatic, motion pictures, or other performance, for admission to which entrance money is received and no audience participation or meal service allowed.	L
TOURIST INFORMATION CENTRE	means the use of a parcel of land or a building to provide information to the travelling public and may include washrooms and picnic facilities.	L
TRUCK AND FREIGHT TERMINALS	means a facility for the receipt, transfer, short-term storage, and dispatching of goods/freight transported by truck.	L

TOPOGRAPHICAL FEATURES

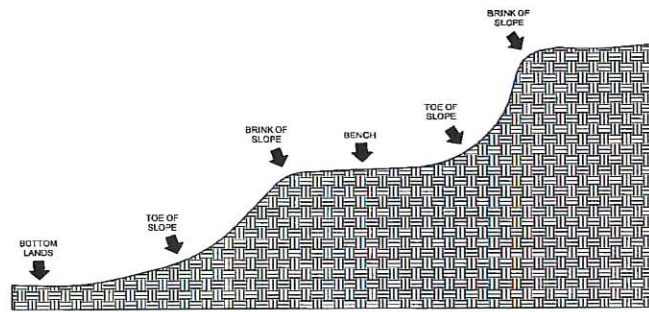
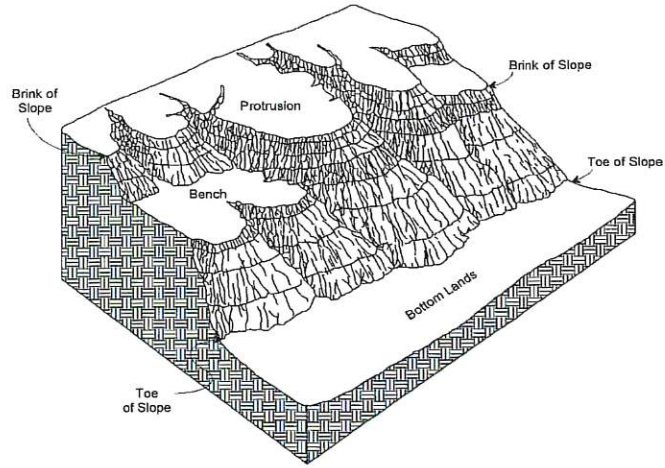


Figure 5: Topographical Features

U

USE

means the purpose for which any parcel, tract of land, Building or Structure is designed, arranged or intended or for which it is occupied or maintained.

G

UN-SUBDIVIDED QUARTER SECTION

means a titled area under the land survey system of 64.7 hectares more or less but excluding subdivision for road widenings, school sites and other public and quasi-public uses.

G

URBAN FARM

Means a small-scale horticultural operation including the production of food through vegetable or flower gardens, greenhouse(s), fruit trees and other related horticultural operations that are produced on a scale that is compatible with the urban environmental (e.g. situated on an urban lot or a few urban lots) and may include on-site sales of products produced on site.

L

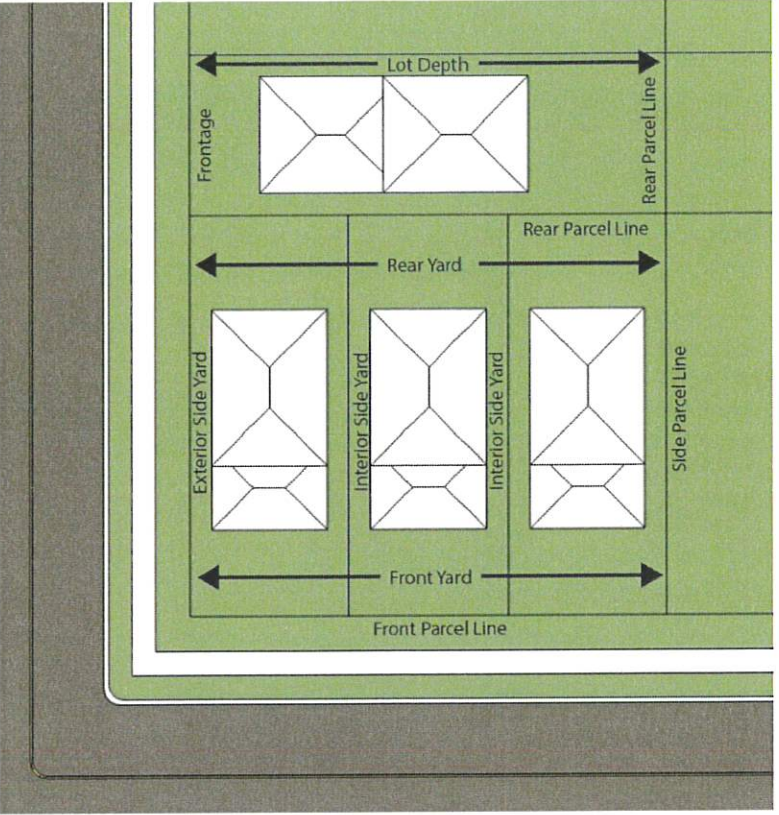
UTILITIES

means any one or more of the following:

- a) systems for the distribution of gas, whether artificial or natural; or
- b) facilities for the storage, transmission, treatment, distribution or supply of water; or
- c) facilities for the collection, treatment, movement, or disposal of sanitary sewage; or
- d) storm sewer drainage facilities; or
- e) systems for electrical distribution and lighting; or
- f) systems for telephone & cable T.V. distribution.

G

V		
VEHICLE SALES AND SERVICE	means an establishment where a person may purchase a new or used automobile, truck, motorcycle, or RV (recreational vehicle) and/or vehicle maintenance and servicing.	L
VEHICLE, DERELICT	means any vehicle no longer in road worthy condition, in a state of disrepair, wrecked or being dismantled but does not include vehicles stored in buildings, commercial or farm vehicles or vehicles used for commercial or industrial purposes on land designated for commercial or industrial use in this Bylaw.	G
VETERINARY CLINIC	means a facility for the medical treatment of small or large animals and includes provision for their overnight accommodation within the building only, and may include associated office space.	L
VETERINARY CLINIC – SMALL ANIMAL	means a facility for the medical care and treatment of small animals and household pets only and includes provision for their overnight accommodation within the building only, and may include associated office space.	L
W		
WAREHOUSE	means a use: (a) where goods are stored and packaged inside a building; (b) where goods are transported to and shipped from the use; (c) where the building has loading docks and overhead doors; (d) that does not accommodate the manufacture of any goods; (e) that does not accommodate any display or sales area; and (f) that may have administrative functions associated with the use.	L
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.	L
WRECKING YARD	means land and/or <i>Buildings</i> where motor vehicles, tractors, logging equipment, farm implements, motorcycles, boats and industrial equipment are disassembled, prepared for disposal, are rebuilt or are reused as part of a recycling program, and the keeping and/or storing of salvaged materials where such materials are bought, sold, exchanged, baled or otherwise processed for further use.	L
Y		

<p>YARDS</p>	 <p>The diagram illustrates a rectangular parcel with various yard types and boundaries. At the top, a horizontal double-headed arrow labeled 'Lot Depth' spans the width of the parcel. Below this, a 'Frontage' is shown with a building footprint. To the right, a vertical line is labeled 'Rear Parcel Line'. Below the frontage, a horizontal double-headed arrow labeled 'Rear Yard' spans the width of the parcel. Below the rear yard, three building footprints are shown, each with a vertical line labeled 'Interior Side Yard' and a horizontal line labeled 'Exterior Side Yard'. To the right of these buildings is a vertical line labeled 'Side Parcel Line'. At the bottom, a horizontal double-headed arrow labeled 'Front Yard' spans the width of the parcel, and a horizontal line is labeled 'Front Parcel Line'.</p>	<p>G</p>
<p>YARD, FRONT</p>	<p>means the area of a parcel located between the <i>Front Parcel Line</i> and the <i>Front Building Line</i>.</p>	<p>G</p>
<p>YARD, REAR</p>	<p>means the area of a parcel located between the <i>Rear Parcel Line</i> and the <i>Rear Building Line</i>.</p>	<p>G</p>
<p>YARD, SIDE</p>	<p>means the area of a parcel located between the <i>Interior or Exterior Side Parcel Line</i> and the side <i>Building Line</i>. The side <i>Building Line</i> is a line parallel to the <i>Interior or Exterior Side Parcel Line</i> drawn across the parcel through the point where a <i>Principal Building</i> on the parcel is closest to the <i>Interior or Exterior Side Parcel Line</i>.</p>	<p>G</p>
<p>Z</p>		

All other words and phrases mean the same as they do in the Act.

8

PART 8 | Land Use Districts Map

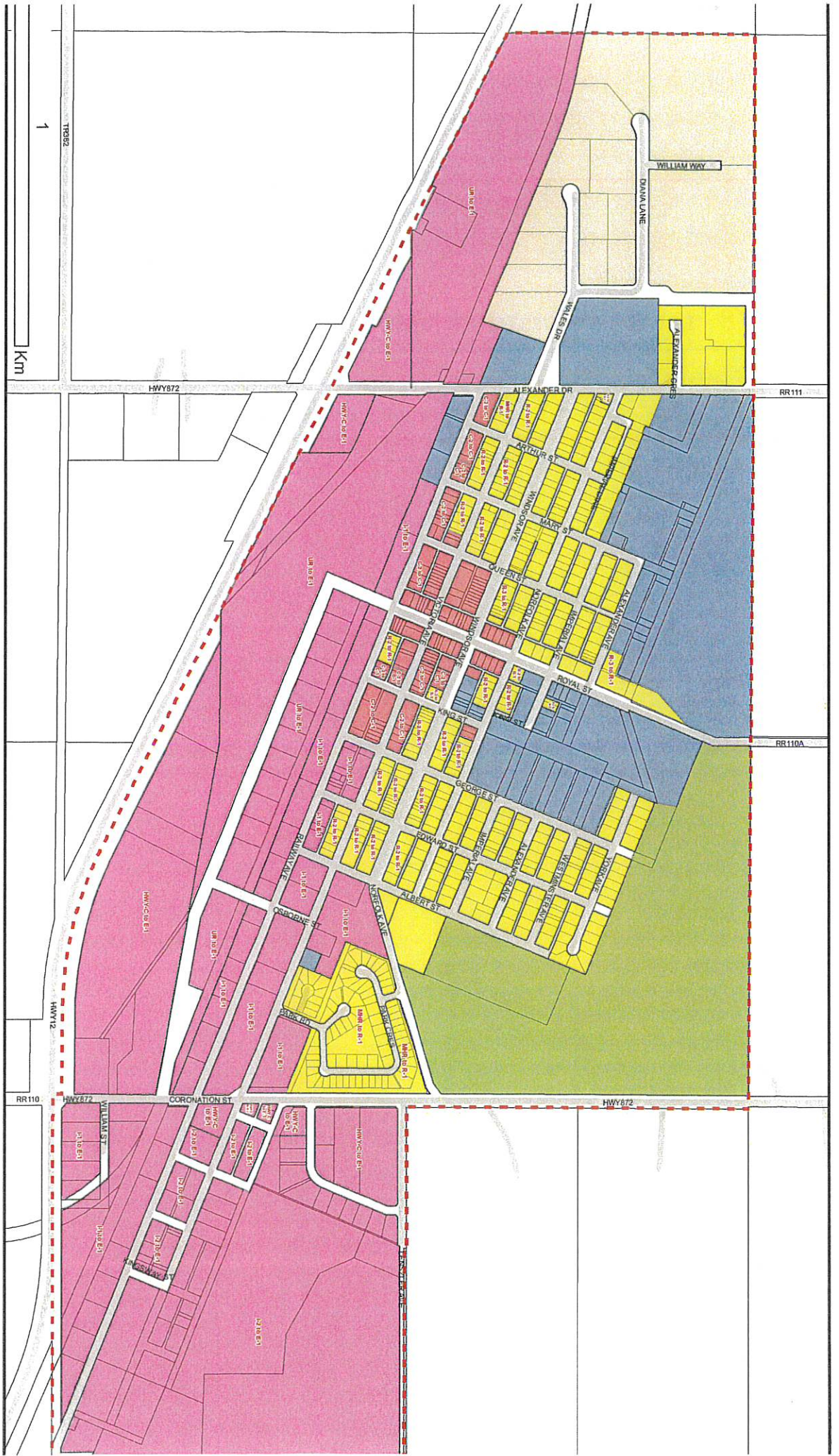
8 Land Use Districts Map



Coronation
District Map

2022-684
of FEB 28th 2022

- Legal Parcels
- Town Boundary
- Land Use Districts**
- R-1 - Residential
- RA - Residential Acreage
- C-1 - Central Commercial
- E-1 - Employment
- CS - Community Service
- UR - Urban Reserve



COMMUNICATION TOWER PROTOCOLS

This Appendix establishes the procedural standard that applies to proponents of antenna systems and identifies the Town's development and design standards for antenna systems and communication towers.

1 Applicability

The federal Minister of Industry is the approval authority for the development and operation of antenna systems, pursuant to the *Radiocommunication Act*. Innovation, Science and Economic Development Canada recognizes the importance of considering input from local Land Use Authorities and the public regarding the installation and modification of antenna systems and encourages land use authorities to establish a local protocol to manage the process of identifying and conveying concerns, questions and preferences to the proponent of an antenna system and Innovation, Science and Economic Development Canada.

The protocol established here applies to any proposal to install or modify a telecommunication, radiocommunication or broadcast antenna system within the Town of Coronation which is not excluded from the consultation requirements established by Innovation, Science and Economic Development Canada in Client Procedures Circular CPC-2-03 (or subsequent/amended publications). Proponents of excluded antenna systems are nevertheless encouraged to contact the Town to discuss the proposal and identify any potential issues or concerns and give consideration to the Town's development and design standards.

2 Antenna Systems Siting Protocol Exclusion List

Innovation, Science and Economic Development Canada has determined that certain antenna structures are considered to have minimal impact on the local surroundings and do not require consultation with the local Land Use Authority or the public. Innovation, Science and Economic Development Canada's publication, Radiocommunication and Broadcast Antenna Systems CPC-2-0-03 lists the types of antenna installations exempted from the requirement to consult with the local Land Use Authority and the public. The installations listed in CPC-2-03 are therefore excluded from the Town's Telecommunication Tower Siting Protocol, which currently include:

- maintenance of existing radio apparatus including the antenna system, transmission line, mast, tower or other antenna-supporting structure;
- addition or modification of an antenna system (including improving the structural integrity of its integral mast to facilitate sharing), the transmission line, antenna-supporting structure or other radio apparatus to existing infrastructure, a building, water tower, etc. provided the addition or modification does not result in an overall height increase above the existing structure of 25 percent of the original structure's height;
- maintenance of an antenna system's painting or lighting in order to comply with Transport Canada's requirements;
- installation, for a limited duration (typically not more than 3 months), of an antenna system that is used for a special event, or one that is used to support local, provincial, territorial or national

emergency operations during the emergency, and is removed within 3 months after the emergency or special event; and

- new antenna systems, including masts, towers or other antenna-supporting structure, with a height of less than 15 m above ground level.

Proponents who are not certain if their proposed structure is excluded, or whether consultation may still be prudent, are advised to contact the Town office or Innovation, Science and Economic Development Canada for guidance.

3 Municipal Review and Issuance of Concurrence or Non-Concurrence

- (a) The Town Council shall be responsible for reviewing and issuing municipal concurrence or non-concurrence for all antenna system proposals within the Town which are not excluded as per Section 2 above.
- (b) concurrence with a proposal will be measured against the requirements of the applicable land use district within which the antenna is proposed, the development and design standards in this Appendix, applicable policies in the Town's Municipal Development Plan, and consideration of comments received during the public consultation process and any other matter deemed relevant by the Town Council.
 - (i) When a proposal is given a concurrence decision, the proponent will receive a letter of concurrence from the Town documenting its decision and any conditions;
 - (ii) When a proposal is given a non-concurrence decision, the proponent will receive a letter of non-concurrence from the Town describing the reasons for the decision.
- (c) Town concurrence does not constitute approval of uses, buildings, and structures which require issuance of a development permit under the Land Use Bylaw. A proposal which includes uses, buildings or structures in addition to the antenna system, is required to obtain development permit approval for such uses, buildings and structures in accordance with the provisions of the Land Use Bylaw.

4 Development and Design Standards

The Town requests the following antenna systems development and design standards be adhered to:

- (a) Co-utilization of existing antenna systems is the preferred option within the Town and is encouraged whenever feasible.
- (b) An antenna system (including any guy wires or similar support mechanisms) should be placed no closer than 7.62m (25 ft.) from the property line abutting the public road.
- (c) Antenna structures which are visible from residential areas may be requested to employ innovative design measures to mitigate the visual impact of these structures. The proponent shall provide stealth structure options when requested by the municipality. Stealth structure options will be based on an evaluation of the massing, form, colour, material, and other decorative elements, that will blend the appearance of the facility into and with the surrounding lands.

5 Application Submittal Requirements

The Town requests the following package be submitted for consideration of a proposed antenna system:

- (a) Map, including legal location, and site plan of the proposed system;

- (b) Description of the type and height of the proposed antenna system and any guy wires or other similar support mechanisms (e.g. support cables, lines, wires, bracing);
- (c) The proposed lighting and aeronautical identification markings for the antenna and any supporting structures;
- (d) Documentation regarding potential co-utilization of existing towers within 800m (0.5 miles) of the subject proposal; and
- (e) Any other additional information or material deemed necessary and appropriate to properly evaluate the submission.

6 Notification and Public Consultation Process

- (a) Proponents are required to formally notify the Town of their intent to make a submission to obtain a letter of concurrence regarding the siting of a telecommunication antennas within the Town prior to landowner notification or advertisement of the proposed project.
- (b) If required by the Town, the proponent shall hold a public information meeting regarding their development proposal and should proactively explain all aspects of the siting, technology and appearance of the proposed structure.
- (c) Once approval to proceed to public consultation has been given, the applicant or the municipality will notify all landowners within:
 - (i) 1.6km (1 mile) of the proposed structure; and
 - (ii) All costs of the notification are borne by the applicant.
- (d) With each notification to adjacent landowners, the proponent will be responsible to submit a letter providing information regarding the location of the tower, physical details of the tower, the time and location of the public information meeting, and a contact name and phone number of someone employed by the proponent who can answer questions regarding the proposal. The notifications should be sent 14 days prior to the public meeting.
- (e) Within 14 days from the date of circulation of the notification or the date of the public information meeting, the proponent will be responsible to provide the Town with a summary of the meeting indicating the topics discussed, additional concerns raised with resolutions, and any outstanding issues the proponent and/or landowners could not resolve.
- (f) Where the public process has raised unresolved concerns, the Town will request a ruling by Innovation, Science and Economic Development Canada prior to the issuance of a letter of concurrence.

