

-
1. **Call to Order**
 2. **Land Acknowledgement**
 - 2.1 Treaty Six Land Acknowledgement - Blackfalds Town Council acknowledges that we are on Treaty 6 territory, a traditional meeting ground, gathering place, and travelling route to the Cree, Saulteaux (So-toe), Blackfoot, Métis, Dene (De-nay) and Nakota Sioux (Sue). We acknowledge all the many First Nations, Métis, and Inuit whose footsteps have marked these lands for centuries.
 3. **Adoption of Agenda**
 - 3.1 Agenda for May 23, 2023
 4. **Delegation**
 - 4.1 Mobile Meals & Munchies, *Cory Twerdoclib*
 5. **Public Hearing**
 - 5.1 Bylaw 1275.23, Land Use Bylaw Housekeeping Amendments
 6. **Business Arising from Minutes**
 - 6.1 Request for Decision, Bylaw 1275.23, Land Use Bylaw Housekeeping Amendments (*Second and Third Reading*)
 7. **Business**
 - 7.1 Request for Decision, Proposed Subdivision S-01-23
 - 7.2 Request for Decision, Urban Hens Survey Results and Program Pilot
 - 7.3 Request for Decision, CP Train Whistle Cessation Update and Survey Results
 - 7.4 Request for Decision, Seniors' Week Proclamation
 - 7.5 Request for Decision, Blackfalds Days 2023 Pancake Breakfast Donation
 - 7.6 Request for Decision, STARS Funding Request
 - 7.7 CAO Report (*verbal*)
 8. **Action Correspondence**
 - 8.1 Ponoka Stampede Invitation - June 30, 2023
 - 8.2 Rimbey Rodeo Invitation - July 8, 2023
 - 8.3 Letter from Yellowhead County Re: Alberta Provincial Election
 9. **Information**
 - 9.1 Family and Community Support Services Board Meeting Minutes - April 13, 2023
 - 9.2 Lacombe Foundation Board Meeting Minutes - March 27, 2023
 - 9.3 Municipal Planning Commission Meeting Minutes - March 28, 2023
 - 9.4 City of Lacombe Highlights - May 8, 2023
 - 9.5 County of Lacombe Highlights - May 11, 2023
 10. **Round Table Discussion**
 - 10.1 Mayor Hoover
 - 10.2 Deputy Mayor Svab
 - 10.3 Councillor Dennis
 - 10.4 Councillor Sands
 - 10.5 Councillor Coulter
 - 10.6 Councillor Appel
 11. **Adoption of Minutes**
 - 11.1 Minutes from the Regular Council Meeting on May 9, 2023
 - 11.2 Minutes from the Standing Committee of Council on May 15, 2023
 12. **Notices of Motion**

None
 13. **Business for the Good of Council**

None
 14. **Confidential**
 - 14.1 FOIP Section 16 - Disclosure harmful to business interests of a third party
 15. **Adjournment**
-

MEETING DATE: May 23, 2023

PREPARED BY: Jolene Tejkl, Planning & Development Manager

PRESENTED BY: Jolene Tejkl, Planning & Development Manager

SUBJECT: **Bylaw 1275.23, Land Use Bylaw Housekeeping Amendments**

BACKGROUND

Land Use Bylaws (LUB) provide the blueprint for all development that occurs within the Town's municipal jurisdiction, so it is important to ensure that it is up to date, provides clear development requirements, and reflects the planning and development needs of our Community. When the Town's new LUB was adopted last April, Council was advised that housekeeping amendments would likely be coming forward as staff work with the new LUB and identify areas that require clarification. In addition, there have been some changes to provincial legislation pertaining to subdivision and development. All of this has necessitated amendments to the LUB, being proposed under Bylaw 1275.23.

Council gave First Reading to Bylaw 1275.23 at their April 25, 2023, Regular Council Meeting and set the Public Hearing for this evening's Regular Council Meeting:

Request for Decision, Bylaw 1275.23, Land Use Bylaw Housekeeping Amendments

Manager Tejkl brought forward Bylaw 1275.23, Land Use Bylaw Housekeeping Amendments for First Reading and upon giving First Reading set a Public Hearing Date for May 23, 2023.

133/23 Deputy Mayor Svab moved That Council give First Reading to Bylaw 1275.23, Land Use Bylaw Housekeeping Amendments, as presented.

CARRIED UNANIMOUSLY

134/23 Councillor Appel moved That Council, upon giving First Reading to Bylaw 1275.23, set a Public Hearing date for May 23, 2023, at 7:00 p.m. in Council Chambers.

CARRIED UNANIMOUSLY

DISCUSSION

The following subheadings correspond to the amendment numbers provided in the proposed Bylaw 1275.23 attached to this report. A track changes version of Schedule 'A' of the LUB clearly identifying where the proposed amendments will be located along with the corresponding amendments numbers in the Bylaw for ease of reference is also attached to this report.

Amendment Numbers 2.1, 2.4, 2.7, and 2.10 – 2.17

Many of the proposed amendments result from changes to provincial regulations pertaining to subdivision and development. The name of the regulations has changed to "Matters Related to

Subdivision and Development Regulation” (previously named the “Subdivision and Development Regulation”) and these regulations no longer restrict “food establishments” from the working area or disposal area of a landfill (operating or not), a waste management facility (operating or not), or of an operating storage site. The amending bylaw proposes to update the name of the regulations and remove the “food storage” restriction.

A significant change to the Regulations is allowing variances to the prescribed subdivision and development setbacks from the working area or disposal area of a landfill (operating or not), a waste management facility (operating or not), or an operating storage site to be signed off by a professional engineer insofar as they prepare a report in accordance with the Guide for Setback Reviews. Under the previous regulations, variances to these prescribed setbacks required written consent from the Deputy Minister. Amendments 2.11 and 2.17 reflect this update.

Amendment Numbers 2.2, 2.23, and 2.25 – 2.27

The new LUB missed “Retail Liquor” as a use, as such, these amendments are proposing to reintroduce the use into the LUB with a definition and including it in the same land use districts as in the previous LUB.

Amendment Number 2.3

As currently written, the LUB requires every application for a sign, including temporary signs and fascia signs, to be considered by the Municipal Planning Commission (MPC), which is very onerous. This amendment proposes to allow the Development Officer to make decisions on sign applications but still enables them to refer the application to the MPC.

Amendment Numbers 2.5 and 2.6

These proposed amendments to the Development Permit Application Requirements are needed now that some electronic Development Permit Applications are being accepted. Other municipalities have shared their experiences with electronic permitting and strongly advised on making the LUB clear on when a permit is deemed “received” as this matter has been the subject of several appeals.

Amendment Number 2.8

This amendment is proposed to clarify that there is a specific section pertaining to sign variances that have different variance thresholds for Development Authorities.

Amendment Number 2.9

This amendment proposes to remove the section specifically regarding Compliance Certificates as Council has recently approved a Certificate of Compliance Policy and Procedures that is much more robust and more suited to be addressed outside of the LUB.

Amendment Number 2.18

The new LUB missed an important element of driveway length that was in our previous LUB, which this amendment is proposed to bring back in. The intention behind this amendment is to avoid vehicles overhanging into a lane by having a rear driveway long enough to fully enable a vehicle to park on the driveway (at least 6 m in length) or requiring the length to be too short that it is not possible to park a vehicle on it (1 m in length).

Amendment Numbers 2.19 and 2.20

Barrier free parking requirements are prescribed by the *Alberta Building Code*, not municipal LUB's. There have been recent updates to the barrier free parking stall number and size requirements, which necessitated an amendment to our LUB as we carried the requirements forward into it. Because

Alberta Building Code requirements are updated relatively frequently, and these amendments propose to state that the size and number must be in accordance with the Code as opposed to having to amend the LUB every time a change to the Code is made.

Amendment Number 2.21

The current wording in the section pertaining to sign permits indicates that the Development is obligated to issue a sign permit if the application complies with the LUB. However, signs are listed as a discretionary use in the districts and subject to internal and external referrals; depending on the results of the referrals, the Development Authority may need to refuse an application. This proposed amendment removes that obligation from the Development Authority.

Amendment Number 2.22

This amendment proposes to update the wording to reflect the newly adopted Election Sign Bylaw.

Amendment Number 2.24

This amendment pertains specifically to a site exception in the Commercial Central District (C-1) that allowed Granden Auto to be a use in the C-1 District. The new LUB changed the district of the parcel Granden Auto is located on to Industrial Light District (I-1), therefore, this site exception is no longer required to accommodate the development.

Amendment Number 2.28

Farmers Market is currently listed as both a Permitted and a Discretionary Use, which is confusing for staff and anyone wanting to apply for a Farmers Market. This amendment proposes to remove Farmers Market from the list of Discretionary Uses and keep it as a Permitted Use, as it was in the previous LUB.

FINANCIAL IMPLICATIONS

None.

ADMINISTRATIVE RECOMMENDATION

1. That Council, upon closing the Public Hearing for Bylaw 1275.23, gives Second Reading to Bylaw 1275.23, Land Use Bylaw Housekeeping Amendments.
2. That Council, upon giving Second Reading to Bylaw 1275.23, gives Third and Final Reading to Bylaw 1275.23, Land Use Bylaw Housekeeping Amendments.

ALTERNATIVES

- a) That Council give Second Reading to Bylaw 1275.23, as amended.
- b) That Council refers this item back to Administration for more information or amendments.

ATTACHMENTS

- *Bylaw 1275.23, Land Use Bylaw Housekeeping Amendments*
- *Land Use Bylaw No. 1268.22 Schedule 'A' (Track Changes Version)*

APPROVALS



Justin de Bresser, Interim Chief
Administrative Officer



Department Director/Author

BEING A BYLAW OF THE TOWN OF BLACKFALDS IN THE PROVINCE OF ALBERTA TO AMEND LAND USE BYLAW 1268.22 SCHEDULE 'A'

A Bylaw of the Town of Blackfalds, in the Province of Alberta, pursuant to the provisions of the *Municipal Government Act*, being Chapter M 26.1 of the Revised Statutes of Alberta, 2000 and amendments thereto, for the purpose of amending Land Use Bylaw No.1268.22 to reflect changes to provincial legislation pertaining to subdivision and development; clarification of sign variances; clarification of driveway lengths when the driveway access is through a lane; changing barrier-free parking requirements to be in accordance with the Alberta Building Code; the addition of Retail, Liquor as a use in the Commercial Central District (C-1), Commercial Highway District (C-2), Commercial Local District (C-3), and Commercial Mixed Use District (CMU); deleting Farmers Market as a Discretionary Use in the Public Facility District (PF); and removal of a site exception that is no longer required in the Commercial Central District (C-1).

WHEREAS, notice of the intention of Council to pass a bylaw has been published in the Lacombe Express on May 11, 2023, and May 18, 2023, in accordance with Section 606 of the *Municipal Government Act*, RSA 2000, and amendments thereto,

WHEREAS, a Public Hearing was held on May 23, 2023 to allow the general public to provide input into the proposed Bylaw amendments;

NOW THEREFORE the Municipal Council of the Town of Blackfalds, duly assembled hereby enacts the amendments to Schedule "A" of Bylaw 1268.22:

PART 1 – TITLE

- 1.1 That this Bylaw shall be cited as the "**Land Use Bylaw Housekeeping Amendments**".

PART 2 – AMENDMENTS

- 2.1 That Section 1.14 Definitions be amended by deleting the definition for **SUBDIVISION AND DEVELOPMENT REGULATIONS** and replacing it with:

MATTERS RELATED TO SUBDIVISION AND DEVELOPMENT REGULATION means the *Matters Related to Subdivision and Development Regulation (AR 84/2022)*, as amended.

- 2.2 That Section 1.14 Definition be amended to include the following definition of **RETAIL LIQUOR**:

RETAIL LIQUOR means a Building or part of a Building for the sale of alcohol, including wine and cold beers, but not for consumption on site.

- 2.3 That Section 2.2 Development Authority and Decisions on Development Permit Applications, subsection a) be amended to include a new subsection x) that states "may, with respect to a Development Permit application for any Sign:

1. Approve the application with or without conditions;
2. Refuse the application with reasons stated; or
3. Refer the application to the Municipal Planning Commission".

- 2.4 That Section 2.2 Development Authority and Decisions on Development Permit Applications, subsection a) xiv be amended to delete "*Subdivision and Development Regulation*" and replace it with "*Matters Related to Subdivision and Development Regulation*".

- 2.5 That Section 2.10 Development Permit Application Requirements be amended to include a new subsection c) that states "An application for a Development Permit is not received until the Town has accepted an application for Development Permit and the applicant has paid the appropriate fee(s) in accordance with the *Development Fees & Fines Bylaw*, as amended." And renumber the following subsection accordingly.

- 2.6 That Section 2.10 Development Permit Application Requirements, current subsection c) be amended to include "...is received and..."

- 2.7 That Section 2.16 Variances, subsection b) ii) be amended by deleting “*Subdivision and Development Regulation*” and replace it with “*Matters Related to Subdivision and Development Regulation*”.
- 2.8 That the last sentence under 2.16 Variances, subsection b) be amended to include “...unless the variance request is for a Sign, where section 5.4.3 shall apply.”
- 2.9 That Section 3.6 Compliance Certificates and Fees is deleted in its entirety.
- 2.10 That Section 3.11.2 Development Setbacks from Wastewater Treatment Plants, subsections b), c), and d) be amended to remove references to “food establishment”.
- 2.11 That Section 3.11.2 Development Setbacks from Wastewater Treatment Plants, subsection e) be amended to remove “...with the written consent of the Deputy Minister of Alberta Environment and Parks” and replace it with “...if the applicant submits a report from a professional engineer, as defined in the *Engineering and Geoscience Professions Act*, that addresses the criteria for a variance stipulated in the Guide for Setback Reviews published by the Department of Environment and Parks, as amended from time to time.”
- 2.12 That Section 3.11.3 Development Setbacks from Landfills and Solid Waste Sites subsection a) be amended to remove “*Subdivision and Development Regulations*” and replace it with “*Matters Related to Subdivision and Development Regulation*”.
- 2.13 That Section 3.11.3 Development Setbacks from Landfills and Solid Waste Sites, subsection a) i) be amended to remove references to “food establishment”.
- 2.14 That Section 3.11.3 Development Setbacks from Landfills and Solid Waste Sites, subsection a) i) be amended to remove “*Subdivision and Development Regulations*” and replace it with “*Matters Related to Subdivision and Development Regulation*”.
- 2.15 That Section 3.11.3 Development Setbacks from Landfills and Solid Waste Sites, subsection a) ii) be amended to remove reference to “food establishments” and add “or” before “residence”.
- 2.16 That Section 3.11.3 Development Setbacks from Landfills and Solid Waste Sites, subsection a) ii) be amended to delete “*Subdivision and Development Regulations*” and replace it with “*Matters Related to Subdivision and Development Regulation*”.
- 2.17 That the last sentence in Section 3.11.3 Development Setbacks from Landfills and Solid Waste Sites be amended to remove “...Development is approved in writing by the Deputy Minister of Alberta Environment and Parks.” and replace it with “...applicant submits a report from a professional engineer, as defined in the *Engineering and Geoscience Professions Act*, that addresses the criteria for a variance stipulated in the Guide for Setback Reviews published by the Department of Environment and Parks in May, 2022, as amended from time to time.”
- 2.18 That Section 3.20.6 Driveways, subsection a) be amended to include “...be either at least 6.0 m (19.69 ft) from the Property Line or...” and remove “...maintain a minimum of...”
- 2.19 That Section 3.20.11 Barrier Free Parking Stalls, last sentence under subsection d) be deleted and replaced with “The symbol and minimum size of each barrier free parking stall shall be in accordance with the *Alberta Building Code*.”
- 2.20 That Section 3.20.11 Barrier Free Parking Stalls, subsection g) be deleted in its entirety and replaced with “The number of barrier free parking stalls provided shall be in accordance with the *Alberta Building Code*.”
- 2.21 That Section 5.4.1 Development Permits Requirements for Signs, subsection e) be amended to remove “...shall issue...” and replace it with “...may issue a decision on...”
- 2.22 That Section 5.5.5 Signs Exempt from a Development Permit, subsection xii) be amended to remove “...Elections Bylaw...” and replace it with “...Election Sign Bylaw...”.

- 2.23 That Section 6.9.2 Permitted and Discretionary Uses be amended to include “Retail, Liquor” as a Permitted Use.
- 2.24 That Section 6.9.3 District Regulations, subsection d) be deleted in its entirety.
- 2.25 That Section 6.10.2 Permitted and Discretionary Uses be amended to include “Retail, Liquor” as a Permitted Use.
- 2.26 That Section 6.11.2 Permitted and Discretionary Uses be amended to include “Retail, Liquor” as a Permitted Use.
- 2.27 That Section 6.13.2 Permitted and Discretionary Uses be amended to include “Retail, Liquor” as a Discretionary Use.
- 2.28 That Section 6.16.2 Permitted and Discretionary Uses be amended to delete “Farmers Market” as a Discretionary Use.

PART 3 – DATE OF FORCE

- 3.1 That this Bylaw shall come into effect, upon the date on which it is finally read and passed.

READ for the first time this _____ day of _____, A.D. 20__.

(RES.)

MAYOR JAMIE HOOVER

INTERIM CAO JUSTIN DE BRESSER

READ for the second time this _____ day of _____, A.D. 20__.

(RES.)

MAYOR JAMIE HOOVER

INTERIM CAO JUSTIN DE BRESSER

READ for the third and final time this _____ day of _____, A.D. 20__.

(RES.)

MAYOR JAMIE HOOVER

INTERIM CAO JUSTIN DE BRESSER

CONTENTS

PART 1.0 INTERPRETATION OF THIS BYLAW	1
1.1 Title	1
1.2 Bylaw Content	1
1.3 Repeal of This Bylaw	1
1.4 Transitional Provision	1
1.5 Reference to Other Legislation	1
1.6 Purpose	2
1.7 Compliance with Other Legislation	2
1.8 Language and Interpretation	2
1.9 Illustrations and Measurements	3
1.10 Purpose Statements	3
1.11 Severability	3
1.12 Establishment of Supplementary Regulations	3
1.13 Establishment of Land Use Districts	3
1.14 Definitions	5
PART 2.0 OPERATIONS AND ADMINISTRATIVE PROCEDURES	26 25
2.1 Establishment of Forms	26 25
2.2 Development Authority and Decisions on Development Permit Applications	26 25
2.3 Land Use Amendment Applications	28 27
2.4 Amendment to Create a Direct Control District	29 28
2.5 Direct Control Bylaws	30 29
2.6 Conditions of Issuing a Development Permit	30 29
2.7 Development Securities	32 31
2.8 Development Control	33 32
2.9 Development Not Requiring a Development Permit	34 33
2.10 Development Permit Application Requirements	35 34

2.11 Notification of Complete or Incomplete Development Permit Applications	<u>3736</u>
2.12 Deemed Refusal of a Development Permit	<u>3837</u>
2.13 Notification of Decision	<u>3837</u>
2.14 Validity, Expiry, Cancellation, and Resubmission of Development Permits	<u>3938</u>
2.14.1 Validity of a Development Permit	<u>3938</u>
2.14.2 Expiry of a Development Permit	<u>4039</u>
2.14.3 Cancellation, Revocation, or Suspension of a Development Permit	<u>4039</u>
2.14.4 Failure to Complete Development	<u>4140</u>
2.14.5 Resubmission Interval	<u>4140</u>
2.15 Temporary Approvals	<u>4241</u>
2.16 Variances	<u>4241</u>
2.17 Appeals	<u>4342</u>
2.18 Contravention and Enforcement	<u>4442</u>
2.18.1 Right of Entry	<u>4544</u>
2.19 Subdivision Applications	<u>4544</u>
PART 3.0 GENERAL REGULATIONS	<u>4746</u>
3.1 Applicability	<u>4746</u>
3.2 Access Requirements	<u>4746</u>
3.3 Amenity Space	<u>4746</u>
3.4 Buildings Per Parcel	<u>4847</u>
3.5 Building Orientation and Design	<u>4847</u>
3.6 Compliance Certificates and Fees	<u>4847</u>
3.7 Dangerous Goods and Assessment of Risk	<u>4948</u>
3.8 Decks	<u>4948</u>
3.9 Design Standards	<u>5049</u>
3.9.1 General Standards	<u>5049</u>
3.9.2 Residential Standards, Commercial or Institutional Development	<u>5049</u>
3.9.3 Industrial Standards Development	<u>5150</u>
3.10 Demolition	<u>5150</u>
3.11 Development Setbacks	<u>5251</u>

3.11.1 Development in Proximity to Oil and Gas Wells _____	525 ¹
3.11.2 Development Setbacks from Wastewater Treatment Plants _____	525 ¹
3.11.3 Development Setbacks from Landfills and Solid Waste Sites _____	535 ²
3.11.4 Development Setback from Water Bodies and Slopes _____	535 ²
3.11.5 Development Setbacks from Easements or Rights-of-Ways _____	545 ³ 52
3.12 Environmental Features _____	545 ³
3.13 Fences, Walls, Gates, and Privacy Screening in Residential Districts _____	545 ³
3.13.1 Fences, Walls, and Gates _____	545 ³
3.13.2 Privacy Screening in Residential Districts _____	555 ⁴
3.14 Height _____	565 ⁵
3.15 Landscaping General Requirements _____	565 ⁵
3.15.1 Landscaping for all Land Use Districts _____	595 ⁸
3.15.2 Parking and Screening Landscape Requirements _____	616 ⁰
3.15.3 Review and Approval of Landscape Plans _____	626 ¹
3.16 Drainage _____	636 ²
3.17 Manufactured Homes, Ready to Move and Modular Homes _____	646 ³ 62
3.18 Objects Prohibited or Restricted in Yards _____	646 ³
3.19 Outdoor Lighting _____	656 ⁴
3.20 Parking and Loading Standards _____	656 ⁴
3.20.1 General Parking and Loading Provisions _____	656 ⁴
3.20.2 Alternate, Shared and Tandem Parking _____	706 ⁹ 68
3.20.3 Shared Parking _____	706 ⁹ 68
3.20.4 Tandem Parking _____	706 ⁹ 68
3.20.5 Bicycle Parking Requirements _____	706 ⁹
3.20.6 Driveways _____	717 ⁰ 69
3.20.7 Loading Space Requirement _____	717 ⁰
3.20.8 Residential Parking Requirements _____	727 ¹
3.20.9 Sight Lines _____	727 ¹
3.20.10 Vehicle Access Parking Space Standards _____	737 ² 71
3.20.11 Barrier Free Parking Stalls _____	737 ²
3.21 Relocation of Buildings _____	747 ³ 72

3.22 Site Grading and Tree Clearing _____	<u>757473</u>
3.22.1 Site Grading _____	<u>757473</u>
3.22.2 Tree Clearing _____	<u>7574</u>
3.23 Yards and Projections _____	<u>767574</u>
3.23.1 Front Yard _____	<u>767574</u>
3.23.2 Projections _____	<u>7775</u>
3.24 Other Uses _____	<u>7876</u>
PART 4.0 SPECIFIC USE REGULATIONS _____	<u>797877</u>
4.1 Accessory Development and Accessory Buildings _____	<u>797877</u>
4.1.1 Accessory Development _____	<u>797877</u>
4.1.2 Accessory Buildings in Residential Land Use Districts _____	<u>797877</u>
4.1.3 Other Land Use Districts _____	<u>807978</u>
4.2 Accessory Suites _____	<u>807978</u>
4.3 Alternative Energy Collecting and Storing Devices _____	<u>818079</u>
4.3.1 Solar Energy Devices _____	<u>818079</u>
4.3.2 Geothermal Energy Devices _____	<u>818079</u>
4.4 Bed & Breakfast Establishments _____	<u>828180</u>
4.5 Cannabis Retail Sales _____	<u>828180</u>
4.6 Communication Facilities _____	<u>838281</u>
4.7 Home Based Business _____	<u>848382</u>
4.7.1 General Provisions _____	<u>848382</u>
4.7.2 Application for Home Based Business _____	<u>848382</u>
4.7.3 Regulations for a Home Based Business 1 _____	<u>858483</u>
4.7.4 Regulations for Home Based Business 2 _____	<u>858483</u>
4.7.5 Regulations for a Home Based Business 3 _____	<u>868584</u>
4.8 Recreational Vehicle Storage _____	<u>878685</u>
4.9 Residential Sales Service _____	<u>878685</u>
4.10 Satellite Dish and Amateur Radio Antennae _____	<u>888786</u>
4.11 Shipping Containers _____	<u>888786</u>
4.12 Swimming Pools and Outdoor Hot Tubs _____	<u>898887</u>

4.13 Temporary Buildings _____	908988
PART 5.0 SIGNS _____	919089
5.1 General Purpose _____	919089
5.2 Sign Definitions _____	919089
5.3 Applicability _____	959493
5.4 Administration _____	969594
5.4.1 Development Permit Requirements for Signs _____	969594
5.4.2 Conditions of Development Approvals for Signs _____	979695
5.4.3 Variances _____	979695
5.5 General Regulations _____	989796
5.5.1 Copy Area Sign Calculation _____	999897
5.5.2 Enforcement _____	999897
5.5.3 Illumination _____	1009998
5.5.4 Maintenance _____	1009998
5.5.5 Signs Exempt from a Development Permit _____	10140099
5.5.6 Sign Prohibitions _____	10140099
5.5.7 Signs on Public Property _____	102401400
5.6 Building Sign Development Standards _____	103402401
5.6.1 Awning, Canopy or Under Canopy Sign _____	103402401
5.6.2 Fascia Sign _____	104403402
5.6.3 Integrated Roof Sign _____	105404403
5.6.4 Painted Wall Sign and Murals _____	105404403
5.6.5 Projecting Sign _____	106405404
5.6.6 Window Sign _____	106405404
5.7 Electronic Message Sign Regulations _____	107406405
5.7.1 Electronic Message, Changeable Copy Sign _____	107406405
5.8 Freestanding Sign Regulations _____	108407406
5.8.1 Monument or Pylon Sign _____	108407406
5.8.2 Neighbourhood Identification Sign _____	110409408
5.8.3 Post Sign _____	110409408
5.9 Other Sign Regulations _____	111410409

5.9.1 A-Frame Sign _____	<u>111440109</u>
5.9.2 Bed & Breakfast Sign _____	<u>112444140</u>
5.9.3 Custom Printed Insert Sign _____	<u>112444140</u>
5.9.4 Directional Sign _____	<u>112444140</u>
5.9.5 Flag Sign _____	<u>113442444</u>
5.9.6 Home Based Business Sign _____	<u>113442444</u>
5.9.7 Menu Board Sign _____	<u>113442444</u>
5.10 Special Event Sign Regulations _____	<u>114413442</u>
5.11 Temporary Sign Regulations _____	<u>114413442</u>
5.11.1 Banner Sign _____	<u>115444443</u>
5.11.2 Changeable Copy Sign, Manual and Portable Signs _____	<u>115444443</u>
5.11.3 Construction Sign _____	<u>116445444</u>
5.11.4 Future Development Sign _____	<u>117446445</u>
5.11.5 Garage Sale Signs _____	<u>118447446</u>
5.11.6 Inflatable Sign _____	<u>118447446</u>
5.11.7 Show Home Sign _____	<u>118447446</u>
PART 6.0 LAND USE DISTRICTS _____	<u>120449448</u>
6.1 Residential Single Dwelling Large District (R-1L) _____	<u>121420449</u>
6.1.1 Purpose _____	<u>121420449</u>
6.1.2 Permitted and Discretionary Uses _____	<u>121420449</u>
6.1.3 District Regulations _____	<u>121420449</u>
6.2 Residential Single Dwelling Medium Lot District (R-1M) _____	<u>123422424</u>
6.2.1 Purpose _____	<u>123422424</u>
6.2.2 Permitted and Discretionary Uses _____	<u>123422424</u>
6.2.3 District Regulations _____	<u>123422424</u>
6.3 Residential Single Dwelling Small Lot District (R-1S) _____	<u>125424423</u>
6.3.1 Purpose _____	<u>125424423</u>
6.3.2 Permitted and Discretionary Uses _____	<u>125424423</u>
6.3.3 District Regulations _____	<u>125424423</u>
6.4 Residential Manufactured Home Park District (R-MHP) _____	<u>127426425</u>
6.4.1 Purpose _____	<u>127426425</u>

6.4.2 Permitted and Discretionary Uses _____	127426125
6.4.3 District Regulations _____	127426125
6.5 Residential Multi-Dwelling District (R-2) _____	130429128
6.5.1 Purpose _____	130429128
6.5.2 Permitted and Discretionary Uses _____	130429128
6.5.3 District Regulations _____	130429128
6.6 Residential Medium Density District (R-3) _____	133432131
6.6.1 Purpose _____	133432131
6.6.2 Permitted and Discretionary Uses _____	133432131
6.6.3 District Regulations _____	133432131
6.7 Residential High Density District (R-4) _____	135434133
6.7.1 Purpose _____	135434133
6.7.2 Permitted and Discretionary Uses _____	135434133
6.7.3 District Regulations _____	135434133
6.8 Residential Multi-Unit District (R-5) _____	137436135
6.8.1 Purpose _____	137436135
6.8.2 Permitted and Discretionary Uses _____	137436135
6.8.3 District Regulations _____	137436135
6.9 Commercial Central District (C-1) _____	139438137
6.9.1 Purpose _____	139438137
6.9.2 Permitted and Discretionary Uses _____	139438137
6.9.3 District Regulations _____	139438137
6.10 Commercial Highway District (C-2) _____	141440139
6.10.1 Purpose _____	141440139
6.10.2 Permitted and Discretionary Uses _____	141440139
6.10.3 District Regulations (C-2) _____	142441140
6.11 Commercial Local District (C-3) _____	143442141
6.11.1 Purpose _____	143442141
6.11.2 Permitted and Discretionary Uses (C-3) _____	143442141
6.11.3 District Regulations (C-3) _____	143442141
6.12 Business Park District (C-4) _____	145444143

6.12.1 Purpose_____	<u>145144143</u>
6.12.2 Permitted and Discretionary Uses (C-4) _____	<u>145144143</u>
6.12.3 District Regulations (C-4) _____	<u>145144143</u>
6.13 Commercial Mixed Use District (CMU)_____	<u>147146145</u>
6.13.1 Purpose_____	<u>147146145</u>
6.13.2 Permitted and Discretionary Uses (CMU) _____	<u>147146145</u>
6.13.3 District Regulations (CMU) _____	<u>147146145</u>
6.14 Industrial Light District (I-1)_____	<u>149148147</u>
6.14.1 Purpose_____	<u>149148147</u>
6.14.2 Permitted and Discretionary Uses (I-1) _____	<u>149148147</u>
6.14.3 District Regulations (I-1) _____	<u>150149148</u>
6.15 Industrial Heavy District (I-2)_____	<u>151150149</u>
6.15.1 Purpose_____	<u>151150149</u>
6.15.2 Permitted and Discretionary Uses (I-2) _____	<u>151150149</u>
6.15.3 District Regulations (I-2) _____	<u>151150149</u>
6.16 Public Facility District (PF) _____	<u>153152151</u>
6.16.1 Purpose_____	<u>153152151</u>
6.16.2 Permitted and Discretionary Uses (PF) _____	<u>153152151</u>
6.16.3 Development Regulations (PF) _____	<u>153152151</u>
6.17 Parks and Recreation District (PR) _____	<u>155154153</u>
6.17.1 Purpose_____	<u>155154153</u>
6.17.2 Permitted and Discretionary Uses (PR) _____	<u>155154153</u>
6.17.3 _____Development Regulations (PR)	<u>155154153</u>
6.18 Environmental Open Space District (EOS) _____	<u>157156155</u>
6.18.1 Purpose_____	<u>157156155</u>
6.18.2 Permitted and Discretionary Uses (EOS) _____	<u>157156155</u>
6.18.3 Development Regulations (EOS) _____	<u>157156155</u>
6.19 Urban Reserve District (UR) _____	<u>159158157</u>
6.19.1 Purpose_____	<u>159158157</u>
6.19.2 Permitted and Discretionary Uses (UR) _____	<u>159158157</u>

6.19.3 Development Regulations (UR) _____	159458157
6.20 Agricultural District (AG) _____	160459158
6.20.1 Purpose _____	160459158
6.20.2 Permitted and Discretionary Uses (AG) _____	160459158
6.20.3 Development Regulations (AG) _____	160459158
6.21 Alderwood Close Overlay District _____	162461160
6.21.1 Purpose _____	162461160
6.21.2 Application _____	162461160
6.21.3 Alderwood Close Overlay Development Regulations _____	162461160
PART 7.0 DIRECT CONTROL DISTRICTS _____	163462161
7.1 Purpose _____	163462161
7.2 Application _____	163462161
7.3 Uses _____	163462161
7.4 Regulations _____	163462161
7.5 Interpretation _____	163462161
SCHEDULE "A" _____	164463162
Direct Control District #3 (DC-3) _____	164463162
PART 8.0 SCHEDULES _____	165464163
Schedule A1 – Direct Control District #1 (DC-1) _____	165464163
Schedule A2 – Direct Control District #2 (DC-2) _____	166465164
Purpose _____	166465164
Permitted Uses _____	166465164
Development Criteria _____	166465164
Development Standards _____	166465164
Schedule A3 – Direct Control District #3 (DC-3) _____	168467166
Purpose _____	168467166
Permitted Uses _____	168467166
Development Criteria _____	168467166
Development Standards _____	168467166
Schedule A4 – Parking Pads _____	170469168

PART 1.0 INTERPRETATION OF THIS BYLAW

1.1 Title

- a) That this Bylaw shall be cited as the 'Land Use Bylaw' for the Town of Blackfalds.

1.2 Bylaw Content

- a) This Land Use Bylaw consists of all of the Parts outlined, including all Schedules and Maps.

1.3 Repeal of This Bylaw

- a) Land Use Bylaw 1198/16, the Land Use District Maps, and any amendments thereto, are hereby repealed and shall cease to have effect on the day that this Bylaw comes into force.
- b) The effective date that this Bylaw shall come into force upon the date of its third reading.

1.4 Transitional Provision

- a) An application for subdivision or Development Permit which is deemed complete on or after the effective date of the Bylaw shall be evaluated under the provisions of this Bylaw.
- b) An application for subdivision or Development Permit which is deemed complete, pursuant to sections 2.20 and 2.11 respectively, prior to the coming into force of this Bylaw shall be evaluated under the provision of the Town of Blackfalds Land Use Bylaw 1198/16 as amended; or under this Bylaw at the discretion of the applicant, the Development Authority, or the Subdivision Authority.
- c) An application to amend the Town of Blackfalds Land Use Bylaw 1198/16 that has not been given third reading by Council prior to the coming into force of this Bylaw shall be considered by Council pursuant to this Bylaw and any other relevant planning consideration.

1.5 Reference to Other Legislation

- a) Any reference in this Bylaw to other legislation or documents shall be a reference to the Bylaw or legislation then in effect and shall include all amendments and any successor legislation.

1.6 Purpose

- a) Pursuant to section 640 of the *Municipal Government Act*, the purpose of this Bylaw is to regulate and control the use and Development of land and Buildings within the boundaries of the Town of Blackfalds, to ensure the orderly Development of land and to:
 - i) divide the Town into Land Use Districts;
 - ii) prescribe and regulate Permitted and Discretionary Uses for each Land Use District;
 - iii) establish Development standards and specific Land Use regulations;
 - iv) provide the method of making decisions on applications for Development Permits, issuing Development Permits, along with how and who notice of the issuances of a Development Permit is given; and
 - v) provide information on the process of appealing Development decisions.

1.7 Compliance with Other Legislation

- a) The requirements of this Land Use Bylaw does not exempt any person from compliance with any federal, provincial, or municipal legislation, regulation, code or statute.

1.8 Language and Interpretation

- a) In this Bylaw:
 - i) words in singular include the plural and words in the plural include the singular, where the context requires;
 - ii) words used in the present tense include the other tenses and derivative forms;
 - iii) words using masculine gender include feminine gender and, words using feminine gender include masculine gender;
 - iv) words in either gender include corporations;
 - v) 'shall', 'must' and 'required' are to be construed as a compulsory obligation; subject to the variance provisions of this Bylaw pursuant to the *MGA*;
 - vi) 'may' is to be interpreted as permissive and empowering;
 - vii) 'should' is an operative word which means that, in order to achieve municipal goals and objectives, it is strongly advised that the action be taken. Exceptions may be made only under extenuating circumstances;
 - viii) words, phrases, and terms not defined in this Bylaw may be given their definition in the *MGA*. Other words shall be given their usual and customary meaning;
 - ix) a 'person' includes an individual, partnership, association, corporation, firm, trustee, executor, administrator, and legal representative of a person; and
 - x) an 'individual' does not include a corporate or other type of persons who are not human beings.

1.9 Illustrations and Measurements

- a) Drawings and graphic illustrations are provided to assist in interpreting and understanding the Bylaw. Where a conflict or inconsistency exists between a drawing and the remainder of the Bylaw, the text shall prevail.
- b) Measurements:
 - i) whenever metric measurements are presented in the Bylaw, metric values are used and shall take precedence. Imperial equivalents provided, in parenthesis, are approximate and intended for information only.
 - ii) where a measurement or an amount is calculated based on a rate or ratio, the required measurement or amount may be rounded to the nearest whole number. Where a requirement states a specific measurement with a decimal place, the requirement found in this Bylaw stands and shall not be rounded.

1.10 Purpose Statements

- a) The purpose statements in each Land Use District are included to describe the intent of the Land Use District. The use and Development activity with each Land Use District should reflect its purpose.

1.11 Severability

- a) If any portion of the Bylaw is held to be invalid by a decision of a court of the competent jurisdiction, that decision does not affect the validity of the remaining portions of this Bylaw.

1.12 Establishment of Supplementary Regulations

- a) General Regulations as set forth in Part 3, and Specific Use Regulations as set forth in Part 4, are hereby adopted by reference to be part of this Bylaw, and to be amended in the same manner as any other part of this Bylaw.

1.13 Establishment of Land Use Districts

- a) For the purpose of this Land Use Bylaw the Town is divided into the following Land Use Districts:
 - Residential Single Dwelling Large Lot District (R-1L)
 - Residential Single Dwelling Medium Lot District (R-1M)
 - Residential Single Dwelling Small Lot District (R-1S)
 - Residential Manufactured Home Park District (R-MHP)

- Residential Multi Dwelling District (R-2)
 - Residential Medium Density District (R-3)
 - Residential High Density District (R-4)
 - Residential Multi Unit District (R-5)
 - Commercial Central District (C-1)
 - Commercial Highway District (C-2)
 - Commercial Local District (C-3)
 - Business Park District (C-4)
 - Commercial Mixed Use District (CMU)
 - Direct Control District (DC)
 - Direct Control District #2 (DC-1)
 - Direct Control District #2 (DC-2)
 - Direct Control District #3 (DC-3)
 - Industrial Light District (I-1)
 - Industrial Heavy District (I-2)
 - Public Facility District (PF)
 - Parks and Recreation District (PR)
 - Environmental Open Space District (EOS)
 - Urban Reserve District (UR)
 - Agricultural District (AG)
 - Alderwood Close Overlay District
- b) Land Use District boundaries are as delineated in Part 9 of this Bylaw, on the Land Use District Maps. All Roads, watercourses and lakes are excluded from the Land Use Districts.
- c) Where the location of Land Use District boundaries on the Land Use District Maps is not clearly understood, the following rules shall apply:
- i) a boundary shown as approximately following a Parcel boundary shall be deemed to follow the Parcel boundary;
 - ii) a boundary which does not follow a Parcel boundary shall be located by measurement of the Land Use District Maps; and
 - iii) a boundary location which cannot be satisfactorily resolved shall be referred to Council for an official interpretation.

1.14 Definitions

- a) Where a specific use applied for generally conforms to the wording of 2 or more defined uses, the Development Officer shall determine the appropriate use type based on the character and purpose of the proposed Development.
- b) Definitions specifically relating to Signs are listed in Part 5 of this Bylaw.
- c) The following words and terms and phrases, occurring in this Bylaw have the following meanings:

ACCESSORY BUILDING means a detached Building naturally or normally incidental, subordinate to the Principal Building on the same Lot or site. Accessory Buildings are not intended to support any occupancy. Typical Accessory Buildings include detached Garages, sheds, gazebos, and garden sheds or Greenhouse, Minor. An Accessory Building does not include a tarp or Canvas Covered Structure.

ACCESSORY SUITE means a Development consisting of a Dwelling located within, and accessory to, a Structure in which the Principal Use is a Detached Dwelling. An Accessory Suite has a Kitchen, sleeping and sanitary facilities which are physically separate from those of the Principal Dwelling within the Structure. An Accessory Suite also has 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 includes the Development or conversion of Basement space or above Grade space to a separate Dwelling or the addition of new floor space for an Accessory Suite to an existing Detached Dwelling. The use does not include an Apartment, Duplex, Group Home, Boarding or Lodging House, Row Housing or included within a Multiple Housing Development.

ACCESSORY USE means a use naturally or normally incidental, subordinate and exclusively devoted to the Principal Use and located on the same Lot or Parcel.

ADJACENT LAND means land that is contiguous to a Parcel of Land that is being subdivided or redesignated and includes land that would be contiguous if not for a Highway, Road, river or stream and any other land identified in a Land Use Bylaw as Adjacent Land for the purpose of notification, in accordance with the MGA.

ADULT ENTERTAINMENT means a live or recorded performance for an audience that shows or displays nudity or partial nudity of any person in a sexually explicit or suggestive manner which are performed or shown as a Principal Use or an Accessory Use to some other business activity.

AGENT means the person who is not the Owner but may be allowed to apply for a Development Permit on the Owner's behalf.

AGRICULTURAL BUILDING means a Structure associated with and generally essential to an agricultural operation. Such Structures may include the following: machine sheds, storage sheds, grain bins, silos, animal housing and/or feeding facilities, corrals, pens, and other accessory farm Structures.

AGRICULTURE means the raising crops or rearing of livestock, either separately or in conjunction with one another. This may include apiculture, aquaculture and vermiculture. An agricultural operation does not include, intensive or not, livestock operations as defined under *Alberta Agricultural Operation Practices Act, 2000*, as amended, or cultivation, growing, production and/or distribution of Cannabis.

ALTERNATIVE ENERGY COLLECTING AND STORING DEVICES means infrastructure designed to convert or store electrical or thermal energy. Where Structures are required to support the infrastructure, the Structures may require a Permit.

AMENITY SPACE means a space designed for active or passive recreational use that is provided for the use of occupants of a Development.

ANIMAL BOARDING OR BREEDING FACILITY means a Development where domestic animals, not generally owned by the occupant or operator of the premises, are kept for the grooming, overnight, housing, exercising, or training. Additional uses may also include breeding, purchase, or sale of domestic animals and the accessory retail sale of goods associated with domestic animal care. An Animal Boarding or Breeding Facility does not include a Residential Kennel.

APARTMENT means a residential Building with shared outside entrance(s), consisting of at least 3 Dwellings. An Apartment does not include Row Housing, a Duplex or Stacked Row Housing.

APPEAL BODY means the Subdivision and Development Appeal Board or the Land and Property Rights Tribunal, in accordance with the MGA.

ASSISTED LIVING FACILITY means a Building, or a portion of a Building, operated for the purpose of providing live-in accommodation for 6 or more persons with chronic or declining conditions requiring professional care or supervision or ongoing medical care, nursing, or homemaking services or for persons generally requiring specialized care.

AREA STRUCTURE PLAN means a Statutory Plan adopted by Council to provide long range land use planning for areas of undeveloped land within the Town, in accordance with the MGA.

AUCTION FACILITY, NO LIVESTOCK means a Development for the temporary storage of goods, which are to be sold on the premises by public auction.

AUCTION FACILITY, LIVESTOCK means the Development for the purpose of an auction facility that stores and auctions livestock.

AUTOBODY REPAIR AND PAINT SHOP means a Development where motor vehicles undergo body repair and painting.

AUTOMOBILE SALES AND RENTAL means a Development used for the sale and rental of motor vehicles but does not include Recreational Vehicle Sales, Rental and Service or an Autobody Repair and Paint Shop.

AUTOMOTIVE SERVICE means a Development for the service and maintenance of motor vehicles, where general automotive repairs, the incidental replacement of parts, maintenance, lubricating oils, and other automotive fluids are provided. This use does not include an Automobile Sales and Rental, Autobody Repair and Paint Shop, Gas Bar or Car Wash. This use may include an Open Storage Yard where an outdoor storage yard is listed as a use.

BASEMENT means that portion of a Building or Structure which is wholly or partially below Grade, the ceiling of which does not extend more than 1.8 m (5.9 ft) above finished Grade.

BED & BREAKFAST means an Accessory Use that forms a business in a single Detached Dwelling where short-term overnight accommodations and meals are provided. This Use does not include a Boarding or Lodging Facility, Hotel or Motel.

BOARDING OR LODGING HOUSE means a Building, or portion of a Building without individual suites operated for the purpose of providing live-in accommodation (either room for rent or room and board), not exceeding more than 5 residents. This does not include Hotels, Motels, or a Bed & Breakfast establishment.

BODY OF WATER means a permanent and natural occurring water body or a naturally occurring river, stream, watercourse, or lake.

BREW PUB means an establishment where food is served and where beer, wine and/or alcoholic spirits are produced on-site for consumption within the premises and for retail sale and where the small-scale production and production and packaging of alcoholic and non-alcoholic beverages takes place and includes distribution, retail, or wholesale, on or off the premises. A Brewpub requires provincial authorization to produce, package and distribute alcohol.

BUILDING includes anything constructed or placed on, in, over or under land, but does not include a Highway or Road or a bridge that forms part of a Highway or Road.

BUILDING HEIGHT means the vertical distance at the final Grade measured from the average of a minimum 4 points located at the edge of the foundation, as determined by the Development Authority, to the highest point of the Building.

BUILDING SUPPLY AND LUMBER OUTLET means a Building or Structure in which building, or construction and home improvement materials are offered or kept for retail sale and may include the fabrication of certain materials related to home improvement. A Building Supply and Lumber Outlet may contain an Outdoor Display Area of lumber products.

BULK FUELING DEPOT means Development for the bulk storage and distribution of petroleum.

BUS DEPOT means a use providing for the departure and arrival of passengers and freight carried by bus.

BUSINESS SUPPORT SERVICE means a Development used to provide any of the following services: printing, duplicating, binding or photographic processing, office maintenance or custodial services, administrative services, security services, sales, service or rental of business equipment, cellular phones and fax machines and advertising.

CAMPGROUND means a Development which has been planned and improved for seasonal accommodation in tents and/or Recreational Vehicles. A Campground includes related Accessory Buildings, administrative Offices, washrooms and shower facilities, playgrounds, laundry facilities, firewood storage, water supply, sewage disposal facilities, waste collection facilities, recycling facilities and may also include day use areas.

CANNABIS means Cannabis as defined in the *Cannabis Act (Canada)* and its regulations, as amended.

CANNABIS PRODUCTION AND DISTRIBUTION means a Development where Cannabis is produced, as defined in the *Cannabis Act (Canada)*, for commercial purposes, and includes any storage or distribution of Cannabis for commercial purposes.

CANTILEVER means the portion of a Building which projects to provide additional livable interior space, and which has no foundation or supports below. This does not include a balcony.

CANVAS COVERED STRUCTURE means a temporary Structure which the roof and/or 1 or more of the walls is made of canvas, fabric or tarp covered membrane.

CAR WASH means a containing facility for a self-service Car Wash or washing light duty motor vehicles by production line methods which may include a conveyor system or similar mechanical devices.

CARPORT means a roofed Structure either free standing or attached to a Building, which is not enclosed on the front and at least 1 side, to shelter parked vehicles.

CEMETERY means a Parcel that is set apart or used as a place for the burial of dead human bodies or other human remains or in which dead human bodies or other human remains are buried.

COMMERCIAL SCHOOL means a privately funded Development for the training, instruction, and certification in a specific trade, skill, or service for the financial gain of the person owning the School.

COMMERCIAL SERVICE FACILITY means a Development in which commercial services related to the day-to-day needs of customers are provided and which may include the sale of associated products and an Office incidental to the Principal Use.

COMMUNICATION FACILITY or COMMUNICATION TOWERS means any facility or tower used to provide a broad range of communication services through the transmitting, receiving, or relaying of voice and data signals such as radio, cellular, broadcast, and wireless data.

COMMUNITY FACILITY means a Development for use by the public or public/private groups for cultural or community activities.

CONCRETE PLANT, MAJOR means a permanent Development that is used for the processing, manufacturing, recycling, and sale of concrete, and includes facilities for the administration or management of the Development, the stockpile of bulk materials used in the production process or of finished products manufactured on-site and the storage and maintenance of required equipment.

CONCRETE PLANT, MINOR means a portable Structure that is used for the processing, manufacturing, recycling, and sale of concrete, and includes facilities for the administration or management of the Structure, limited stockpile of bulk materials used in the production process or of finished products manufactured on-site and the storage and maintenance of required equipment.

CONSERVATION means prevention of wasteful use of a resource or the care and protection of resources.

CONTRACTOR OPERATION, MAJOR means a Development used for commercial and industrial service support and construction which require on-site storage space for materials, mobile equipment, or vehicles normally associated with the contractor service. Any sales, display, Office, or technical support service areas shall be Accessory to the Principal general contractor use.

CONTRACTOR OPERATION, MINOR means a Development used for the provision of contractor services provided primarily to individual households. Accessory sale of goods normally associated with the contractor services are kept within an enclosed Building. There are no accessory manufacturing activities or fleet storage of more than 4 vehicles.

CORNER LOT means a Lot located at the intersection of 2 Roads, other than a Lane.

COUNCIL means the Council of the Town.

DANGEROUS GOODS means dangerous good as defined in the *Alberta Fire Code*.

DAYCARE, MAJOR means a commercial use intended to provide care or supervision and may include learning services for more than 6 persons during the day or evening which is authorized by the Province of Alberta.

DAYCARE, MINOR means an Accessory Use intended to provide care or supervision and may include learning services for less than 6 persons during the day or evening.

DECK means an uncovered horizontal Structure with a surface height greater than 0.6 m (1.97 ft) above Grade at any point and intended for use as a private outdoor Amenity Space.

DENSITY means the maximum allowable number of Dwellings and Live Work Units on a site, expressed as Dwellings per hectare, but does not include Accessory Suites.

DESIGNATED OFFICER means a Designated Officer in accordance with the *MGA*.

DETACHED DWELLING means a self-contained Building or a portion of a Building consisting of 1 or more rooms operated or intended to be operated as a residence for a household and contains a Kitchen, living, sleeping and sanitary facilities and has an independent entrance from the outside of the Building.

DEVELOPMENT means:

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

DEVELOPMENT AUTHORITY means:

- a) A person appointed as a Development Officer under this Bylaw; and/or
- b) The Municipal Planning Commission; and/or
- c) Council.

DEVELOPMENT OFFICER means a person appointed as a Development Officer pursuant to this Bylaw

DEVELOPMENT PERMIT means a document that is issued under a Land Use Bylaw and authorizes a Development.

DISCRETIONARY USE means those uses of land or Buildings for which a Development Permit may be issued only at the discretion of the Development Authority.

DISTRIBUTION FACILITY means a Development where the Principal Use is for temporary storage and the receiving and redistribution of goods.

DOWNTOWN REVITALIZATION PLAN means a redevelopment plan for the Town's Downtown, that was adopted by Council in accordance with the *MGA*.

DRINKING ESTABLISHMENT means a Development where the primary purpose of which is the sale of alcoholic beverages for consumption on the premises and the secondary purposes of which may include entertainment, dancing, the preparation, and sale of food for consumption on the premises, takeout food services, and the sale of alcoholic beverages for consumption away from the premises. A Drinking Establishment includes any establishment in respect of which a "Class A" liquor license, has been issued and where minors are prohibited at any time. This use does not include Adult Entertainment.

DRIVEWAY means the connection from an on-site parking area to an access and does not include the area used as a Walkway.

DRIVE-THROUGH BUSINESS means a Development which services customers who remain in their vehicle while business is conducted.

DUPLEX means a Building that contains 2 Dwellings separated either by a common party wall extending from foundation to roof and/or by a common ceiling/floor assembly, with each Dwelling having its own separate entrance to the exterior. A Duplex Dwelling does not include an Accessory Suite.

DWELLING means a self-contained Building or a portion of a Building consisting of 1 or more rooms operated or intended to be operated as a residence for a household and contains a Kitchen, living, sleeping and sanitary facilities only for that unit.

EASEMENT means an Easement, interest, or right held by a municipality for the purpose of locating the system or works of a municipal Public Utility.

ELECTRIC VEHICLE CHARGING STATION means infrastructure that supplies energy for the recharging of plug-in electric vehicles.

FACADE means the exterior wall of a Building exposed to public view or a wall viewed by persons not within the Building.

FARM EQUIPMENT SALES AND SERVICE OUTLET means a Development used for the sale, rental, service or repair of machinery and equipment typically used in agricultural operations. Such a Development may contain an Office, Accessory Buildings, and outdoor storage and display of machinery and equipment.

FARMER'S MARKET means the business of conducting a public market at which various vendors lease a stall or space which is situated at a location approved by the Town.

FLANKING SIDE PROPERTY LINE means, in the case of a Corner Lot, the longest Property Line that abuts a Street.

FLANKING SIDE YARD means a Side Yard abutting the Street on a Corner Lot. The Flanking Side Yard is determined by the horizontal dimension measured from a Flanking Side Property Line at a right angle to the nearest point of a wall or any Building or Structure on the Lot.

FLOOR AREA means the total area of all floors in a Building, measured between the interior faces of the exterior walls of the Building at each floor level.

FLOOR AREA RATIO means the numerical value of the gross Floor Area on all levels of all Buildings on a Lot, divided by the area of the Lot.

FOOD PROCESSING & MANUFACTURING FACILITY means a commercial Development in which food or beverage products, or both are manufactured, produced, or otherwise prepared for human consumption but not consumed on the Parcel. This may include an Office and retail component; however, this retail component shall be Accessory to the Principal Use. This does not include Food Service, Restaurant.

FOOD SERVICE, RESTAURANT means a Development where the primary purpose is the preparation and sale of food for consumption on the Parcel, and the secondary purposes may include the sale of alcoholic or non-alcoholic beverages incidental to the meal, takeout food or Drive-Through services and catering. A Restaurant does not include a Drinking Establishment but

does include any premises in respect of which a "Class A" liquor license has been issued and where minors are not prohibited by the terms of the license.

FRONT PROPERTY LINE means:

- a) in the case of an Interior Lot, a Lot Line separating the Lot from the Road;
- b) in the case of a Corner Lot, a Lot Line separating the narrowest Road Frontage of the Lot from the Road not including a corner rounding or corner cut;
- c) in the case of a double fronting Lot, the front Lot Line shall be determined by the Development Officer based on the location of the access and the orientation of other Development on the block.

FRONTAGE means the linear length of the Front Property Line measured at the Front Yard Setback. If there is no approved Building on the Lot, the Frontage is measured at the minimum Front Yard Setback.

FRONT YARD means the portion of a Lot or site abutting the Front Property Line extending across the full width of the Lot or site, situated between the Front Property Line and the nearest wall of the Principal Building, not including Projections. Where there is no Principal Building, the Front Yard shall be determined at the minimum Front Yard prescribed in the Land Use District the Parcel is located on.

FUNERAL HOME WITH CREMATORIUM means a use which provides for the arrangement of funerals, the holding of funeral services, and the preparation of the dead for burial or cremation and includes 1 or more cremation chambers used to reduce human bodies to ashes by heat.

FUNERAL HOME WITHOUT CREMATORIUM means a Use which provides for the arrangement of funerals, the holding of funeral services, and the preparation of the dead for burial or cremation but does not include a Crematorium or cremation chamber.

GARAGE means an Accessory Building or part of a Principal Building designed and used primarily for the storage of motor vehicles.

GAS BAR means a Parcel or portion thereof used for the sale of petroleum products and incidental auto accessories.

GRADE means the ground elevation established by the Building Grade certificate and/or Site Grading plan.

GREENHOUSE, MAJOR means a commercial use of the Development primarily for the raising, storage and sale of produce, bedding, household, ornamental plants, and related material such as tools, soil, and fertilizers. The main part of the Building must be plant-related, and any aggregate

sales shall be a minor Accessory component only. This does not include a Cannabis Production & Distribution Facility.

GREENHOUSE, MINOR means a use of an Accessory Building for the raising and storage of produce, bedding, household, or ornamental plants.

GROUP HOME means a Building or part of a Building used for residents who may require daily or frequent professional care or supervision. The character of the use is that the occupants live together as a single house keeping group and use a common Kitchen. This Use does not include Boarding or Lodging Houses.

HARD SURFACE means a durable ground surface constructed of cast-in-place concrete, brick, concrete unit pavers, stone, asphalt, or similar materials.

HEALTH SERVICES means a Development for which Principal Use is for the provision of physical and mental Health Services on an outpatient basis. Services may be of a preventative, diagnostic, treatment therapeutic, rehabilitative, or counselling nature.

HEIGHT, see BUILDING HEIGHT

HEAVY EQUIPMENT ASSEMBLY, SALES AND SERVICE means a Development used for the assembly, sales, service, cleaning or repair of heavy vehicles, machinery, or mechanical equipment.

HEAVY MANUFACTURING AND PROCESSING means the manufacture of products, the process of which generates fumes, gases, smokes, vapours, vibrations, noise or glare, or similar Nuisance factors which have a high probability of occurring.

HEAVY VEHICLE AND EQUIPMENT WASH FACILITY means a commercial facility for cleaning the interior and exterior of commercial trucks. In the case of oilfield tanker trucks, washing the interior of the tank requires adherence to the *Code of Practice for Tanker Truck Washing Facilities (EPEA)*.

HIGHWAY means a provincial Highway under the *Highways Development and Protection Act*.

HOME BASED BUSINESS means the Accessory Use to a Principal Dwelling or (where applicable, Accessory Building or site or combinations thereof) by at least 1 resident of the Dwelling for a business activity that results in a product or service.

HOME BASED BUSINESS 1 means the Accessory Use of a Principal Dwelling by a resident of the Dwelling to conduct an occupation, profession or craft which shall not generate additional traffic and is not detectable from the outside of the Dwelling. A Home Based Business 1 shall not require any Signs, a Home Based Business Vehicle, or a non-resident employee.

HOME BASED BUSINESS 2 means the Accessory Use of a Principal Dwelling by a resident of the Dwelling to conduct an occupation, profession or craft which may generate more than 1 business associated visit per day and not employ a non-resident employee. A Home Based Business 2 may require 1 Home Based Business Vehicle.

HOME BASED BUSINESS 3 means the Accessory Use of a Principal Dwelling and an Accessory Building or site, or combinations thereof, by at least 1 resident of the Dwelling to conduct an occupation, profession or craft which may generate more than 1 business associated visit per day. A Home Based Business 3 may require a Home Based Business Vehicle, Heavy and may employ a maximum of 1 non-resident employee.

HOME BASED BUSINESS VEHICLE means any vehicle less than 5,500 kg or trailer that is used in the operation of the home business that is normally maintained, parked, or stored on the Lot of the home business. Items or equipment transported to and from the site of the Home Based Business in the box of a truck or on a trailer are not considered to be a Home Based Business Vehicle.

HOME BASED BUSINESS VEHICLE, HEAVY means any vehicle 5,500 kg or heavier that is used in the operation of the home business that is normally maintained, parked, or stored on the Lot of the home business. Items or equipment transported to and from the site of the home business in the box of a truck or on a trailer are not considered to be a Home Based Business Vehicle, Heavy.

HOME EDUCATION PROGRAM means a Home Education Program in accordance with the *Education Act (2012)*, as amended.

HOTEL means the provision of rooms or suites in a commercial Development for temporary sleeping accommodation where the rooms have access from a common interior corridor and may be equipped with individual Kitchen facilities. This may include an Accessory Food Service, Drinking Establishment, meeting room, and/or Commercial Service Facility.

INDUSTRIAL BUSINESS SERVICE means a Development for supplying goods, materials, and/or services that support agricultural uses, whether retail, wholesale, or in bulk. This may include such goods and services as sale and storage of seeds, feeds, fertilizers, chemical products, fuels, lubricants, parts or the rental, sale, repair and servicing of farm machinery and equipment but does not include the buying or selling of farm produce or animals.

INDUSTRIAL TRAINING SCHOOL means a privately funded Development for the training, instruction, and certification in a specific industrial trade.

INFORMATION CENTRE means a Building where the Principal Use involves informing the public about the services and programs provided by the centre and educating individuals or groups on the natural, historical, and cultural features of the area.

INTERIOR LOT means a Lot other than a Corner Lot.

KITCHEN means facilities for the preparation or cooking of food.

LAND USE BYLAW means a Land Use Bylaw adopted by Council in accordance with the *MGA*.

LAND USE DISTRICT means a Land Use District established under this Bylaw.

LANDSCAPING means the preservation or modification of the natural features of a Parcel through the placement or addition of any or a combination of trees, shrubs, plants, lawns, ornamental plantings, bricks, pavers, shale, and/or crushed rock. This does not include monolithic concrete and asphalt (i.e., Patios, Walkways, and paths) and architectural elements (i.e., decorative fencing, walls, or sculptures).

LANDSCAPING SALES means the use of a Parcel, Building or Structure or part thereof, for the purpose of selling Landscaping materials. Landscaping Sales may also include the indoor storage and sale of small tools and lawn and garden equipment as an Accessory Use.

LANDSCAPING SALES AND SERVICE means the use of a Parcel, Building or Structure, or part thereof, for the purpose of selling Landscaping materials. This does not include a Greenhouse, or a business engaged in the sale of lawn and garden equipment.

LANE means a public thoroughfare which provides a secondary means of access to a Parcel or Parcels, and which is registered in a land titles office.

LIGHT EQUIPMENT SALES, SERVICE AND RENTAL SHOP means a Development where small industrial, commercial, and residential equipment is kept for rental to the public.

LIVE WORK UNIT means a Building containing a Dwelling in combination with a commercial unit which is utilized by the resident(s) and up to 3 non-resident employees. This may include separate entrances for the commercial and residential portion of the Building with an internal passage between. The Dwelling shall be considered above, to the side or rear of a commercial component. The commercial Use shall not detract from the residential character or appearance of the Dwelling and shall not create a Nuisance. This does not include Health Service, Pawnshop, Food Service, Restaurant, Retail, Cannabis, a Home Based Business 1, a Home Based Business 2, or a Home Based Business 3.

LOADING SPACE means an on-site parking space reserved for temporary parking for the purpose of loading or unloading goods and materials.

LOT means a Lot in accordance with the *MGA*.

LOT AREA means the total area within the Lot Lines.

LOT LINE means the legally defined boundary of any Lot.

LOT WIDTH means the distance between the midpoints of the side Lot Lines. In the case of an irregularly shaped Lot such as a pie Lot, the Width shall be the distance between the Side Lot Lines at 9.0 m (29.53 ft) from the Front Lot Line; or where Lot Width cannot be reasonably calculated by these methods, the Development Officer shall determine the Lot Width having regard to the access, shape and buildable area of the Lot, and Adjacent Lots.

MANUFACTURED HOME means a prefabricated Dwelling that meets *Canadian Standards Association (CSA)* standards and is transportable and may be towed in 1 or more sections to be joined into 1 Dwelling on the Parcel. Where there is an undercarriage, it shall be skirted. A Manufactured Home does not include a Modular Home or a Moved-in Dwelling. A Manufactured Home cannot accommodate an Accessory Suite.

MANUFACTURED HOME PARK means a Development for Manufactured Homes not having a registered plan of subdivision of individual Lots for rent.

MANUFACTURED AND MODULAR HOME SALES AND SERVICE means a Development providing for the sale, rental, lease, or service of Manufactured or Modular Homes.

MATTERS RELATED TO SUBDIVISION AND DEVELOPMENT REGULAION means the *Matters Related to Subdivision and Development Regulation (AR 84/2022)*, as amended.

Commented [JT1]: Amendment #2.1

MGA means *The Municipal Government Act*, being Chapter M-26, of the *Revised Statutes of Alberta 2000*, as amended.

MIXED USE DEVELOPMENT means a multi storey Building designed for more than 1 type of land Use on the same Parcel. In these Developments, residential Uses shall not be on the same floor as commercial Uses and shall not be on the ground floor.

MODULAR HOME means finished section(s) of a complete and unoccupied Dwelling, built at an off-site manufacturing facility for transport to a Lot for installation on a Permanent Foundation and which conforms to the *Alberta Building Code*. "Finished" means fully enclosed on the exterior and interior but may not include interior painting, taping, installation of cabinets, floor covering, fixture or heating system. This does not include a Manufactured Home, Building, Moved-in Dwelling, or a Recreational Vehicle.

MOTEL means a Development for which the Principal Use is to provide temporary sleeping accommodation in rooms or suites, where the rooms each have direct access to the exterior of the

Building and convenient access to on-site parking. A Motel may include additional services such as restaurants, meetings rooms and recreational facilities.

MOVED-IN BUILDING means a Building that has been assembled and/or utilized off-site and which is to be moved to another site. This use does not include Moved-in Dwelling.

MOVED-IN DWELLING means a previously existing, established, and occupied Dwelling, which is removed from 1 Parcel and then transported and re-established on another Parcel. A Moved-in Dwelling does not include a Manufactured Home, Modular Home, Recreational Vehicle, and any similar vehicles that are neither intended for permanent residential habitation nor subject to the current provincial building requirements.

MOVING STORAGE PODS means a movable container placed on a Parcel for no longer than 7 days for the purpose of storing or moving residential goods.

MULTIPLE HOUSING DEVELOPMENT means 2 or more Buildings containing Dwellings, located on a Parcel of Land, where all the Buildings, recreation areas, vehicular areas, Landscaping, and all other features have been planned as an integrated Development. Multiple Housing Developments cannot accommodate Accessory Suites.

MUNICIPAL SHOP AND STORAGE FACILITY means the facility used by the Town for the storage of materials used in fulfilling its various functions and the housing and repair of its equipment.

MUNICIPAL TAG means a form of ticket prescribed by the Town for a Bylaw offense providing a person with the opportunity to pay an amount to the Town in lieu of prosecution.

MUNICIPAL USES means the use of a Parcel or Building which is owned or leased by the Town.

NATURAL AREA means natural, sensitive, or scenic lands set aside for the conversion of natural features or areas of cultural or scenic value, which are intended to be kept in a natural state with limited Development.

NUISANCE means anything that, in the opinion of the Development Authority, may cause adverse effects to the amenities of the neighbourhood or interfere with the normal enjoyment of Adjacent Land or Building. This could include that which creates or is liable to create noise, vibration, smoke, dust, odour, heat, electrical interference, glare, light, fumes, fire, explosion, or any other hazard to health or safety, and unsightly or unsafe storage of goods, salvage, junk, waste, or other materials.

OFF HIGHWAY VEHICLE means Off-Highway vehicle as defined in the *Traffic Safety Act*, being *Chapter T-6*, of the *Revised Statutes of Alberta 2000*, as amended.

OFFICE means a Development primarily for the provision of professional, management, administrative, consulting, or financial services, in a non-residential setting.

OFF-STREET PARKING means parking required on the lands where the Use of Building is situated.

OPEN SPACE means public lands that provide social and environmental benefit and may include outdoor infrastructure that provides an identity or sense of place for the community. Open space may include landscaped areas, Natural Areas, active and passive recreational areas, and outdoor community gathering spaces.

OPEN STORAGE YARD means the Principal Use of land for the storage of products, goods, or equipment.

OUTDOOR DISPLAY AREA means use for the outdoor display of goods, products, materials, or equipment intended and allowed to be sold or rented on a site.

OUTDOOR FABRICATION UNIT means an Accessory Use that involves small Structures, not on Permanent Foundations for use by mobile tradespersons for the assembly, manufacturing, or fabrication of equipment.

OUTLINE PLAN means a detailed planning document that guides the Development and conceptual layout for a specific area. An Outline Plan focuses on a smaller area within an approved Area Structure Plan.

OWNER means the person listed as the registered Owner on the certificate of title.

PARCEL COVERAGE means the area covered by Buildings including the Principal Building and any addition to it and any Accessory Buildings on the Parcel.

PARCEL OF LAND or PARCEL(S) means the aggregate of the 1 or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a land titles office.

PARK means a Use where public land is specifically designed or reserved for the public for active or passive recreation, or for educational, cultural, or aesthetic purposes, and includes Natural Areas and Landscaped areas.

PARKING FACILITY means the public use of land for the purposes of vehicular parking.

PARKING PAD shall include the area used as a Driveway to an attached front Garage and an area that will include the extension of the sidewalk to the front door to a maximum of 1.0 m (3.28 ft) from the wall of the Garage adjacent to the sidewalk leading to the front door. It will also include

the area from the edge of the Driveway to the Side Property Line on the opposite side of the sidewalk to the front door (Part 8, Schedule A4). A Parking Pad shall be Hard Surfaced and used for parking vehicles or Recreational Vehicles in the Front Yard area.

PATIO means a Structure less than 0.6 m (1.97 ft) in Height above finished Grade and without a roof or walls.

PAWNSHOP means a Development used to provide secure loans in exchange for goods offered as collateral, including the sale of such goods. This Use does not include Retail, General.

PERMANENT FOUNDATION means:

- a) an engineered approved wood foundation, or;
- b) a poured reinforced concrete Basement, or;
- c) a concrete block Basement, or
- d) a foundation meeting CSA Z240.10.1 standard.

PERMITTED USE means those Uses of land or Buildings for which a Development Permit must be issued by the Development Officer if the Development meets all applicable regulations.

PRINCIPAL BUILDING means a Building which is considered the Principal Use of the Parcel on which it is erected.

PRINCIPAL USE means the primary or main Use on a Parcel.

PROJECTION means any portion of a Building or Structure as outlined in section 3.23.2 which extends into a required Setback.

PUBLIC UTILITY means Public Utility in accordance with the MGA.

REAR PROPERTY LINE means the Property Line opposite the Front Property Line.

REAR YARD means the portion of a Lot or site abutting the Rear Property Line extending across the full width of the Lot or site, situated between the Rear Property Line and the nearest wall of the Principal Building, not including Projections. Where there is no Principal Building, the Rear Yard shall be determined at the minimum Rear Yard prescribed in the Land Use District the Parcel is located on.

RECREATION FACILITY, INDOOR means a Development intended to provide sports or recreational activities within an enclosed Building and the related Accessory Buildings for the users of the facility.

RECREATION FACILITY, OUTDOOR means a Development providing an area for sports or leisure activities, including the related accessory Developments for the users of the facility.

RECREATIONAL VEHICLE means a vehicle or trailer that is designed, constructed, and equipped, either temporarily or permanently, as a temporary accommodation for travel or vacation purposes or a vehicle used for recreation purposes.

RECREATIONAL VEHICLE SALES, RENTAL AND SERVICE means a Development for the sale, rental, lease, or service of a Recreational Vehicle.

RECREATIONAL VEHICLE STORAGE means a Principal or Accessory Use where Recreational Vehicles are stored on a Parcel when they are not in use.

RECYCLE DEPOT means a Development for collecting, sorting, and temporarily storing recyclable materials where all storage is contained within an enclosed Building.

RELIGIOUS ASSEMBLY means a Building where people assemble for worship and related religious, charitable, or social activities that is maintained and controlled for public worship.

RESIDENTIAL KENNEL means the owning or harbouring of more than 3 dogs over the age of 3 months or 3 cats over the age of 3 months by the Owner or occupier of a Dwelling in a residential Land Use District.

RESIDENTIAL SALES CENTRE means a Building used for a limited time for the purpose of marketing residential land or Buildings.

RESIDENTIAL SECURITY/OPERATOR UNIT means an Accessory Use to provide on-site accommodation by the employer for persons employed on the property. No more than 1 Residential Security/Operator Unit is allowed on a Parcel and shall form part of the Development.

RESTAURANT, see FOOD SERVICE, RESTAURANT

RETAIL, ADULT means a Development for the rental or sale of an object which is designed or intended to be used in, or is a depiction of, a sexual act.

RETAIL, CANNABIS means a retail Development, licensed by the Province of Alberta, where Cannabis and Cannabis Accessories are sold to individuals who attend the premises.

RETAIL, LIQUOR means a Building or part of a Building for the sale of alcohol, including wine and cold beers, but not for consumption on site.

Commented [JT2]: Amendment #2.2

RETAIL, SHOPPING CENTRE means 1 or more Buildings containing more than 6 retail stores and other businesses exceeding 2,500 m² (26,909.78 ft²) of gross Floor Area, which share common services, parking, and other facilities on 1 or more Lots.

RETAIL, GENERAL means a Development for the indoor retail sale of a wide range of consumer goods and includes supplementary services such as postal service and the repair of anything sold or rented by the retail store. This use does not include Warehouse Sales, Pawnshop, Retail, Cannabis, Retail, Adult, a retail store requiring outdoor storage or an alcohol retail store.

ROAD means a Road in accordance with the MGA.

ROW HOUSING means a residential Building containing 3 or more Dwellings separated by common walls and is located either on a single Lot or each Dwelling is on its own individual Lot. Each Dwelling shall have a separate, direct entrance from the exterior. This definition applies to forms of housing that include townhouses, triplexes, or 4-plexes.

SCHOOL means a School as defined in the *Education Act, 2012* but excludes Home Education Program for the purposes of this definition. A School does not include a Commercial School or Industrial Training School.

SENIOR CITIZEN HOUSING means a Building or portion of a Building operating as a business which provides temporary or permanent accommodation for elderly persons, where each resident shall have a private bedroom or living unit. Senior Citizen Housing shall have common facilities for the preparation and consumption of food and may provide common lounges, recreation facilities and medical care facilities for the residents.

SETBACK means the minimum distance a Building or Structure can be located from a property boundary, Road, natural environmental feature, or any other feature, as outlined in this Bylaw.

SHIPPING CONTAINER means any container that is or was used for transport of goods by means of rail, truck or by sea. These are generally referred to as a C-container, sea cargo container, sea can or cargo container. Such containers are typically rectangular in shape and are generally made of metal. For the purposes of this Bylaw, when such a container is used for any purpose other than transporting freight, it will be considered as a Structure and an Accessory Use.

SIDE PROPERTY LINE means the Property Line that connects the Front Property Line and the Rear Property Line.

SIDE YARD means that portion of a Lot or site abutting a Side Property Line extending from the Front Yard to the Rear Yard. The Side Yard is situated between the Side Lot Line and the nearest wall of the Principal Building, not including Projections. Where there is no Principal Building, the

Side Yard shall be determined at the minimum Side Yard prescribed in the Land Use District the Parcel is located in.

SIGHT TRIANGLE means an area at the intersection of Roads, Lanes, or Roads and railways in which all Buildings, fences, vegetation, and finished ground elevations shall be less than 1.0 m (3.28 ft) in Height above the average elevation of the carriageways/rails, in order that vehicle operators may see approaching vehicles in time to avoid collision.

SITE GRADING means any work, operation or activity resulting in a disturbance of the earth. This includes the removal of topsoil or borrow pit, the stock piling, excavating, trenching, backfilling, filling, land levelling and re-contouring other than for the purpose of an approved Development. This does not include the installation or removal of any Landscaping required by this Bylaw.

SOLID WASTE TRANSFER STATION means a Development for the collection and temporary holding of solid waste in a storage container.

SPECIAL EVENT means an event, the duration of which is temporary and is limited to a sporting event, community event, Farmers Market, an exhibition, a fair or carnival, a festival, recreational competition or other similar event or activity.

STACKED ROW HOUSING means a Building containing 3 or more Dwellings arranged 2 deep, either vertically, so that Dwellings are placed over others, or horizontally, so that Dwellings are attached at the rear as well as at the side. Each Dwelling shall have separate and individual access, not necessarily directly to Grade, provided that no more than 2 Dwellings may share access to Grade. This Use does not include a Duplex, Row Housing, or an Apartment.

STATUTORY PLAN means a Statutory Plan in accordance with the MGA.

STREET means any category of registered Street or Road except a Lane.

STRUCTURE means a Development whether fixed to, supported by, or sunk into land or water including towers, flag poles, swimming pools, Signs, storage tanks and excludes areas of Hard Surfacing.

STRUCTURAL ALTERATION means any change or addition to the supporting members of a Structure, including the foundations, bearing walls, rafters, columns, beams and/or girders.

SUBDIVISION AUTHORITY means Council, as established by the Subdivision Authority Bylaw 867/00

~~**SUBDIVISION AND DEVELOPMENT REGULATION** means the Subdivision and Development Regulation (AR 43/2002), as amended.~~

Commented [JT3]: Amendment #2.1

SUBDIVISION AND DEVELOPMENT APPEAL BOARD means the Subdivision and Development Appeal Board in accordance with the *MGA*.

TANDEM PARKING means 2 parking spaces, 1 behind the other, with a common or shared point of access to the maneuvering aisle.

TEMPORARY CARE FACILITY means a facility providing temporary living accommodation and includes such facilities as overnight shelters, halfway houses, short term medical rehabilitation centres, detoxification centers, hospices, and other similar uses.

TEMPORARY DEVELOPMENT means Development for which a Development Permit has been issued for a limited time.

TOWN means the Town of Blackfalds.

TREE CLEARING means the cutting down and/or removal of trees. It does not include Site Grading, or the removal of any Landscaping required by this Bylaw.

VETERINARY CLINIC means a Development for the medical care and treatment of animals and includes provision for their overnight accommodation but does not include kennels, outdoor storage, or outdoor pens, runs or enclosures.

VETERINARY HOSPITAL means a Development for the medical care and treatment of animals and includes provision for their accommodation and confinement in outdoor pens, runs and enclosures.

VIOLATION TICKET means the ticket issued by the Town to a person who has committed an offence under this Bylaw.

WALKWAY means a path for pedestrian circulation that cannot be used for vehicular parking.

WAREHOUSE SALES means a Development used for the wholesale or retail sale of bulk goods from within an enclosed Building.

WAREHOUSE AND STORAGE means the use of a Building that may include outdoor accessory storage primarily for the keeping of goods and merchandise. This does not include the storage of Dangerous Goods, inoperable vehicles (or parts thereof), or any waste material and may contain an Office as an Accessory Use.

WRECKING AND SALVAGE YARD means any land or Development used for the collection, demolition, dismantling, storage, salvage, recycling, or sale of scrap metal, vehicles not in operable condition or used parts of motor vehicles, machinery, and other discarded materials.

PART 2.0 OPERATIONS AND ADMINISTRATIVE PROCEDURES

2.1 Establishment of Forms

- a) For the purpose of administering this Land Use Bylaw the Development Officer shall prepare such forms and notices as may be necessary.
- b) Any such forms or notices are deemed to have the full force and effect of this Land Use Bylaw in the execution of the purpose for which they were designed, authorized, and issued.

2.2 Development Authority and Decisions on Development Permit Applications

- a) The Development Officer:
 - i) is hereby established as a Development Authority for the Town.
 - ii) shall exercise the Development power and duties on behalf of the Town as specified in this Bylaw and the MGA, including:
 - i. receive and process all applications for amendments to this Bylaw;
 - ii. receive all applications submitted to the Town for a Development Permit;
 - iii. determine if an application for a Development Permit is complete and advise the applicant if the application is not complete and what additional information is required in accordance with section 2.10;
 - iv. shall review each application to determine the use(s) being applied for
 - v. refer an application to any Town department, an adjacent municipality, or municipal, provincial, federal, or inter-jurisdictional department or any other agency, body or person that, in the Development Officer's opinion, may provide relevant comments or advice respecting the application;
 - vi. for Discretionary Use applications and Permitted Use applications where a variance is requested, shall notify registered Owners of Adjacent Land of the Parcel subject to an application that the application has been received and request their comments;
 - 1. the Development Officer may, at their sole discretion, notify registered Owners of land beyond those that are Adjacent Land
 - vii. shall not accept a Development Permit application for a proposed Development that:
 - 1. is for a use that is neither a Permitted Use nor a Discretionary Use in the applicable Land Use District;
 - 2. is for a use that has been prohibited in this Bylaw;
 - viii. shall approve an application for a Permitted Use which complies with this Bylaw:
 - 1. without conditions; or
 - 2. with conditions necessary to ensure compliance.

ix. may, with respect to a Development Permit application for any Discretionary Use in a residential Land Use District, except for a Home Based Business 3:

1. Approve the application with or without conditions;
2. Refuse the application with reasons stated; or
3. Refer the application to the Municipal Planning Commission

x. may, with respect to a Development Permit application for any Sign:

1. Approve the application with or without conditions;
2. Refuse the application with reasons stated; or
3. Refer the application to the Municipal Planning Commission

Commented [JT4]: Amendment #2.3

~~x~~xi. shall refer, with recommendations, to the Municipal Planning Commission applications for Home Based Business 3, and Discretionary Use applications for all other Land Use Districts

~~x~~xii. may approve, with or without conditions, variances in accordance with section 2.16

~~x~~iii. shall refer to the Municipal Planning Commission variance requests in accordance with section 2.16

~~x~~iv. shall refer to the Municipal Planning Commission or Council all applications requiring the specific approval of the Municipal Planning Commission or Council under this Bylaw

~~x~~v. shall either refer to the Municipal Planning Commission or refuse any application that a Development Authority is precluded from approving under the Matters Related to Subdivision and Development Regulation Subdivision and Development Regulation or the Municipal Government Act.

Commented [JT5]: Amendment #2.4

~~x~~vi. may refer, with recommendations, to the Municipal Planning Commission any application for a Development Permit that, in the opinion of the Development Officer, should be decided by the Municipal Planning Commission.

~~x~~vii. sign and issue all valid Development Permits, Certificates of Compliance, Notices of Decision, and other Notices as required.

~~x~~viii. may approve the renewal of any Development Permit that was originally approved by the Municipal Planning Commission, provided there are no changes.

~~x~~ix. create the necessary forms or notices required under the MGA.

iii) The Development Officer may, after giving notice to the Owner or occupant of a property in accordance with the MGA, enter a property to conduct an inspection to determine compliance with this Bylaw, the MGA, or any applicable Development Permit.

iv) The Development Officer, upon receiving a Development Permit application, may refer any other planning or Development matter to the Municipal Planning Commission for its review, support and/or advice.

b) The Municipal Planning Commission:

i) is established as a Development Authority for matters prescribed in this Bylaw and the Municipal Planning Commission Bylaw.

- ii) shall approve any application for a Permitted Use referred to it from the Development Officer which requires no variance with or without conditions
 - iii) may, in respect of an application for a Discretionary Use:
 - i. approve the application with or without conditions; or
 - ii. refuse the application with reasons for refusal
 - iv) may approve an application for a Permitted Use or a Discretionary Use, with or without conditions, where the proposed Development does not comply with the applicable regulations of this Bylaw if, in the opinion of the Municipal Planning Commission:
 - i. the proposed Development would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment, or value of the neighbouring Parcels Of Land; and
 - ii. the proposed Development conforms with the Use prescribed by this Bylaw for the land or Building.
 - v) shall consider and where required, state terms and conditions on any other planning or Development matter referred by the Development Officer and may direct the Development Authority administration to review, research or make recommendation on any other planning and Development matter.
 - vi) makes recommendations on planning and Development matters to Council and in respect of a Direct Control District, unless otherwise delegated by Council to either the Development Officer or the Municipal Planning Commission.
- c) For a Discretionary Use in any Land Use District, the Development Authority:
- i) may approve, with or without conditions, an application for Development Permit, based on the merits of the proposed Development including its relationship to any approved Statutory Plan or approved policy affecting the Parcel
 - ii) shall have regard to the circumstances and merits of the application, including:
 - i. the impact on properties in the vicinity;
 - ii. the design, character, and appearance of the proposed Development and whether it is compatible with complementary to the surrounding properties,
 - iii. the servicing requirement for the proposed Development,
 - iv. conformance with the purpose and intent of any Statutory Plan adopted by the Town, and
 - v. conformance to the purpose and intent of any non-Statutory Plan and pertinent policy adopted by the Town.

2.3 Land Use Amendment Applications

- a) An application to amend this Bylaw may be made by any person by submitting the following to the Development Authority:
 - i) the prescribed application form signed by the landowner or authorized Agent, with proof of such authorization;
 - ii) applicable fee in accordance with the *Development Fees and Fines Bylaw*, as amended;

- iii) a certificate of title for the lands subject to an application, searched and dated not more than 30 days prior to the application date;
 - iv) a written statement of the applicant's reason for the application;
 - v) In the case of a re-districting amendment, in addition to the forgoing, a plan showing the location and dimensions of the lands. The Development Authority may also require:
 - i. an Area Structure Plan, or amended Area Structure Plan, for the area to be re-designated, to the level of detail specified by the Development Officer; and
 - ii. payment of a fee equal to the costs incurred by the Town to review the proposed re-designation and/or related Area Structure Plan or amended Area Structure Plan.
 - vi) any additional report, drawing or study that may be required in preparation or evaluate and make a recommendation on the amendment. This may include, but not be limited to, an analysis by a qualified professional of the potential effect on the land, traffic, the environment, underground and above ground utilities and other municipal services and facilities
- b) The Development Officer shall not accept an application for an amendment which is identical or similar to an application which was refused by Council, for a period of 6 months after the date of the refusal unless Council directs that Development Officer accept the application and place the application before Council in accordance with this Part.
- c) If the subdivision or Development for which land was re-designated does not occur within 1 year of the date of final passage of the re-designation Bylaw, Council may initiate a Bylaw to re-designate the land back to its former Land Use District and may adopt the re-designation Bylaw.

2.4 Amendment to Create a Direct Control District

- a) A Direct Control District shall only be used for the purpose of providing for Developments that require specific regulation unavailable in other Land Use Districts:
- i) due to the unique characteristics or unusual site constraints of a proposed Development; or
 - ii) due to the scale, character, and complexity of a proposed Development.
- b) A Direct Control District shall not be used:
- i) in substitution of any other Land Use District in this Bylaw that could be used to achieve the same result either with or without relaxation of this Bylaw; or
 - ii) to regulate matters that may be addressed by subdivision or Development Permit approval conditions.
- c) In addition to the application information required in section 2.3, an application to create a Direct Control District shall include the following:
- i) a written statement indicating why, the opinion of the applicant, a Direct Control District is necessary;
 - ii) a laid-out format outlining the purpose of the Direct Control District (i.e. residential, commercial, industrial, etc.);
 - iii) the proposed use(s) for the site; and
 - iv) at the discretion of the Development Officer, may require a site plan, landscape plan, and/or elevation plan.

2.5 Direct Control Bylaws

- a) Direct Control Bylaws passed under previous Land Use Bylaws, in Part 7, are denoted on the Land Use District Maps and are hereby incorporated into forming part of this Bylaw.
- b) For those Direct Control Districts included in Part 7, that were approved under the provisions of a previous Land Use Bylaw, as amended; terms of the Bylaw shall be interpreted using the definitions and context of that Bylaw that was in force at the time the Bylaw was enacted.

2.6 Conditions of Issuing a Development Permit

- a) The Development Authority may impose conditions of approval limiting the duration of the validity of a Development approval for a Discretionary Use, or a use or Structure that is intended to be temporary or that is inherently temporary.
- b) As a condition of approving a Development Permit for a Permitted Use that meets all applicable regulations of this Bylaw, the Development Officer may:
 - i) Require the applicant to make arrangements for the supply of water, electric power, sewer service, vehicular and pedestrian access, and circulation, or any of them as determined by the Development Authority, including payment of the costs of installation or construction of any such utility or facility by the applicant.
 - ii) Require the applicant to:
 - i. submit information, such as an environmental site assessment or risk assessment, to confirm the site is suited for the full range of uses contemplated in the application.
 - ii. provide phasing of the Development.
 - iii. consolidate Parcels subject to a Development proposal.
 - iv. Provide site design measures to mitigate the environmental hazards or risks inherent to or affecting the site.
 - v. Repair or reinstate, or to pay for the repair or reinstatement, to original condition, any public property, Street furniture, curbing, boulevard Landscaping and tree planting or any other property owned by the Town which is damaged, destroyed or otherwise harmed by Development or construction upon the site.
 - vi. Where the application is for a Structure that encroaches on Town property, mitigate the impact of the encroachment, including compensation, indemnities, insurance, and a duty to remove the encroaching Structure on receipt of notice.
- c) As a condition of approving a Development Permit for a Permitted Use that does not meet all of the applicable regulations of this Bylaw, the Development Authority may:
 - i) impose any of the conditions listed in sections 2.6(a) and 2.6(b); and
 - ii) require that the use conform to any or all of the applicable regulations.

- d) As a condition of issuing a Development Permit for a Permitted Use where a variance has been granted, the Development Authority may:
 - i) impose any of the conditions listed in sections 2.6(a) – (c); and
 - ii) require the applicant to conform to a higher standard than required by the applicable regulations, if in the opinion of the Development Authority, conformance to a higher standard will off-set the impact of any variance which has been granted
- e) The Development Authority may, as a condition of issuing a Development Permit for a Discretionary Use, impose conditions in respect of the following:
 - i) any of the conditions listed in sections 2.6(a) – (d);
 - ii) the construction or maintenance of the proposed Development in accordance with approved plans;
 - iii) the appropriate performance of a use;
 - iv) the time or times a use may be carried out;
 - v) limits imposed on the Development; and
 - vi) the furtherance of sound planning principles
- f) As a condition of issuing a Development Permit for a Development or use in a Direct Control District, the Development Authority may impose such conditions as are deemed advisable, having regard to the regulations of the Land Use District and the provisions of any Statutory Plan
- g) The Development Authority may, as a condition of issuing any Development Permit, require the applicant to enter into an agreement with the Town to do any or all of the following:
 - i) to construct or pay for the construction of a Road required to give access to the Development;
 - ii) to construct or pay for the construction of:
 - i. a pedestrian Walkway system to serve the Development; and/or
 - ii. pedestrian Walkways to connect the pedestrian Walkway system serving the Development with a pedestrian Walkway system that serves or is proposed to serve an adjacent Development
 - iii) to install or pay for the installation of Utilities, on or off the Parcel of Land, that are necessary to serve the Development;
 - iv) to construct or pay for the construction of:
 - i. off-Street or other Parking Facilities;
 - ii. loading and unloading facilities;
 - v) to pay an off-site levy or redevelopment levy imposed by Bylaw;
 - vi) to give security to ensure that the terms of the agreement under this section are carried out
- h) The Development Authority may impose a condition of Development Permit approval that requires an applicant to provide an irrevocable letter of credit, up to the value equal to the estimated costs of the proposed Landscaping and/or proposed paving, to ensure that the

required Landscaping and/or paving is carried out with reasonable diligence. Landscaping and/or paving securities shall be collected in accordance with sections 2.7, 3.15(b), and 3.20.1

- i) To ensure compliance with a Development agreement; the Town may register a caveat pursuant to the provisions of the Land Titles Act and the MGA against the Certificate of Title for the property being developed. This caveat shall be discharged once the agreement has been complied with.
- j) The developer shall be responsible for all costs associated with the preparation of a Development agreement, as well as the costs associated with registering the caveat at Land Titles and discharging the caveat when all conditions have been met.

2.7 Development Securities

- a) The Development Authority may require, at the time of subdivision or as a condition of a Development Permit that the Owner provide a letter of credit or other form of security equal to 100% of the estimated Landscaping and/or paving costs to ensure that Landscaping and/or paving is provided in accordance with this Bylaw and approved plans.
- b) Landscaping securities collected under this section and section 3.15 shall have the following conditions:
 - i) if the Landscaping is not completed in accordance with the provisions of this Bylaw and the approved Landscape plan within 1 growing season after the completion of the Development, then the amount specified in the irrevocable letter of credit shall be paid to the Town on demand for its use.
 - ii) the Town shall not release the irrevocable letter of credit until an inspection of the Parcel of Land has demonstrated that the Landscaping has been well maintained, is in a healthy condition 2 growing seasons after completion of the Landscaping, and no deficiencies exist. This inspection will be performed at the discretion of the Development Authority within 4 weeks from the date of receiving a written request from the applicant to perform said inspection.
- c) Landscaping securities collected under this section and 3.15(b) will be refunded to a maximum of 50% upon implementation of the Landscaping plan as approved. The balance will be retained by the Town for maintenance period of 1 year or 1 full growing season and will be returned where no deficiencies exist.
- d) Paving securities collected under this section and 3.2(d) and (e), and/or 3.20.1 shall have the following conditions:
 - i) if the paving is not completed in accordance with the provisions of this Bylaw and the approved plans once Development is completed, then the amount specified in the irrevocable letter of credit shall be paid to the Town on demand for its use.
 - ii) the Town shall not release the irrevocable letter of credit until an inspection of the Parcel of Land has demonstrated that the access paving has been done to the Town's satisfaction and no deficiencies exist. This inspection will be performed at the

discretion of the Development Authority within 4 weeks from the date of receiving a written request from the applicant to perform said inspection.

- e) In circumstances where the Development Authority has identified that a Development or characteristics have not been completed to the satisfaction of the Development Authority and the Owner/applicant refuses to address any deficiencies identified to the satisfaction of the Development Authority, the Development Authority may:
 - i) draw on the securities collected, and the amount shall be paid to the Town for its use in completing the deficiencies as determined by the Development Authority;
 - ii) notwithstanding the lists identified in sections 3.2(d) and (e), 3.15(b) and 3.20.1, the Development Authority may use securities to complete any identified deficiencies of the Development relating to site functionality and safety issues and over all completion of the Development;
 - iii) in the event the Owner/applicant does not complete the required conditions of the Development Permit and the proceeds from the securities collected are insufficient for the Town to complete the required work, the Town may take any enforcement action deemed appropriate in accordance with the *MGA*.
- f) In accordance with sections 3.2(d) and (e), 3.15(b) and 3.20.1, and at the request of the Owner/applicant, securities collected shall be released by the Development Authority when the Development Authority is satisfied that the required Landscaping has been implemented and maintained and/or the paving is completed to the Town's satisfaction.

2.8 Development Control

- a) all Developments within the Town shall require a Development Permit, unless otherwise exempt under section 2.9
- b) Land, Buildings, Structures or Signs in the Town may only be developed or used in conformity with the uses in its Land Use District and all the regulations in this Bylaw except for legal non-conforming buildings or uses (as per *MGA*), or as approved by the Development Authority, or the Appeal Body.
- c) No person shall commence, cause, or allow to be commenced, or carry on, or cause to allow to be carried on, any Development unless a Development Permit has been issued under the provisions of this Bylaw, unless the Development is exempt from the regulations of this section, pursuant to section 2.8 (a) of this Bylaw.
- d) No Development or portion thereof shall be located on or over municipal lands, Road rights-of-way or municipal Easements without the prior written consent of the Town, which consent the Town is not obligated to provide.

- e) A person is responsible for complying with the requirements of other Town Bylaws, policies, Easements, covenants, Conservation agreements, Development agreements, or provincial or federal statutes or regulations.

2.9 Development Not Requiring a Development Permit

- a) The following Developments are exempt from the requirement of obtaining a Development Permit provided that the proposed Development complies with all other regulations of this Bylaw:
 - i) those uses or Development exempted by provincial or federal legislation
 - ii) any Development carried out by or on behalf of the Crown
 - iii) any Development carried out by or on behalf of the Town provided that such Development complies with all applicable provisions of this Land Use Bylaw
 - iv) the completion of a Building which was lawfully under construction at the date of the adoption of this Bylaw, provided the Building is completed in accordance with the terms and conditions of any permit granted
 - v) the carrying out of works of improvement, maintenance, or renovation to any Building, provided that such works do not include Structural Alterations or additions, a Deck that is unenclosed and not higher than 0.6 m (1.97 ft.) from the approved Grade level
 - vi) a retaining wall not higher than 0.6 m (1.97 ft) from the approved Grade level
 - vii) the use of any such Development as is referred to in section 2.9(a)(iv) for the purpose of which Development was commenced
 - viii) the erection or construction of gates, fences or other means of enclosure less than 1.0 m (3.28 ft) in Height in Front Yards and less than 2.0 m (6.56 ft) in Side and/or Rear Yards, and the maintenance, improvement and other alterations of any gates, fences or other means of enclosure
 - ix) the carrying out of any Landscaping provided that the approved Grade of the site is not altered
 - x) Tree Clearing in residential, commercial, industrial, PF and PR Districts
 - xi) the maintenance and repair of existing utilities and the installation of utility system extensions which are necessary to serve Developments that have been approved by the Development Authority
 - xii) in a residential Land Use District, the construction of 1 Accessory Building used as a garden or tool shed, and may include play Structures and pergolas provided such Building does not to exceed 10.0 m² (107.64 sq²) in Floor Area and 2.5 m (8.20 ft) in Height;
 - xiii) the temporary placement of Moving Storage Pods
 - xiv) the temporary placement of campaign Signs in connection with federal, provincial, or municipal election or referendum, subject to their removal no later than 48 hours after the election
 - xv) the routine Maintenance and repair, changing the copy or reduction of the Copy Area of a legal existing Sign
 - xvi) the use of a Building as a temporary polling station, an election candidate's campaign Office or any other official temporary use in connection with a federal, provincial, or municipal election or referendum

- xvii) 1 satellite dish antennae less than 0.75 m (2.46 ft) in diameter subject to the provisions of section 4.10
- xviii) solar energy and geothermal energy infrastructure, provided it meets all requirements in section 4.3
- xix) demolition of a Building less than 10.0 m² (107.64 ft²)

2.10 Development Permit Application Requirements

- a) The Development Authority shall determine the number of paper or electronic copies or both for a complete submission for an application for Development Permit.
- b) An application for a Development Permit shall be made on the prescribed application form and be accompanied by the following information in writing and/or by electronic format when requested, to the satisfaction of the Development Officer:
 - i) Owner consent or, where applicable, the Agent authorized by the Owner. Should Owner consent be withdrawn, the application terminates.
 - ii) a copy of the Certificate of Title for the subject lands dated from within 30 days of the application date, copies of any caveats or restrictive covenants registered by the Town, and any other documents satisfaction to the Development Officer verifying that the applicant has legal interest in the lands.
 - iii) applicable fee in accordance with the *Development Fees and Fines Bylaw*, as amended.
 - iv) for a Principal Building, a detailed site plan prepared by an Alberta Land Surveyor, for an Accessory Building, a detailed site plan to an appropriate scale. A site plan shall include:
 - i. legal description of the subject property;
 - ii. identification of all abutting Roads, Highways and Road rights-of- way, and any existing or future access to the proposed Development;
 - iii. identification of all Body of Water, water courses, drainage courses and flood hazard areas on or abutting the Lot or site including arrows indicating the direction of water flow;
 - iv. identification and location of all Easements and rights-of-way on-site or abutting the Lot or site;
 - v. location and dimensions of existing and proposed Development including front, rear, and side Setbacks;
 - vi. location of existing and proposed utilities;
 - vii. proposed on-site parking and loading facilities including location and dimensions of all aisles, the dimensions and number of all parking spaces, curbing, and location of any lighting;
 - viii. a Landscaping plan which shall include the following:
 - 1. the location of all existing and proposed Landscaping including trees, shrubs, and grass;
 - 2. any existing trees that are proposed to be removed; and
 - 3. the quantity, size, and species along with common names of all proposed trees and shrubs.
 - ix. location and access to garbage enclosures;

- x. location and material of sidewalks, Patios, steps, porches, Decks, playgrounds, Amenity and Open Space areas, and other similar features;
 - xi. location of any abandoned, suspended, or active oil or gas wells;
 - xii. north arrow, scale, and date of drawing; and
 - xiii. schedule showing the area of the Lot or site, Building area, Density, number of units, parking and Loading Spaces, existing and proposed site Grades, and a calculation of site coverage, Height and number of storeys and Floor Area Ratio.
- v) in the case of a Manufactured Home Park or multiple unit residential project, a detailed plan showing the proposed unit locations and Amenity Spaces within the overall Development area.
- vi) in the case of a Development of a Lot or site with multiple uses, a master site plan and preliminary engineering plan for the entire site to the satisfaction of the Development Officer.
- vii) scaled floor plans showing all occupancies and uses, cross section, foundation plan, elevations, perspective of the proposed Development including a description of the exterior finishing materials.
- viii) in the case of the Development of an Apartment, a report, or plan or both demonstrating how the Building design incorporates the Towns waste management practices.
- ix) information from the *Alberta Energy Regulator* indicating that an abandoned oil and gas well site search was conducted for any proposed Dwelling or Building greater than 47.0 m² (505.90 ft.²).
- x) any additional information as may be required by the Development Authority to assess or evaluate the proposed Development. The Development Authority may require any or all the following to be prepared by a qualified professional:
 - i. geotechnical report;
 - ii. parking assessment;
 - iii. groundwater report;
 - iv. flood hazard mapping study;
 - v. noise attenuation study;
 - vi. reclamation plan;
 - vii. wetland conservation plan;
 - viii. tree preservation plan;
 - ix. landscape plan;
 - x. topographical survey;
 - xi. Site Grading or drainage plan;
 - xii. site servicing plan;
 - xiii. risk assessment report;
 - xiv. erosion or sediment control plan;
 - xv. a traffic impact analysis stamped by a professional engineer or a registered professional; and
 - xvi. any other report, study plan or information
- xi) the Development Authority may require the submission of an impact statement as part of the Development Permit application for any proposed non-residential use that is in proximity, as determined by the Development Authority, to 1 or more residential Land Use Districts. The impact statement shall outline the measures proposed to be taken to

mitigate all confirmed or potential impacts (which may include noise, visual impacts, or other) so that the proposed use will not negatively affect the said residential Land Use District(s).

- xii) to ensure that confirmed or potential impacts on adjacent Parcels are mitigated, the Development Authority may require additional measures be taken including additional requirements for Landscaping, buffer zones, berming, fencing, Building orientation and appearance, or any combination thereof.
- xiii) the Development Authority shall require the following outdoor lighting information be included with a Development Permit application for a new commercial, multiple unit residential, industrial, or institutional use:
 - i. parking lot and Walkway light poles;
 - ii. the location of all other outdoor lighting not mounted on a pole, both proposed and existing, including Walkway and Building lighting;
 - iii. descriptions of each style of lighting fixture that show that such fixture is either a full cut-off or directionally shielded lighting fixture. This may include, but not be limited to, catalogue cuts and illustrations by manufacturers (including sections where required), lamp types, photometric data showing angle of cut off of light emissions, wattages, and initial lumen outputs; and
 - iv. the Development Authority may require an applicant to submit a site lighting plan, which details site lighting conditions at the Property Lines, measured in LUX.

c) An application for a Development Permit is not received until the Town has accepted an application for Development Permit and the applicant has paid the appropriate fee(s) in accordance with the *Development Fees & Fines Bylaw*, as amended.

Commented [JT6]: Amendment #2.5

e)d) _____ An application for a Development Permit is complete if the application is received and contains the documents and information required by this section to the satisfaction of the Development Authority. Despite the forgoing, if an application does not contain all of the documents and information required by this section, the Development Authority may determine such application to be complete if in the opinion of the Development Authority that missing document or information is not necessary to review the application.

Commented [JT7]: Amendment #2.6

2.11 Notification of Complete or Incomplete Development Permit Applications

- a) The Development Officer, upon receipt of a Development Permit application, shall within 20 days, unless a longer time period has been agreed to in writing with the applicant:
 - i) Issue a notice to the applicant advising the Development Permit application is complete; or
 - ii) Issue a notice to the applicant advising that the Development Permit application is incomplete. This notice shall outline the information required for the Development Permit application to be considered complete by the Development Officer and a date the information referred to must be submitted by. A later date may be agreed upon between the Development Officer and the applicant, should the applicant request

additional time in order to provide the information necessary for an application to be considered complete.

- b) Notwithstanding section 2.11(a), if no notice is given by the Development Officer within the 20 days or an agreed upon time period, the application shall be considered complete.
- c) If the requested information in section 2.11(a)(ii) is not provided by the date indicated in the notice, or the later agreed upon date, the Development Officer shall issue a notice to the applicant deeming the Development Permit application refused and the reasons for the refusal.
- d) The Development Officer shall base a completed application decision on the information required to be submitted for Development Permits as outlined in section 2.10.
- e) In the opinion of the Development Officer, the quality of the information or materials submitted is inadequate to properly evaluate the proposed Development, the application shall be deemed incomplete until all required details have been submitted.
- f) the Development Officer may deal with an application and make a decision without all of the required information listed in section 2.10 if, in the opinion of the Development Officer, that a decision on the application can be properly made without such information.
- g) Despite that the Development Officer has issued a written acknowledgement of a completed application pursuant to this section, the Development Authority may request additional information or documentation from the applicant that the Development Authority considers necessary to review the application.
- h) Any written acknowledgment or notice issued pursuant to this section may be sent by electronic mail or regular mail to the applicant or hand delivered to the applicant.

2.12 Deemed Refusal of a Development Permit

- a) If the Development Authority does not make a decision on an application for a Development Permit within 40 days after the receipt of a completed application, pursuant to section 2.11, or within such extended time period as agreed to in writing between the applicant and the Development Authority, the application is deemed to be refused.

2.13 Notification of Decision

- a) A decision of the Development Authority on an application for a Development Permit must be in writing and shall be:
 - i) sent by regular mail, hand delivered, or emailed to the applicant, whichever the applicant advises is their preferred method of communication on the Development Permit application form, a written notice stating the Development Authority's decision.

- ii) if the Development Authority has refused an application for a Development Permit, the notice shall state the reasons for the refusal and rights of appeal.
 - iii) if the Owner is not the applicant, sent to the Owner by regular mail a copy of the written notice given to the applicant.
 - iv) post a notice for public viewing in Town Civic Administration Building and on the Town's website, stating the Development Authority's decision and the date of the decision.
- b) In addition to the requirements in section 2.13(a), if the Development Authority issued a Development Permit for a Discretionary Use or a Permitted Use with a variance, the Development Authority shall:
 - i) post a notice for public viewing in the Town Civic Administration Building.
 - ii) post a notice for public viewing on the Town's website.
 - iii) send by regular mail to Owners of Adjacent Land, as identified on the Town's assessment roll, a written notice stating the Development Authority's decision, the right of appeal therefrom, the date of the decision, and the nature and location of the Development.
- c) Where, in the opinion of the Development Authority, additional Lots may be affected by a Discretionary Use or by granting a variance, additional landowners, individual or groups may be notified.
- d) No notice is required to be given for a decision to approve an application for a Permitted Use for which no variance was granted.
- e) No Development Permit shall be issued while a decision of the Development Authority or any appeal from it is pending or until the time for filing an appeal of the decision of Development Authority has expired.

2.14 Validity, Expiry, Cancellation, and Resubmission of Development Permits

2.14.1 Validity of a Development Permit

- a) When a Development Permit has been approved by the Development Authority it shall not be issued unless and until:
 - i) any conditions of approval, except those of a continuing nature, have been fulfilled; and
 - ii) the time for filing a notice of appeal has passed.
- b) When a Development Permit has been upheld or approved by the Appeal Body, it shall not be valid until any conditions of approval, except those of a continuing nature, have been fulfilled.
- c) Upon receipt of a filed notice of appeal to the Town from the Appeal Body shall result in the immediate suspension of the Development Permit and will remain suspended until the Appeal Body renders a decision, or the appeal is otherwise resolved.

- d) The date of approval of a Development Permit shall be:
 - i) the date upon which the Development Officer issues the Development Permit
 - ii) in the case of an appeal, the date upon which the Appeal Body renders a written decision approving the Development Permit

2.14.2 Expiry of a Development Permit

- a) Once a Development Permit has been issued, it remains in effect until:
 - i) it expires, in cases where the Development Permit was issued for a limited period of time
 - ii) it expires, because of failure to commence Development in accordance with sections 2.14.2(b) and (c); or
 - iii) it is cancelled or suspended in accordance with section 2.14.3
- b) Where a Development Permit is for a change of use, or a change of intensity of use, and no significant construction or reconstruction is necessary:
 - i) Development must commence within 1 calendar year of the date of approval of the Development Permit
 - ii) Development commences when the use that was approved by the Development Permit is established or begins operation
- c) Where a Development Permit is for construction, construction combined with a change of use, or construction combined with a change of intensity of use, Development must commence within 1 calendar year of the date of approval.

2.14.3 Cancellation, Revocation, or Suspension of a Development Permit

- a) The Development Officer may cancel a Development Permit following its approval if:
 - i) any person undertakes Development, or causes or allows any Development to take place on a property contrary to the Development Permit
 - ii) the application for the Development Permit contained a material misrepresentation
 - iii) material facts were not disclosed during the application for the Development Permit
 - iv) the Development Permit was issued as a result of a material error; or
 - v) the landowner requests, by way of written notice to the Development Officer, the cancellation of the Development Permit
- b) Notwithstanding sections 2.14.3 (a)(i)–(v), the Development Officer shall not cancel a Development Permit that has been appealed to the in accordance with section 2.17, or until a decision is rendered or the appeal is otherwise resolved.
- c) Notice of the Development Officer’s decision to cancel the Development Permit shall be provided in writing by ordinary mail to the property Owner, and to the applicant of the Development Permit. Such notice shall state the reasons for the cancellation of the Development Permit.

- d) Any person who undertakes Development or causes or allows any Development after a Development Permit has been cancelled, shall discontinue such Development forthwith and shall not resume such Development until a new Development Permit has been approved by the Development Officer and is valid pursuant to section 2.14 of this Bylaw.
- e) All Development continuing after the Development Permit has been cancelled shall be deemed to be Development without a Development Permit.

2.14.4 Failure to Complete Development

- a) Upon initiation in relation to an approved Development Permit, the permit remains valid until the work is completed.
- b) Should a Development not be completed to a standard acceptable to the Development Officer within 2 years from the date of issuance of the permit, or any extension thereof, the Development Officer may direct that the site be returned to its original condition or state acceptable to the Development Officer and/or issue a stop order in accordance with section 645 of the MGA.

2.14.5 Resubmission Interval

- a) A Development Permit application for the same or similar use shall not be accepted by the Development Officer from the same or any other applicant for the same Parcel:
 - i) within 6 months of the date of a refusal by the Development Officer;
 - i. this 6 month resubmission interval may be waived at the discretion of the Development Officer, if it is the opinion of the Development Officer the reasons for refusal have been adequately addressed or the circumstances of the application have changed significantly.
 - ii) within 6 months of the date of a written decision of the Appeal Body on a previous application, if the previous application was appealed to, and subsequently refused by, the Appeal Body;
 - iii) within 6 months of the date of a written decision of the Alberta Court of Appeal or the Supreme Court of Canada on the previous application, if the application has been appealed to the Alberta Court of Appeal or the Supreme Court of Canada; or
 - iv) prior to the written decision of the Appeal Board, the Alberta Court of Appeal, or the Supreme Court of Canada, if the application has been appealed to the Subdivision and Development Appeal Board, the Alberta Court of Appeal, or the Supreme Court of Canada.
- b) Section 2.14.5 shall not apply in the case of an application for a Development Permit for a Permitted Use, or a use listed in a Direct Control Provision if the application complies with all the regulations of this Bylaw.

- c) If upon review of any application for a Development Permit, the Development Officer determines that section 2.9 applies, then the application shall be returned to the applicant, along with any fees that have been submitted. The application shall not be considered as having been refused but shall be deemed to have not been submitted.

2.15 Temporary Approvals

- a) The Development Authority may consider any Discretionary Use, within a Land Use District on a temporary basis.
- b) Where the Development Authority has approved a Development for a limited period, the use shall terminate, and removal of a Temporary Development shall occur at the expiration of the time period.
- c) When a Development Permit for a temporary use expires, a new application shall be required. There shall be no obligation to approve a new application on the basis that a previous permit had been issued.

2.16 Variances

- a) A variance shall be considered only in cases of unnecessary hardship or practical difficulties peculiar to the use, character or situation of land or a Building which are not generally common to other land in the same Land Use District, if, in the opinion of the Development Authority:
 - i) the proposed Development will not:
 - i. unduly interfere with the amenities of the neighbourhood; or
 - ii. materially interfere with or affect the use, enjoyment, or value of neighbouring Parcels Of Land.
 - ii) the proposed Development conforms with the Use prescribed for that Parcel or Building in this Bylaw.
- b) The Development Authority, upon the review of a variance request, shall:
 - i) take into consideration the purpose and intent of the Land Use District and the proposed Development to other land and uses in the Land Use District;
 - ii) not grant a relaxation if in doing so would result in a Development that does not comply with the requirements of the MGA, *Matters Related to Subdivision and Development Regulation* ~~Subdivision and Development Regulation~~ or any applicable Statutory Plan or Outline Plan.

Where the test set out in section 2.16 (a) and (b) is met, the Development Officer may approve, with or without conditions, a variance of up to a total of 17% related to any development standard, unless the variance request is for a Sign, where section 5.4.3 shall apply.
- c) Where the considerations set out in section 2.16 (a) and (b) are satisfactorily met, the Development Officer may approve, with or without conditions, a variance to residential Kennel

Commented [JT8]: Amendment #2.7

Commented [JT9]: Amendment #2.8

regulations in the R1-L, R-1M, R-1S, R-MHC, and R-2 Districts, not exceeding a total of any combination of dogs or cats.

- d) The Development Officer shall refer to the Municipal Planning Commission, variance requests in excess of the total combined variance request of 17% of the regulations listed in section 2.16 (b) and residential Kennel variances in excess of section 2.16 (c).
- e) the Municipal Planning Commission may approve, with or without conditions, a variance of any regulation prescribed in this Bylaw

2.17 Appeals

- a) An appeal may be made if the Development Authority:
 - i) fails to make a decision within 40 days of a complete application or within any extension
 - ii) refuses to issue a Development Permit
 - iii) issues a Development Permit subject to conditions
 - iv) issues a stop order

in accordance with the *MGA*, the person applying for the permit or affected by the stop order may appeal to the decision or order, to the Appeal Body, within 21 days after the date on which the stop order or decision on a permit is made.

- b) With the exception of (c) below, any person claiming to be affected by a decision of the Development Authority may appeal to the Appeal Body identified in the notice of decision, pursuant to section 2.13.
- c) No appeal lies in respect of the issuance of a Development Permit for a Permitted Use unless the provision of this Bylaw were relaxed, varied, or misinterpreted.
- d) An appeal by any person affected by a stop order, decision, or Development Permit made or issued by the Development Authority is commenced by filing a notice of appeal, containing reasons, with the Appeal Body, within 21 days after the date on which the notice of the issuance of the Development Permit was given in accordance with this Bylaw.
- e) Where a decision on a Development application within a Direct Control District is rendered by Council, there is no appeal to the Subdivision and Development Appeal Board except where the Development Authority fails to follow the direction of Council.
 - i) If the Subdivision and Development Appeal Board finds that the Development Authority fails to follow the direction of Council, it may, in accordance with Council's direction, substitute its decision for the Development Authority's decision.
- f) An appeal to the Subdivision and Development Appeal Board is considered completed when the appeal is filed pursuant to this Part and accompanied by the appeal fee, as established by resolution of Council, as amended.

2.18 Contravention and Enforcement

- a) Pursuant to the *MGA* and the provisions of this Bylaw, enforcement may be conducted by a Designated Officer through the issuance of a stop order, injunction or other such means authorized.
- b) A Peace Officer is hereby authorized and empowered to issue a Municipal Tag to any person whom the Peace Officer has reasonable grounds to believe has contravened any provision of this Bylaw.
- c) A person commits an offence if they contravene or cause, allow or permit a contravention of this Bylaw.
- d) The Development Authority may, by written notice, order the Owner, the person in possession of the land, Building or Structure, or the person responsible for the contravention, or any or all of them, to:
 - i) stop the Development or use of the land, Building, or Structure in whole or in part as directed by the notice
 - ii) demolish, remove, or replace the Development or Structure, or
 - iii) carry out other actions required by the notice so that the Development or use of the land, Building, or Structure complies with this Bylaw, Part 17 of the *MGA*, the Regulations, a Development Permit, or subdivision approvalwithin the time set out in the notice.
- e) If a person fails to comply with the notice issued in accordance with section 2.18 (d), the Town may take steps to enforce the notice in accordance with *MGA*.
- f) A person who violates the provision of this Bylaw or permits a contravention of this Bylaw, is guilty of an offence and is liable to a fine for a first offence and for each subsequent offense as specified in the *Development Fees and Fines Bylaw*, as amended.
- g) Where a Municipal Tag has been issued, the person to whom the Municipal Tag has been issued may, in lieu of being prosecuted for the offence, pay to the Town the penalty specified on the Municipal Tag.
- h) A Peace Officer is hereby authorized and empowered to issue a Violation Ticket pursuant to Part 2 of the *Provincial Offences Procedure Act* to any person who the Peace Officer has reasonable and probable grounds to believe has contravened any provision of this Bylaw.
- i) If a Municipal Tag has been issued and the penalty specified on the Municipal Tag has not been paid within the prescribed time, a Peace Officer may issue a Violation Ticket to the person to whom the Municipal Tag was issued.

- j) Notwithstanding the above, a Peace Officer may immediately issue a Violation Ticket to any person whom the Peace Officer has reasonable grounds to believe has contravened any provision of this Bylaw.
- k) If a Violation Ticket is issued in respect of an offence, the Violation Ticket may:
 - i) specify the fine amount established by this Bylaw for the offence; or
 - ii) require the person to appear in court without the alternative of making a voluntary payment.
- l) A person who commits an offence may, make a voluntary payment by submitting to a Clerk of the Provincial Court, on or before the initial appearance date indicated on the Violation Tickets, the specified penalty set out on the Violation Ticket:
 - i) if a Violation Ticket is issued in respect of the offence; and
 - ii) if the Violation Ticket specifies the fine amount established by this Bylaw for the offence.

2.18.1 Right of Entry

- a) A Designated Officer is authorized, for the purposes of entering and inspecting of land, Buildings or Structures, pursuant to the *MGA*.

2.19 Subdivision Applications

- a) Unless extended by an agreement in writing between the applicant and the Subdivision Authority, within 20 days after the receipt of an application for subdivision approval the Subdivision Authority shall:
 - i) issue a written acknowledgement to the applicant advising that the application is complete; or
 - ii) issue a written notice to the applicant advising that the application is incomplete, listing the outstanding documents and information, and setting a date by which the outstanding documents and information must be submitted for the application to be complete.
- b) If the outstanding documents and information are provided by the date set in the notice issued pursuant to section 2.19 (a)(i), the Subdivision Authority shall issue a written acknowledgement to the applicant advising that the application is complete.
- c) If the outstanding documents and information are not provided by the date set in the notice issued pursuant to section 2.19 (a)(i), the Subdivision Authority shall issue a written notice to the applicant that the application has been refused and the reason for the refusal.

- d) Despite that the Subdivision Authority has issued a written acknowledgement pursuant to this section, the Subdivision Authority may request additional information or documentation from the applicant that the Subdivision Authority considers necessary to review the application.
- e) Any written acknowledgement or notice issued pursuant to this section shall include:
 - i) the date of issuance of the notice of acknowledgement
 - ii) contact information for the Subdivision Authority
 - iii) the Subdivision Authority file number for the application, and
 - iv) any other information at the discretion of the Subdivision Authority, and
 - v) be sent by electronic mail or regular mail to the applicant, or hand delivered to the applicant.

PART 3.0 GENERAL REGULATIONS

3.1 Applicability

- a) The general regulations shall apply to all Development within the Town. Where there appears to be a conflict between this Part and regulations of a specific Land Use District or Development of this Bylaw, the regulations in the specific Land Use District will prevail.

3.2 Access Requirements

- a) The Development Authority shall not approve a Development Permit unless provision for access is included with the application for Development Permit.
- b) All access shall be to the approval of the Development Authority with respect to location, design, and construction standards.
- c) Where a site abuts 2 Roads, either existing or proposed, access to the site shall be to the Road of lesser traffic volume, unless otherwise approved by the Development Authority.
- d) The applicant may be required, as a condition of Development Permit approval, to provide an irrevocable letter of credit to the Town equal to 100% of the estimated paving costs of the access requirements, in accordance with section 2.7.
- e) Where security is required under section 2.7 and subsection d) above, site plans shall be accompanied by a quote from a certified professional indicating the estimated cost of the access paving.

3.3 Amenity Space

- a) Amenity Space shall be a minimum of 3.5 m² (37.67 ft²) per Dwellings for Apartments.
- b) Amenity Space shall consist of both common Amenity Space and private Amenity Space.
 - i) common Amenity Space shall:
 - i. consist of a minimum of 1 contiguous area;
 - ii. contain seating and may contain other amenities such as play Structures, gazebos, barbeques, swimming pools, or basketball or tennis courts; and
 - iii. if located outside, shall be provided in a general landscape area in accordance with section 3.15
 - iv. in a location accessible and highly visible from the Principal Building.
 - ii) private Amenity Space shall be a minimum of 1.5 m² (16.15 ft²) per Dwellings for Apartments.

- c) Amenity Space provided at ground level within 4.0 m (13.12 ft) of a Road, Lane, on-site parking area or adjacent Parcel shall be screened to the satisfaction of the Development Authority. When considering the amount and type of screening required, the Development Authority shall consider the type of amenity provided (e.g., play area), and any safety issues and adverse effects arising from the amenity and its location.

3.4 Buildings Per Parcel

- a) A Development Permit shall not be issued for more than 1 main Building on an un-subdivided residential Parcel, except where it is proposed to develop more than 1 Principal Building to form a single, unified group of Buildings.

3.5 Building Orientation and Design

- a) The design, character and appearance of any Building, or series of Buildings, Structure or Sign proposed to be erected or located in any Land Use District must be acceptable to the Development Authority having due regard to:
 - i) amenities such as daylight, sunlight, and privacy
 - ii) the character of existing Development in the Land Use District
 - iii) its affect on adjacent Parcels.

3.6 Compliance Certificates and Fees

Commented [JT10]: Amendment #2.9

- ~~a) An applicant for a Compliance Certificate shall include a Real Property Report for the site prepared by a registered Alberta Land Surveyor~~
- ~~b) The applicant shall pay all costs associated with the preparation of the Real Property Report.~~
- ~~c) In determining whether a Compliance Certificate can be issued for a property, the Development Officer shall rely on the Real Property Report provided by the applicant. The Development Officer shall not undertake independent property inspections.~~
- ~~d) The Development Officer may issue a Compliance Certificate when, in their opinion, the Building(s) and Structure(s) located on a property, and shown on the Real Property Report, are located on the property in accordance with the Setback regulations of this Bylaw, and the Setbacks specified in any Development Permit which may have been issued for the property. The Compliance Certificate shall only cover those Buildings and Structures, or parts thereof, subject to a Development Permit and as shown on the Real Property Report submitted by the applicant.~~
- ~~e) The Development Officer may refuse to issue a Compliance Certificate when, in their opinion, they do not have sufficient information from the applicant to determine if Building(s) and Structure(s) located on a site are located in accordance with the Setback regulations of this Bylaw, or the Setbacks specified in any Development Permit which has been issued for the site.~~

~~f) The Development Officer shall not be liable for any damages arising from the use of a Compliance Certificate containing errors where the errors are the result of incorrect or incomplete information on the Real Property Report.~~

~~g) The fee for the provision of a Compliance Certificate shall be as determined by the Development Fees and Fines Bylaw, as amended.~~

3.7 Dangerous Goods and Assessment of Risk

- a) Prior to making any decision on a Development application which involves Dangerous Goods or Development on Adjacent Land or in close proximity to any Dangerous Goods, the Development Officer shall refer the Development proposal to the appropriate regulatory authority for comments.
- b) When a Development Permit application is for an activity involving the use, manufacturing, or storage of Dangerous Goods, the Development Officer may require the applicant to submit a risk assessment prepared by a qualified environmental professional such as an engineer, biologist, planner, geologist, or hydrogeologist. The Development Officer may impose any conditions necessary to mitigate the risks associated with the use, manufacturing or storage of hazardous substances identified in the assessment.
- c) The risk assessment shall:
 - i) identify hazardous substances and their quantities
 - ii) estimate the expected frequency of the occurrence of a hazardous event
 - iii) assess the possible consequences of such an event
 - iv) determine annual individual risk
 - v) identify and recommend risk-based separation distances and other measures to reduce risk
 - vi) demonstrate how the proposed facility and operations shall contribute to the following risk management objectives:
 - i. risk reduction at source (siting of facilities, modifications to processes, conformity to legislation e.g. The Safety Codes Act, the Dangerous Goods Act, monitoring, technical changes, training, etc.);
 - ii. risk reduction through land use planning around industrial sites, pipelines, and Dangerous Goods corridors;
 - iii. emergency preparedness;
 - iv. emergency response; and
 - v. risk communication and public participation.

3.8 Decks

- a) All Decks and covered Decks that are more than 0.6 m (1.97 ft) or greater in Height from the approved Grade require a Development Permit, unless they are indicated on the original site plan of the Development

- b) All Decks and covered Decks must comply with section 3.23
- c) When a Deck becomes covered or enclosed, it shall be considered an addition to and part of, the Principal Building and is required to meet all Land Use District requirements.

3.9 Design Standards

3.9.1 General Standards

- a) For all Developments, the design and use of exterior finish materials shall be to the satisfaction of the Development Authority who shall ensure, as practical, that the materials be durable and the same as, better than Development on the subject and Adjacent Land.
- b) Any side of a Building visible from a Road or other public space shall be architecturally designed and finished as a principal Facade.
- c) Development is encouraged to be designated to consider the *Crime Prevention Through Environmental Design* principles, where appropriate.

3.9.2 Residential Standards, Commercial or Institutional Development

- a) A residential site shall be designed having regard for sensitivity to all adjacent Development to ensure new Development is complementary
- b) A site shall be designed and consider the privacy of adjacent residential Development
- c) Residential Development shall have Building Facades and rooflines articulated and varied to minimize Buildings mass and elongated or one-dimensional large Buildings, avoiding blank walls.
- d) All residential Buildings, where possible shall be oriented and designed to:
 - i) take advantage of solar opportunities
 - ii) minimum noise affects from arterial and/or collector Roads
 - iii) have regard to and minimize the impact on other Buildings, such things as daylight, sunlight, visual privacy, views, and ventilation
 - iv) to reduce massing in relation to Development, all Buildings should provide a transition in Building Height
- e) Building entrances shall be designed to connect to direct and clearly marked Walkways, aligned at a Grade that meets safety and accessibility requirements.
- f) All utility enclosures are to be located away from Street facing Facades and screened from public view.

- g) Where covered parking is utilized, the character shall be consistent with the overall Building design.
- h) Where lighting is required to provide security and visual interest, it shall be complementary to the design, character of the Building, and satisfy section 3.19.
- i) The Development Authority may require additional decorative light fixtures, foundation, sculptures, benches planters, retaining walls, Walkways and bicycle paths, bicycle parking Structures, trash receptables or enclosures, and fences.

3.9.3 Industrial Standards Development

- a) Any use or activity in an industrial Land Use District or a Land Use District of similar intent should have regard for the following appearance standards:
 - i) all loading, service, garbage facilities and accessory storage areas, and parking areas, where possible, shall be located to the rear or sides of the Principal Building, and be screened from view from any Road other than a Lane, and from adjacent sites, by Building walls, landscape materials, berms, fences, or a combination of these, to the satisfaction of the Development Officer
 - ii) the Development Authority may require that exposed Projections outside the Building such as mechanical and electrical equipment, transformer ducts, cooling towers and materials handling equipment be screened from view from any Road other than a Lane, and from adjacent sites if such Projections are inconsistent with the character and appearance of surrounding Development or the intended visual qualities of the Land Use District
 - iii) Building construction and finish is to be with durable materials designed to maintain the initial appearance of the Development throughout the life of the project. The Development Authority may require that the appearance of metal, or concrete block walls exposed to public view from beyond the site be improved where such walls are inconsistent with the finishing materials or appearance characteristic of adjacent Development
 - iv) where allowed, Outdoor Display Areas may be located to the side or front of the Principal Building, provided that such displays are limited to equipment or material related to the industry or business located on the site.

3.10 Demolition

- a) An application to demolish a Building shall not be approved without submitting a statement or plan to the satisfaction of the Development Authority, indicating:
 - i) how the operation will be carried out to create a minimum of dust and other Nuisances
 - ii) a traffic control plan approved by the Director of Infrastructure and Property Services
 - iii) proof of disconnection of all utilities
 - iv) an environmental assessment of the Building performed by a qualified consultant
 - v) the destination of debris materials
 - vi) a work schedule of the demolition and site cleanup

- vii) the final reclamation of the Parcel
- viii) A Letter of Credit may be required for the work being carried out

3.11 Development Setbacks

3.11.1 Development in Proximity to Oil and Gas Wells

- a) A subdivision application or a Development Permit application shall not be approved if it would result in a Dwelling, Public Facility, or unrestricted county residential Development, as defined by the Alberta Energy Regulator, being located within 100.0 m (328.08 ft) of a gas or oil well or within a lesser distance approved in writing by the Alberta Energy Regulator.
- b) For the purposes of this section, distances are measured from the well head to the Building or proposed Building site.
- c) In this section, "gas or oil well" does not include an abandoned well.
- d) An approval of the Alberta Energy Regulator under section 3.11.1 (a) may refer to applications for subdivision or Development generally or to a specific application.

3.11.2 Development Setbacks from Wastewater Treatment Plants

- a) In this section, "working area" means those areas of a Parcel of Land that are currently being used or will be used for the processing of wastewater.
- b) Subject to section 3.11.3, the Subdivision Authority shall not approve a subdivision application for a School, hospital, ~~food establishment~~ or residential use unless each proposed Lot includes a suitable Building site for a School, hospital, ~~food establishment~~ or residential use that is 300.0 m (984.25 ft) or more from the working area of an operating wastewater treatment plant.
- c) Subject to section 3.11.3, the Development Authority shall not issue a Development Permit for a School, hospital, ~~food establishment~~ or residence within 300.0 m (984.25 ft) of the working area of an operating wastewater treatment plant nor may a School, hospital, ~~food establishment~~ or residence be constructed if the Building site is within 300.0 m (984.25 ft) of the working area of an operating wastewater treatment plant.
- d) Subject to section 3.11.3, the Subdivision Authority shall not approve an application for subdivision for the purposes of developing a wastewater treatment plant and a Development Authority may not issue a permit for the purposes of developing a wastewater treatment plant unless the working area of the wastewater treatment plant is situated at least 300.0 m (984.25 ft) from any School, hospital, ~~food establishment~~ or residence or Building site for a proposed School, hospital, food establishment or residence.
- e) The requirements contained in sections 3.11.2 (a)-(d) above may be varied by the Subdivision Authority or the Development Authority if the applicant submits a report from a professional

Commented [JT11]: Amendment #2.10

engineer, as defined in the *Engineering and Geoscience Professions Act*, that addresses the criteria for a variance stipulated in the Guide for Setback Reviews published by the Department of Environment and Parks in May, 2022, as amended from time to time with the written consent of the Deputy Minister of Alberta Environment and Parks.

Commented [JT12]: Amendment #2.11

- f) A consent under section 3.11.3 may refer to applications for subdivision or Development Permits generally or to a specific application.

3.11.3 Development Setbacks from Landfills and Solid Waste Sites

- a) In accordance with the *Matters Related to Subdivision and Development Regulation Subdivision and Development Regulations*:
- i) a School, hospital, ~~food establishment~~ or residence must not be approved, and a residence must not be constructed if the Building site is within the distances from a sanitary landfill, modified landfill, hazardous waste management facility, dry waste site, solid waste processing site, waste storage site, waste sorting station or waste transfer station specified in the *Matters Related to Subdivision and Development Regulation Subdivision and Development Regulations*; and
 - ii) a sanitary landfill, modified landfill, hazardous waste management facility, dry waste site, solid waste processing site, waste storage site, waste sorting station or waste transfer station must not be approved within the distances from the property boundary of a School, hospital, ~~or residence, or food establishment~~ specified in the *Matters Related to Subdivision and Development Regulation Subdivision and Development Regulations*
- unless the applicant submits a report from a professional engineer, as defined in the *Engineering and Geoscience Professions Act*, that addresses the criteria for a variance stipulated in the Guideline for Setback Reviews published by the Department of Environment and Parks in May, 2022, as amended from time to time Development is approved in writing by the Deputy Minister of Alberta Environment and Parks.

Commented [JT13]: Amendment #2.12

Commented [JT14]: Amendment #2.13

Commented [JT15]: Amendment #2.14

Commented [JT16]: Amendment #2.15

Commented [JT17]: Amendment #2.16

Commented [JT18]: Amendment #2.17

3.11.4 Development Setback from Water Bodies and Slopes

- a) No Development shall be allowed in the 1:100 year flood plain of a water body or area otherwise prone to flooding or subsidence.
- b) A minimum Building Setback of 30.0 m (98.43 ft) is required from the high-water mark of a water body or as determined by the Development Authority.
- c) No trees or vegetations shall be cleared within 30.0 m (98.43 ft) of any water body, water course or the crest of a slope greater than 15% where the removal could have a negative impact on the water body, water course or slope stability.
- d) Environmental reserve of not less than 30.0 m (98.43 ft) in width from the high water mark or waterbodies and/or the top of bank of watercourses to the lot line shall be required. A trail system link may be required in this Setback.

3.11.5 Development Setbacks from Easements or Rights-of-Ways

- a) Notwithstanding section 3.23.2, no Building or part thereof shall encroach into a registered Easement, Right-of-Way or any existing or proposed servicing infrastructure, on any property.
- b) No Building or Structure shall be closer than 0.5 m (1.64 ft) to a registered Easement or Right of Way on any property except:
 - i) where ATCO Gas requires an Easement to the Building foundation for multi-family units where a bank of meters is required to be placed adjacent to or near the Building wall. A 0.5 m (1.64 ft) Setback does not apply in this case.
- c) To minimize risk for Development adjacent to the railway rights-of-way all Development shall follow the *Guidelines for New Development in Proximity to Railway Operations, 2013*.

3.12 Environmental Features

- a) A minimum Setback of 30.0 m (98.43 ft) is required from the top of high-water mark of any Body of Water unless the Development Authority is provided with an environmental and geotechnical assessment prepared by a qualified professional that verifies that a lesser Setback is warranted. The Development Authority shall require an increased Setback where determined by the assessment.
- b) The minimum geotechnical assessment referenced in section 3.12 (a) may be reduced or excluded where the Development Authority determines the proposed Structure or Building is required for the operation of a utility service and the Development Authority is satisfied that there will be no risk or adverse effect on Development or the riparian area.
- c) No trees shall be cleared or removed from lands which lies near a watercourse or water body unless the Development Authority receives written confirmation from a qualified professional stating that removal is necessary in order to provide access to the watercourse or water body.
- d) Despite any other regulation in this Bylaw, the Development Authority may increase Setbacks in any Land Use District where written confirmation from a qualified professional is received that a Development may be detrimental to the Conservation of sensitive lands or affect by being in a flood hazard area.
- e) No permit shall be issued for the construction of any Building within a flood hazard area.

3.13 Fences, Walls, Gates, and Privacy Screening in Residential Districts

3.13.1 Fences, Walls, and Gates

- a) The regulations contained within this section apply to the Height of a material utilized in fence construction of a wall or gate such as boards, panels, masonry, ornamental, metal, and chain link, plus any additional elements used for screening such as lattice.

- b) The regulations for fences, walls and gates contained within this section do not apply to the Height of the posts or other supporting material used to anchor the fence, wall, or gate.
- c) The fence Height, in all Land Use Districts, is measured from approved Grade level of the Parcel to the top of the fence.
- d) Any fence constructed on top of a retaining wall or berm shall be subject to approval by the Development Authority. As part of the approval of a Development Permit for a fence atop a retaining wall or berm, the Development Authority shall specify the Height for the fence.
- e) Gates, fences, walls, and other means of enclosing a yard shall:
 - i) in all residential Districts, be less than 1.0 m (3.28 ft) in Height in Front Yards and less than 2.0 m (6.56 ft) in Side or Rear Yards
 - ii) be compatible with and complementary to the surrounding area in terms of design, character, and appearance
 - iii) in other Land Use Districts, be in accordance with the requirements of the Development Authority.
- f) Where construction of a vinyl fence is required, the fence shall be solid in nature to the satisfaction of the Development Authority.
- g) Where the construction of chain link fence is allowed, the use of decorative corrugated plastic inserts shall not be added for screening or privacy showing landscape or any other decorative feature or visual aide unless approved by the Development Authority.
- h) Notwithstanding section 3.13.1 (g), decorative corrugated plastic inserts may be utilized for added screening or privacy, in the Industrial Light (I-1) and Industrial Heavy (I-2) Land Use Districts except those properties abutting Queen Elizabeth II and Highway 597 and Roads.
- i) Except for Parcels located in the AG – Agricultural District, the use of barbed or razor wire on any fence in all other Land Use Districts shall require a Development Permit application.

3.13.2 Privacy Screening in Residential Districts

- a) The regulations contained within this section apply to the Height of the material used in the construction of privacy screening including lattice, wooden or masonry walks, parapet walls or translucent glass.
- b) The regulations for fences, walls and gates contained within this section do not apply to the Height of the posts or other supporting material used to anchor the fence, wall, or gate.
- c) Privacy screening, excluding vegetative screening, within a Front Yard at Grade shall not exceed 1.0 m (3.28 ft) in Height.

- d) Privacy screening, excluding vegetative screening within a Rear Yard, at Grade, shall not exceed 2.0 m (6.56 ft) in Height.
- e) The Development Officer may vary the Height of a privacy screening to a maximum of 15% of the maximum Height allowed, to prevent visual intrusion and provide additional screening from Adjacent Land.

3.14 Height

- a) To the extent practical, the proposed Building Grade shall retain the natural contour of the land and minimize the necessity to use retaining walls and ensure positive drainage to appropriate receiving drainage courses or watercourses.

3.15 Landscaping General Requirements

- a) The general purpose of the Landscaping regulations is to have Development contribute to a reasonable standard of livability and appearance, having regard for low impact design features and the use of drought tolerant species, to provide a positive overall image for the Town through good environmental stewardship.
- b) The applicant may be required, as a condition of Development Permit approval, to provide an irrevocable letter of credit to the Town equal to 100% of the estimated Landscape costs, in accordance with section 2.7.
- c) Where security is required under section 2.7 and section 3.15 (b) above, Landscaping plans shall be accompanied by a quote from a certified landscape professional indicating the estimated cost of the Landscaping.

Land Use District	Landscaping Required	Areas to be Landscaped	Minimum Tree Ratio
Residential R-1S R-1M R-1L	25% of the site Landscaping for all Front Yards visible from a Road.	See "All Districts" for REQUIREMENTS.	1 tree planted in Front Yards.
Residential R-2 R-3 R-4 R-5		See "All Districts" for REQUIREMENTS.	<ul style="list-style-type: none"> a) 1 tree and 2 shrubs are required for each 25.0 m² (269.10 ft²) of gross landscape area. b) The proportion of deciduous trees and coniferous trees shall be approximately 2:3. c) 1 tree for each 20.0 m² (215.28 ft²) and 1 shrub for each 10.0 m² (107.64 ft²) of parking area islands, with a minimum of 1 tree per parking area island.

Land Use District	Landscaping Required	Areas to be Landscaped	Minimum Tree Ratio
Residential R-MHP		See "All Land Use Districts" for REQUIREMENTS.	<ul style="list-style-type: none"> a) 1 tree and 2 shrubs are required for each 25.0 m² (269.10 ft²) of gross landscape area. b) The proportion of deciduous trees and coniferous trees shall be approximately 2:3.
Commercial C-1	At the discretion of the Development Authority.	See "All Land Use Districts" or REQUIREMENTS.	
Commercial C-2 C-3	Minimum 15% of gross site area with a minimum of 40% of the total Landscaping required being placed within the Front Yard of the property.	<ul style="list-style-type: none"> a) Shall include a 3.0 m (9.84 ft) strip of landscaped area adjacent to a Property Line that abuts a Road. b) See "All Land Use Districts" for REQUIREMENTS 	<ul style="list-style-type: none"> a) 1 tree and 2 shrubs per 30.0 m² (322.92 ft²) of gross landscaped area. b) 1 tree and 2 shrubs for each 20.0 m² (215.28 ft²) of parking area islands, with a minimum of 1 tree per parking area island. c) Shall ensure that Off-Street Loading Spaces in any commercial Land Use District adjoining or fronting onto any residential property in a residential Land Use District area screened on each side by a wall, fence, berm, or hedge not less than 1.8 m (5.91 ft) in Height to the satisfaction of the Development Authority. d) Shall screen all outdoor storage areas from view of any adjacent arterial Road through the use of fencing, Landscaping masonry wall berm or combinations thereof, in addition to any other applicable regulations in this Part, to the satisfaction of the Development Authority.

Land Use District	Landscaping Required	Areas to be Landscaped	Minimum Tree Ratio
Commercial C-4	Minimum 15% of gross site area with a minimum of 40% of the total Landscaping required being placed within the Front Yard of the property.	<ul style="list-style-type: none"> a) Shall include a 3.0 m (9.84 ft) strip of landscaped area adjacent to a Property Line that abuts a Road. b) See "All Land Use Districts" for REQUIREMENTS 	<ul style="list-style-type: none"> a) 1 tree and 2 shrubs per 30.0 m² (322.92 ft²) of gross landscaped area. b) 1 tree and 2 shrubs for each 20.0 m² (215.28 ft²) of parking area islands, with a minimum of 1 tree per parking area island. c) Shall ensure that Off-Street Loading Spaces in any commercial Land Use District adjoining or fronting onto any residential property in a residential Land Use District area screened on each side by a wall, fence, berm or hedge not less than 1.8 m (5.91 ft) in Height to the satisfaction of the Development Authority. d) Shall screen all outdoor storage areas from view of any adjacent arterial Road through the use of fencing, Landscaping masonry wall berm or combinations thereof, in addition to any other applicable regulations in this Part, to the satisfaction of the Development Authority.
Commercial CMU	Minimum 15% of gross site area with a minimum 40% of the total Landscaping required being placed within the Front Yard of the property.	<ul style="list-style-type: none"> a) Shall include a 3.0 m (9.84 ft) strip of landscaped area adjacent to a Property Line that abuts a Road. b) See "All Land Use Districts" for REQUIREMENTS 	<ul style="list-style-type: none"> a) 1 tree and 2 shrubs per 30.0 m² 322.92 ft²) of gross landscaped area. b) 1 tree and 2 shrubs for each 20.0 m² (215.28 ft²) of parking area islands, with a minimum of 1 tree per parking area island. c) Shall ensure that Off-Street Loading Spaces in any commercial Land Use District adjoining or fronting onto any residential property in a residential Land Use District area screened on each side by a wall, fence, berm, or hedge not less than 1.8 m (5.91 ft) in Height to the satisfaction of the Development Authority. d) Shall screen all outdoor storage areas from view of any adjacent arterial Road through the use of fencing, Landscaping masonry wall berm or combinations thereof, in addition to any other applicable regulations in this Part, to the satisfaction of the Development Authority.

Land Use District	Landscaping Required	Areas to be Landscaped	Minimum Tree Ratio
Industrial I-1 I-2	Minimum 15% of gross site area.	a) Minimum 5.0 m (16.40 ft) landscape buffer adjacent to the Property Line that abuts or is adjacent to a residential Land Use District or otherwise determined by the Development Authority. b) A minimum 5.0 m (16.40 ft) landscape buffer adjacent to the Property Line that abuts Broadway Avenue, South Street, Vista Trail, Queen Elizabeth II Highway, Highway 2A and Highway 597. c) A minimum 3.0 m (9.84 ft) landscape buffer adjacent to the Property Line that abuts any other Collector or Arterial Road. d) See "All Land Use Districts" for REQUIREMENTS.	a) 1 tree and 2 shrubs per 45.0 m ² (484.38 ft ²) of gross landscaped area. b) Shall screen all outdoor storage areas from view of any adjacent arterial Road through the use of fencing, Landscaping masonry wall berm or combinations thereof, in addition to any other applicable regulations in this Part, to the satisfaction of the Development Authority.
Lands included in the Downtown Revitalization Plan and all Other Land Use Districts Urban Reserve, Public Facility, Municipal Reserve, Agricultural	At the discretion of the Development Authority.	See "All Land Use Districts" or REQUIREMENTS.	

3.15.1 Landscaping for all Land Use Districts

- a) A minimum of 300.0 mm (11.81 in) of topsoil to facilitate growth in the Landscaped areas shall be required.
- b) The following features shall apply:
 - i) deciduous trees must be at least 50% of trees provided with a minimum 60.0 mm (2.36 in) caliper;
 - ii) deciduous shrubs shall be a minimum 2.0 gallon;
 - iii) coniferous trees shall be a minimum 2.5 m (8.20 ft) in Height; and
 - iv) coniferous shrubs shall be a minimum 5.0 gallon.
 - v) ratio of deciduous/coniferous tree count shall represent between 25-75% of the required tree count as determined to be appropriate by the Development Authority.
 - vi) shrubs may be substituted for any 1 tree at the discretion of the Development Authority.

- c) All landscaped areas shall be designed to facilitate effective surface drainage consistent with a Lot grading plan.
- d) The developer is responsible for Landscaping boulevards and Road berms adjacent to the Lot of a Development site.
- e) Landscaping shall be completed by the end of the first full growing season following completion of construction or commencement of the use.
- f) Higher standard of Landscaping is required where properties are adjacent to Roads or Provincial Highways.
- g) Landscaping along the fence line should be positioned to the outside (Roadside) when the fence line is adjacent to a Road or Provincial Highway.
- h) Where practical, existing Landscaping or natural vegetation should be conserved which shall include water conservation methods and/or strategies, in accordance with the landscape plan and used to meet the requirements of this Bylaw unless, in the opinion of the Development Officer, it is necessary to effectively accommodate the Development. The retention of existing Landscaping, or natural vegetation where approved, shall count toward the total requirement of Landscaping required under this section.
- i) Landscaping shall be provided on all Lots in all Land Use Districts unless otherwise stated and may be required, if the opinion of the Development Authority, a property has been substantially enlarged to, an intensity of or change in use of the property has occurred.
- j) Where planned phased Development is proposed, an overall concept plan for Landscaping shall be approved prior to the first phase approval. Landscaping of the undeveloped areas of the Development may be required, if in the opinion of the Development Authority Landscaping is required and shall be landscaped with an approved ground cover.
- k) All Landscaping shall be maintained to the minimum standards of the Bylaw on an ongoing basis. Any tree or shrub required to meet the minimum standards of this Bylaw that does not survive shall be replaced within 1 year.
- l) Tree planting shall be in groupings or mulched beds to encourage improved growth, survivability, and aesthetics.
- m) Parking or storing of vehicles is not allowed on landscaped areas unless approved as a display area on approved Development Permit drawings.
- n) Lot coverage shall not be so extensive in any Land Use District as to prohibit the minimum Landscaping requirements of this Bylaw. Where existing site conditions may make it difficult to

achieve full compliance as otherwise required by the Bylaw, the Development Authority may allow a variance.

- o) Despite section 3.15.1 (k), if the Development Authority allows a variance from the requirements set out in this Part, the Development Authority may impose, as a condition of Development approval where feasible and practical, a Landscaping alternative that focus on the enhancement of streetscape and environmental performance by the addition of Landscaping between the Building and the adjacent Road, and in the parking areas adjacent to the Road.
- p) The Development Authority may require other types of screening at the discretion of the Development Authority to reduce visual impact between residential and non-residential Land Use Districts.
- q) Notwithstanding the Landscaping requirements set forth in this section, those lands in the C-1 and C-2 Land Use Districts included within the Downtown Revitalization Plan, Landscaping shall be determined by the Development Authority.
- r) When calculating the number of plantings required, the requirements shall be based on the amount of landscaped area required for the site. Where the calculation required results in a fractional number, the requirements shall be rounded up to the nearest whole number.
- s) Unless otherwise accepted by the Development Authority, trees or shrubs which are found at the time of an inspection that are identified as diseased or in a state of decline must be replaced within the next growing season.
- t) A xeriscaping plan, including drought tolerant and local plant species, prepared to the satisfaction of the Development Authority.
- u) To mitigate the impact of Development on stormwater run-off the developer, where practical, shall implement a plan for the incorporation of bioretention and bioswales prepared by a qualified professional and to the satisfaction of the Development Authority.

3.15.2 Parking and Screening Landscape Requirements

- a) All outdoor storage areas, Parking Facilities and loading areas must be appropriately screened from adjacent Buildings and Roads to the satisfaction of the Development Authority. All outdoor storage located along Queen Elizabeth II Highway, Highway 2A or Highway 597 must be screened by a 2.0 m (6.56 ft) solid white vinyl fence. Other forms of screening may include the use of a fence, berming, Landscaping or a combination of all 3.
- b) Where Off-Street Parking for 20 or more vehicles is required and is being provided at Grade, dispersed landscaped areas may be required within the interior of the parking area(s) for the purpose of providing visual relief and to break up large areas of parking into smaller cells, to the satisfaction of the Development Authority.

- c) Landscape islands and landscape peninsulas shall:
 - i) be dispersed evenly throughout the parking area after 10 consecutive parking stalls in a row. This does not apply where a landscape strip has been provided between a row of parking stalls;
 - ii) be provided at the ends of each row to separate drive aisles from the end parking stall;
 - iii) contain any combination of trees provided the location of the trees in the landscape island or peninsula do not interfere with sight lines for pedestrian or vehicular traffic;
 - iv) be a minimum of 2.0 m (6.56 ft) on at least 1 side with a minimum 2.0 m (6.56 ft) island or peninsula Width;
 - v) include a concrete curb utilizing low impact design techniques; and
 - vi) allow for water infiltration.
- d) Where deemed appropriate and in any Land Use District, the Development Authority may require the planting of trees and shrubs, may require the construction of berms, the planting of a solid hedge, other vegetative screening, fencing or any combination of to adequately buffer an adjacent site from a Nuisance or any adverse effect.
- e) Any garbage collection area, open storage area, outdoor service area including any loading and vehicular service area, visible from an adjacent site in a residential Land Use District or from a Road other than a Lane, shall be fenced or have a screen planting or both as approved by the Development Authority to a maximum ground Height not exceeding 2.0 m (6.56 ft).
- f) For uses including auto wrecking, lumber yards, outdoor storage areas and such similar uses, where because of height of materials stored, a screen planting that would not be sufficient, a fence, earth berm or combination of both creating a height to substantially block the view, shall be substituted for the requirements outlined in this Part.
- g) Where conditions are not beneficial to horticultural practices, and a screen planting cannot survive, the Development Authority may require a wood fence, earth berm, masonry wall or combinations thereof, to be substituted to meet the requirements of this Part.

3.15.3 Review and Approval of Landscape Plans

- a) The Development Officer shall review the landscape plan to verify its compliance with the provisions of this Part. Provided that the purposes of this Part are achieved, written requests for alternative Landscaping schemes may be submitted to the Development Officer and may be considered when the following conditions apply:
 - i) site conditions, topography or soil are such that full compliance is impossible or impractical
 - ii) safety considerations are involved, and no other alternative exists alternative exist to reduced potential hazards
- b) A landscape plan shall, to the satisfaction of the Development Officer, include the following:

- i) name of the project and/or applicant;
- ii) name and/or endorsement stamp of the landscape professional;
- iii) north arrow, plan scale and legal and civic address;
- iv) implement a temporary erosion and sediment control plan that includes how erosion and sediment control measures will be utilized until Landscaping is successfully vegetated;
- v) a color rendering, as viewed from adjacent Street at full maturity of plant life;
- vi) location of existing plant materials and indication as to whether they are to be removed or retained;
- vii) new plant materials shall be accurately scaled to mature size;
- viii) location of planting beds and identification of bedding material;
- ix) minimum number of trees and shrubs, in the required coniferous/deciduous ratio, required to be provided pursuant to the requirements of this section;
- x) total number of trees and shrubs proposed to be provided, and the proposed coniferous/deciduous ratio;
- xi) a list of any proposed variances;
- xii) identification of proposed surfacing of parking and storage areas;
- xiii) plant material list identifying the species/type of trees and shrubs and their planted size, as well as their typical mature size;
- xiv) a table indicating the required quantities of plan material as required by this Bylaw;
- xv) if Landscaping is being proposed within a utility right-of-way the plan must be endorsed by all utility companies that have access to the right-of-way, indicating their approval of the proposed Landscaping;
- xvi) all other physical features, existing or proposed; including berms, walls, fences, outdoor furniture, and decorative paving; and
- xvii) a site plan indicating Lot boundaries and Lot dimensions and the location of proposed Landscaping and features in relation to all existing and proposed Buildings, Signs, outdoor storage areas, parking areas, display areas, approaches, Driveways, fences, and utility rights-of-way.

- c) The Development Officer may authorize minor changes to an approved landscape plan without requiring a separate Development Permit application.

3.16 Drainage

- a) All roof drainage from a Building shall be directed onto the Parcel upon which the Building is located satisfactory to the Development Officer.
- b) Any Landscaping and/or recontouring shall be done so that the finished Grade does not direct surface drainage or cause an accumulation of drainage onto the adjoining site unless otherwise approved by the Development Authority.
- c) Maintenance and/or drainage and utility Easement(s) may be required between abutting Buildings and/or through private yards of 1 or more Dwellings to ensure adequate access for property, drainage, and utility maintenance.

- d) To improve urban environmental quality through the reduction of storm water, the Development Authority may consider the implementation of a low impact design measure for eco roof design prepared by a qualified professional and to the satisfaction of the Development Authority.

3.17 Manufactured Homes, Ready to Move and Modular Homes

- a) For Manufactured Homes placed in a residential Land Use District other than in Residential Manufactured Home Park District (R-MHP), in addition to any other requirements in this Bylaw, the size, form and external appearance of a Manufactured Home shall be acceptable to the Development Authority having regard to compatibility with other Buildings in the vicinity; and a Manufactured Home shall:
 - i) be of new construction, such that it is being transported directly from the factory or sales dealership to the residential site
 - ii) maintain a minimum roof pitch of 4:12
 - iii) possess a roof surface of asphalt shingles, clay or concrete tiles, slate, or wood shakes
 - iv) have a minimum roof overhang or eaves of 0.4 m (1.31 ft) from each external wall
 - v) maintain a minimum Width of 6.1 m (20.01 ft)
 - vi) maintain a maximum length to Width ratio of 3:1
 - vii) be placed on a Permanent Foundation consisting of a Basement, slab on Grade
 - viii) ensure that all 4-sides of the Building be skirted or have the undercarriage fully concealed with false walls
 - ix) a minimum Floor Area as required in the applicable Land Use District
 - x) the Manufactured Home cannot be removed from the residential site unless approval and a Development Permit is granted by the Development Authority

3.18 Objects Prohibited or Restricted in Yards

- a) No Owner, or person in lawful possession and control, of a Parcel in a residential Land Use District, shall allow:
 - i) any vehicles or equipment of any kind that is in a state of disrepair, partially dismantled, inoperable, or dilapidated to remain on the Parcel;
 - ii) any temporary Structure or Canvas Covered Structure used for storage purposes are prohibited in all Land Use Districts, except those listed below:
 - i. temporary Structures or Canvas Covered Structures may be considered in the I-1 Industrial Light District, I-2 Heavy Industrial District and PF – Public Facility District subject to the provisions of section 4.1, Accessory Development.
 - iii) any excavation, storage or piling up of materials required during construction unless all necessary safety measures are taken, and they ensure that construction is completed as soon as practicable;
 - iv) a motor vehicle, boat, utility trailer/cargo trailer, Off Highway Vehicle or Recreational Vehicle to be parked or to remain on any part of any Landscaped area of any Front Yard or Side Yard of the Parcel in a residential Land Use District;

- v) a commercial vehicle, loaded or unloaded with the following characteristics, to be parked or to remain on any part of the Parcel in a residential Land Use District, except when it is parked for the purpose of, and is in the process of, loading or unloading:
 - i. having a gross vehicle weight exceeding 7,500 kg; or
 - ii. having more than 1 rear axle; or
 - iii. being more than 6.65 m (21.82 ft) in length
- vi) A Recreational Vehicle (including a holiday trailer, camper, motor home,) to be parked or to remain on the:
 - i. Front Yard of any Parcel, unless it is on a Parking Pad (Part 8, Schedule A4) and perpendicular to the Road in front and does not, within 0.25 m (0.82 ft), overhang the sidewalk or curb, Lane, or Road, or in any manner that protrudes, poses a traffic or safety hazard, or is otherwise not entirely within the property boundaries of the Parcel; or,
 - ii. Side Yard of any Parcel when that Side Yard is adjacent to a paved Road unless it is on an approved Parking Pad.
- vii) Notwithstanding section 3.18 (vi) above, a Recreational Vehicle, boat or utility trailer in any manner that reduces the number of available Off-Street Parking stalls that are required for the uses of the Parcel listed in Part 6 and in accordance with section 3.20.
- viii) In a residential Land Use District, no person shall allow a Recreational Vehicle to be used for living or sleeping accommodations.
- ix) In all other non-residential Land Use Districts, a Recreational Vehicle may only be used for living and sleeping accommodation when parking in an approved Campground.

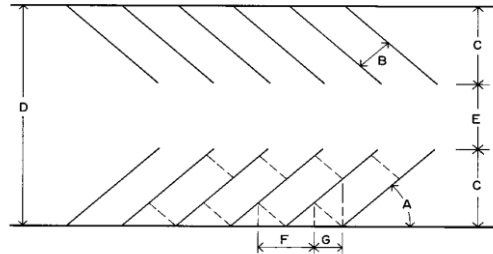
3.19 Outdoor Lighting

- a) With the exception of Street lighting, outdoor lighting provided for security, display or attraction purposed for any Development shall be arranged so that no direct rays of light are directed at any adjoining site or interfere with the effectiveness of adjacent traffic signals.
- b) All Development, including the repair and replacement of fixtures, shall incorporate 'dark sky friendly' lighting practices that minimize light pollution, glare, and adverse illumination on adjacent Parcels, while maintaining nighttime, on-site safety and security while allowing for illumination of Buildings, Landscaping, and outdoor displays.
- c) All outdoor lighting fixtures shall be located, aimed, and shielded in a manner that does not directly illuminate a Road or an adjacent residential area.
- d) As a condition of the Development Permit approval, the Development Authority may require a site lighting plan, prepared by a qualified professional.

3.20 Parking and Loading Standards

3.20.1 General Parking and Loading Provisions

- a) The applicant may be required, as a condition of Development Permit, to provide an irrevocable letter of credit to the Town equal to 100% of the estimated paving costs associated with parking and loading, in accordance with section 2.7.
- b) Where security is required under section 2.7 and subsection a) above, site plans shall be accompanied by a quote from a certified professional indicating the estimated cost of the parking and loading paving.
- c) Any calculation of the number of parking stalls which produces a requirement for part of a stall shall be rounded up to the next highest whole number.
- d) Where an Electric Vehicle Charging Station is provided, the Development Authority shall determine what proportion of the Electric Vehicle Charging Station may contribute towards the minimum parking requirement.
- e) For uses not listed in this section, the number of stalls shall be determined by the Development Authority having regard to similar uses listed and the estimated traffic generation and attraction of the proposed use.
- f) The Development Authority may refuse a Development Permit if the application does not meet the parking and/or loading requirements.
- g) All Off-Street Parking areas, where entered onto by a paved Road, shall be Hard Surfaced as defined in this Bylaw.
- h) When a Building is enlarged or the use of a Parcel or Building is changed or increased in intensity, the additional parking stalls to be provided shall be limited to the difference between the requirement of the original Building or use and that of the enlarged Building or changed to intensified use.
- i) The parking stall requirement on a Parcel which has or is proposed to have more than 1 use shall be the sum of the requirements for each of those uses.
- j) Each parking stall shall have dimensions of not less than 2.75 m (9.02 ft) by 6.0 m (19.69 ft).
- k) The dimensions of parking areas shall be as set out in the following diagram and table below:



A Parking Angle	B Stall Width	C Stall Depth	D Overall Depth	E Manoeuvring Space	F Curb Length	G Row End Length
0	2.75 m (9.02 ft)	2.75 m (9.02 ft)	9.0 m (29.53 ft)	3.5 m (11.48 ft)	6.7 m (21.98 ft)	0 m
30	2.75 m (9.02 ft)	5.0 m (16.4 ft)	13.5 m (44.29 ft)	3.5 m (11.48 ft)	5.45 m (17.89 ft)	0.85 m (2.79 ft)
45	2.75 m (9.02 ft)	5.7 m (18.7 ft)	15.4 m (50.52 ft)	4.0 m (13.12 ft)	3.85 m (12.63 ft)	2.05 m (6.75 ft)
60	2.75 m (9.02 ft)	6.0 m (19.69 ft)	17.5 m (57.41 ft)	5.5 m (18.04 ft)	3.2 m (10.49 ft)	2.0 m (6.56 ft)
90	2.75 m (9.02 ft)	6.0 m (19.69 ft)	18.0 m (59.06 ft)	7.0 m (22.97 ft)	2.75 m (9.02 ft)	0 m

- l) The following minimum number of parking stalls shall be provided and maintained upon the use of a Parcel or a Building in any Land Use District as Part 6 of this Bylaw. Any calculation of the number of parking stalls which produces a requirement for part of a stall shall be rounded up to the next highest integer.

COMMERCIAL	MINIMUM PARKING REQUIREMENT
Any use not listed separately within this table with a gross Floor Area (GFA) of:	
1. Less than 4,500 m ²	2.5 / 100 m ² of GFA
2. 4,500 m ² to 9,000 m ²	3 / 100 m ² of GFA
3. 9,000 m ² to 28,000 m ²	3.5 / 100 m ² of GFA
4. Greater than 28,000 m ²	4 / 100 m ² of GFA
Animal Boarding/ Breeding Facility	2 / 100 m ² of GFA
Veterinary Clinic, Hospital	
Commercial School	1 / 8 students or 22 / 100 m ² of GFA, whichever is greater
Commercial Service Facility	1 / 100 m ²
Daycare	1 / 50 m ² of GFA + 1 stall / employee
Drinking Establishment	1 / 4 seats or 1 / 3 m ² of GFA whichever is greater
Drive-Through Business	2.5 / 100.0 m ² , minimum 5

Food Service, Restaurant	1 / 4 seats or 2.2 stalls / 100.0 m ² of GFA, whichever is greater. (The Development Authority may vary to accommodate more intensive uses)
Funeral Homes	1 / 5 seats (Based on Occupancy)
Gas Bar	2.5 stalls / 100.0 m ² GFA +1 per pump island
Greenhouse, Major	2 / 100.0 m ² GFA of Retail Sales + 1 / 100.0 m ² GFA of yard and/or warehouse
Health Services Office/Medical, Dental	5 / 100.0 m ²
Live Work Unit	1 additional parking stall / unit
Motels/Hotels	1 / guest room and 2 / 100.0 m ² Office space
Office/Business Support Service	3.5 / 100.0 m ²
Personal Services	2.5 / 100.0 m ²
Recreation and Entertainment Facilities	1 / 4 seats
Automotive Services	2.5 / 100.0 m ²
Retail, Adult, Alcohol, Cannabis,	2 stalls / 100.0 m ² GFA
Retail, General	4 stalls / 100.0 m ² GFA
Retail, Shopping Centre	5 stalls / 100.0 m ² GFA
Truck/Manufactured Home Sales/Rental	2.5 / 100.0 m ²
Vehicle Repair	2 / service bay
Vehicle Sales/Rental	2.5 / 100.0 m ² GFA
Warehouse Sales	5 / 100.0 m ² GFA

INDUSTRIAL	MINIMUM PARKING REQUIREMENT
Any industrial use not listed separately in this schedule	3 / establishment or 1 / 100.0 m ² GFA or as determined by the Development Authority, minimum 6 / tenant + 2.0 / 100.0 m ² GFA Office
Autobody Repair, Paint	2 / service bay
Contractor, Minor	3 / establishment or 1 per 100.0 m ² GFA, whichever is greater
Contractor, Major	
Greenhouse, Major	2 / 100.0 m ² GFA of retail sales Structure plus 1 per 100.0 m ² GFA of yard and/or warehouse
Office for Industrial Uses Listed	2 / 100.0 m ²
Industrial, General	3 / establishment or 1 / 100.0 m ² GFA, whichever is greater
Industrial, Heavy	(The Development Authority may vary this regulation to accommodate more labour-intensive uses)
Industrial, Manufacturing	
Warehousing, Storage Buildings and Yards	1 / 100.0 m ² . Minimum 4 / tenant or business

PUBLIC FACILITY	MINIMUM PARKING REQUIREMENT
Cemetery	10 / hectare
Community Facility	3.5 / 100.0 m ² GFA
Emergency Services	2 / 100.0 m ² GFA, excluding parking Garages
Municipal Uses	2 / 100.0 m ² GFA
Religious Assembly	1 / 3 fixed seating spaces; or 20 / 100.0 m ² of Floor Area used for assembly, recreation, or other Accessory Uses
School	
1. Elementary or Junior High School	1 / classroom or 1 / 10 students, whichever is greater
2. Senior High School	5 / classroom or 1 / 5 students, whichever is greater

PUBLIC/RECREATIONAL	MINIMUM PARKING REQUIREMENT
Campground	1 / camping space
Hospitals	1 / 4 beds and 1 / 2 employees

PUBLIC FACILITY	MINIMUM PARKING REQUIREMENT
Public Assembly Buildings	1 / 4 seats
Recreation, Community	11 / 100.0 m ² GFA plus an additional 10 / 100.0 m ² for area used for assembly to a maximum of 50% of which may be provided on an immediately abutting School site
Recreation, Indoor parking is as follows for:	1 / 3.5 seats or 31 / 100.0 m ² GFA used by patrons
Bowling Alley	3 / Lane
Curling Rink	3 / sheet
Health & Fitness centres	1 / 100.0 m ² GFA
Hockey rink and pools	1 / 3.5 seats or 1 / 5 m ² of playing/water surface
Racquet and other sport facilities	2 / court
Recreation, Outdoor	1 / 3.5 seats or 31 / 100.0 m ² GFA used by patrons.

RESIDENTIAL	MINIMUM PARKING REQUIREMENT
Accessory Suite	2 / Suite
Apartment	1 / 1 Bedroom Unit; 2 / 2 Bedroom Unit; 2 / 3 Bedroom Unit; Plus 1.5 / every 5 units as designated guest parking
Detached Dwelling, Manufactured, Modular or Moved-in	2 / Dwelling
Duplex	
Row Housing	2 / Unit plus 1 / stall for every 5 units for designated guest parking
Stacked Row Housing	
Multiple Housing Development	
Assisted Living Facility	0.5 / unit to provide for residents; 1 / 7 units for visitor & day staff with a minimum of 3 stalls
Bed & Breakfast	1 / guest room
Boarding & Lodging House	1 stall / 2 persons being accommodated
Manufactured Home Park	2 / Dwelling plus 1 / 4 Dwellings as designated guest parking
Residential Sales Centre	2 / sales centre
Residential Security/Operator Unit	1 / unit
Temporary Care Facility	0.4 / unit to provide for residents; visitor & day staff, minimum of 3 stalls

m) A minimum standard of 24.7 m² (265. 87 ft²) per parking stall shall be used for general calculations for the areas of Parking Facilities or the number of parking spaces in a Parking Facility.

n) For Development in Commercial Central District (C-1), where in the opinion of the Development Authority, it is impractical because of Lot shape, proposed Building configuration, orientation of adjacent Buildings, or economic viability to provide any or all of the required parking stalls, the Development Authority may:

- i) reduce the number of parking stalls required; or
- ii) waive the provisions of any parking stalls.

o) Parking stalls shall be located on the same Parcel as the use for which they are being provided.

3.20.2 Alternate, Shared and Tandem Parking

- a) For non-residential uses, a minimum of 75% of the parking required by this Part shall be located on the same Parcel as the use for which they are being provided unless otherwise determined by the Development Authority
- b) Notwithstanding section 3.20.2 (a) above, the alternate parking spaces shall be located within 200.0 m (656.17 ft) of the proposed Development
- c) A caveat, ensuring the use of the Parcel for the required number of parking spaces is registered onto the Certificate of Title for that Parcel.

3.20.3 Shared Parking

- a) Shared use of the same on-site parking spaces to meet the requirements of 2 or more Developments may be allowed at the discretion of the Development Authority, provided:
 - i) The normal business hours of each Development do not overlap.
 - ii) The total quantity of spaces is at least equal to the required spaces for the Development in operation at any given time.

3.20.4 Tandem Parking

- a) Detached Dwelling, Duplex, Manufactured Home, 2 parking stalls per Dwelling may be in tandem and may include 1 in a Garage space. Where possible, Tandem Parking accessed by way of the rear Lane shall be avoided.
- b) Stacked Row Housing and Row Housing may provide for Tandem Parking for Developments where individual Driveways are provided.
- c) Tandem Parking, at the discretion of the Development Authority, may be considered for a Home Based Business 3.

3.20.5 Bicycle Parking Requirements

- a) To encourage alternate forms of transportation, in addition to the required vehicular parking, bicycle parking shall be provided as follows:
 - i) a residential site of 20 or more Dwellings and all non-residential uses the Development Authority deems necessary shall provide bicycle parking equal to a minimum of 5% of the number of vehicular parking spaces required for the use
 - ii) educational and recreational facilities shall provide a minimum of 10% of the required number of vehicular parking spaces
- b) Required bicycle parking spaces shall be wholly provided on the same site as the Development.

- c) Required bicycle parking spaces shall be located on designated Hard Surfaced areas, not interfering with pedestrian traffic, and shall be illuminated.

3.20.6 Driveways

- a) Any Building into which a vehicle may enter shall have a Driveway on the Parcel at least 6.0 m (19.69 ft) in length.
 - a. ~~except where a Driveway enters from a Lane where access shall be either at least 6.0 m (19.69 ft) from the Property Line or maintain a minimum of 1.0 m (3.28 ft) from the Property Line; or~~
 - a-b. ~~except in those cases where an Easement has been placed along the Rear Property Line, in which case the Building Setback shall be either 6.0 (19.69 ft) or the width of the Easement plus 0.5 m (1.64 ft) from the Lane.~~
- b) Where no access by way of the Lane is provided to a Building, the Driveway shall meet the minimum requirements for a parking stall as listed in this section
- c) Where the Driveway services not more than 4 Dwellings, all at Street intersection Driveways shall be Setback a minimum of 6.0 m (19.69 ft) except where existing or planned traffic volumes indicate that a greater distance is required to improve or maintain traffic safety and efficiency.
- d) The minimum width of a Driveway shall be 3.0 m (9.84 ft) and where possible shall be grouped together in pairs to maximize the space available for on Street parking.
- e) To ensure that the movement of traffic is both safe and efficient, the Development Authority will prohibit Driveways onto Highways/Expressways and arterial Roads as defined in the Town of Blackfalds Transportation Master Plan and amendments thereto, and where, in the opinion of the Development Authority, the Driveway would be liable to create a hazardous traffic situation.
- f) Where access is gained directly from a paved Road, Driveways and parking areas shall be Hard Surfaced.

Commented [JT19]: Amendment #2.18 - the additional changes identified are formatting

3.20.7 Loading Space Requirement

- a) For new Development, change in use of existing Development, or enlargement of existing Development, on site Loading Space shall be provided and maintained in accordance with the requirements of this Bylaw.
- b) Loading Spaces shall be provided within the property boundaries of the Development and is subject to all Setbacks and yard requirements specified in this Bylaw.
- c) Access to any Loading Space shall be provided, where possible, internally to the Development or from a Lane adjacent to the Development.

- d) Access arranged such that no backing or turning movement of vehicles to and from causes undue interference with traffic on adjoining or abutting Roads or Lanes.
- e) Loading Spaces shall be required for all non-residential Development and Apartments.
- f) Loading Spaces shall be designed and located so that all vehicles using those spaces can be parked and manoeuvred entirely within the bounds of the Parcel before moving onto a Road.
- g) Loading Spaces shall be located in Rear and Side Yards only.
- h) A Loading Space shall be at least 3.5 m x 8.0 m (11.48 ft X 26.25 ft), with an overhead clearance of at least 4.6 m (15.09 ft).
- i) Hard surfacing of the Loading Space shall be required where a Loading Space enters a paved Road; otherwise, the Development Authority may allow all weather surfacing.

DEVELOPMENT TYPE	MINIMUM LOADING SPACE REQUIREMENT
Residential and residential related uses	n/a
Commercial and industrial uses, except those uses listed specifically	1 / 1,900.0 m ² (20,451 ft ²)
Hotel	1 / 2,800.0 m ² (30,139 ft ²)
Motel	
Food Service, Restaurant	
Drinking Establishment	
Institutional and service uses	1 / 2,800.0 m ² (30,139 ft ²)
Community, recreational and cultural uses	
School, senior high	1.5 / 100 students, minimum 5 plus minimum 5 bus Loading Spaces

3.20.8 Residential Parking Requirements

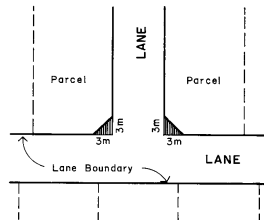
- a) All parking areas required for a 4-plex, Multiple Housing Development, Row Housing, Stacked Row Housing, and Apartments, shall be Hard Surfaced.
- b) All parking areas required for Detached Dwellings and a Duplex shall contain all weather surfaces (gravel) where access is via a Lane.

3.20.9 Sight Lines

- a) No person shall erect, place, or allow any Building, fence, vehicle or trailer, screening material or object, and no person shall plan or be allowed to grow any hedges, trees or vegetation which exceeded 1.0 m (3.28 ft) in Height on a portion of a corner site.

b) In the Front Yard of a site in a residential Land Use District, no fence or hedge more than 1.0 m (3.28 ft) in Height shall be allowed within 6.0 m (19.69 ft) of the intersection of a Driveway or land and a Road.

c) In the case of a site which is at the intersection of a Lane, within a triangular area 2 sides of which shall be a minimum of 3.0 m (9.84 ft) long, measured from the corner of the corner site along the boundaries of the Lot which meet at the said intersection, and the third side by drawing a line to connect points so determined on each such boundary (for illustrative purposes).



3.20.10 Vehicle Access Parking Space Standards

- a) In locating a Building for which vehicle access is intended:
 - i) any private Garage shall not be erected or placed on the Rear Yard of a site closer to the side where the vehicle entrance to the Garage or Carport faces a Lane, the Building Setback shall be either 6.0 m (19.69 ft) or 1.0 m (3.28 ft) from the Lane, except in those cases where an Easement has been placed along the Rear Property Line, in which case the Building Setback shall be either 6.0 m (19.69 ft) or the width of the Easement plus 0.5 m (1.64 ft) from the Lane.
 - ii) where the vehicle entrance door to a Garage faces a side boundary of the site which abuts an adjacent Lot, the Building shall not be less than 6.0 m (19.69 ft) from that side boundary.
 - iii) any other Building into which a vehicle may enter shall be placed so that a 6.0 m (19.69 ft) minimum Driveway exists between the Property Line, Road or Lane and the vehicle entrance door.
 - iv) All accesses to any Garage, Carport or Parking Pad must be Hard Surfaced if entering from a hard-surfaced Road or Street.

3.20.11 Barrier Free Parking Stalls

- a) Barrier free parking stalls shall be located as close as possible to ramps, Walkways and Building entrances.
- b) Parking shall be arranged in such a way that creates a barrier free path of travel.
- c) For conditions requiring more than 2 barrier free parking stalls, no more than 2 stalls shall be placed adjacent to each other. If there are several accessible Building entrances, a stall shall be located near each entrance.
- d) Each parking stall shall be clearly identified by painting the international symbol of accessibility. ~~The symbol shall be in white on a blue background and have a minimum size of 0.9 m X 0.9 m.~~

(2.95 ft X 2.95 ft) The symbol and minimum size of each barrier free parking stall shall be in accordance with the *Alberta Building Code*.

Commented [JT20]: Amendment #2.19

- e) The international symbol of access shall be painted on the pavement of all Off-Street barrier free parking stalls with a nonslip paint and displayed with a vertically mounted Sign conforming to the Height requirement set forth in accordance with the *Alberta Building Code*.
- f) The access aisle shall lead to a curb cut to the adjacent sidewalk connecting to a Building entrance.

- g) ~~The number of barrier free parking stalls shall be as follows:~~ The number of barrier free parking stalls provided shall be in accordance with the *Alberta Building Code*.

Commented [JT21]: Amendment #2.20

NUMBER OF STANDARD VEHICLE PARKING STALLS	NUMBER OF BARRIER FREE VEHICLE PARKING STALLS
1 to 25	1
26 to 50	2
51 to 100	3
>100	3 plus 1 / 100

3.21 Relocation of Buildings

- a) No person shall, unless a Development Permit has been issued by the Development Authority:
 - i) place on a Parcel, a Building which has been previously erected or placed on a different Parcel, or
 - ii) alter on a Parcel, the location of a Building which has already been constructed on that Parcel;
- b) A Development Permit is required when a Building is moved to a new location, either within a site, or from 1 site to another. The relocated Building must comply with the regulations of the Land Use District into which it is being relocated.
- c) A Development Permit for the removal of a Building from a site requires proof of service disconnection for all applicable utilities.
- d) Any Building receiving approval to be relocated shall be brought up to all existing Federal, Provincial and Municipal standards, codes, regulations, and Bylaws.
- e) In addition to the requirements of section 2.10, the applicant must submit the following information:
 - i) recent colour photographs showing all sides of the Building;
 - ii) a statement on the age, size, and condition of the Building;
 - iii) a statement prepared and signed by a qualified person on the structural condition of a Building; and
 - iv) a statement of proposed improvements to the Building.

- f) The Development Authority may inspect the Building, which is proposed to be relocated or, at the applicant's expense, may request an inspection by a professional who will provide a written certification of the Buildings structural condition as well as any deficiencies relating to Building codes or regulations.
- g) Where a Development Permit has been granted for the relocation of a Building either on the same Parcel or from another Parcel, the Development Authority shall require a letter of credit or form of securities satisfactory to the Development Authority, of not less than \$20,000, to ensure completion of any renovations set out as a condition of approval of a permit.
 - i) The Development Authority may, at their sole discretion, allow for a letter of credit or form of security less than \$20,000 if the Development Permit granted for the relocation of a Building is an Accessory Building
- h) The Development Authority may issue a Development Permit for the proposed Building with or without conditions or subject to such additional condition(s) as deemed necessary to ensure that the Building is renovated to a satisfactory standard.
- i) All structural and exterior renovations shall be completed within 1 year of the issuance of a Development Permit, unless otherwise approved by the Development Authority.

3.22 Site Grading and Tree Clearing

3.22.1 Site Grading

- a) A Development Permit shall be required for any Site Grading, excavations, stripping and/or grading of land with appropriate plans, including placement of any material, as required by the Development Authority prior to commencement.
- b) A temporary fence shall be erected around all excavations which in the opinion of the Development Authority may be hazardous to the public.
- c) Where finished ground elevations are established, all grading shall comply with approved plans.
- d) All topsoil shall be retained on the Parcel, except where it must be removed for Building purposes.
- e) A Letter of Credit and Development Agreement may be required if the Site Grading area is in excess of 1,000.0 m² (10,763.91 ft²) or as determined by the Development Authority.
- f) Notwithstanding sections 3.22.1 (a)-(e), a Development Permit is not required for manual ground disturbances subject to the preliminary identification of buried infrastructure affecting the Parcel.

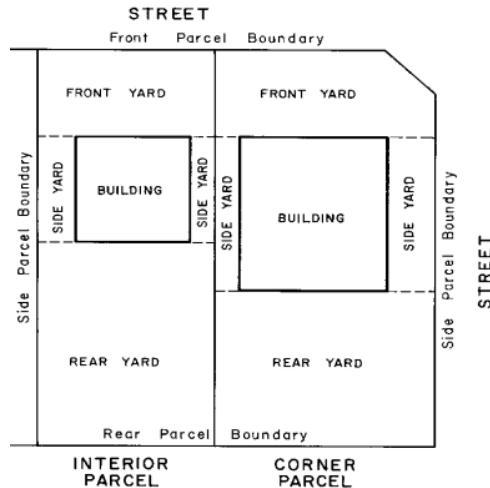
3.22.2 Tree Clearing

- a) Unless otherwise exempt from requiring a Development Permit pursuant to section 2.9 of this Bylaw, a Development Permit application shall be required for Tree Clearing.
- b) The Development Permit application for Tree Clearing shall require the following information:
 - i) purpose of proposed Tree Clearing;
 - ii) detailed description of vegetation to be cleared;
 - iii) proposed schedule for Tree Clearing;
 - iv) proposed access and haul route(s); and
 - v) reclamation plan.
- c) When considering a proposal for Tree Clearing, the Development Authority shall review:
 - i) any potential for the trees to be incorporated into future Development to meet the Landscaping provisions of section 3.15;
 - ii) the Municipal Development Plan and any other relevant Statutory Plans;
 - iii) the protection of Environmentally Sensitive Lands and watercourses;
 - iv) possibility of any environmental reserve designation;
 - v) potential Nuisance and safety effect on any Adjacent Lands;
 - vi) habitat maintenance during wildlife nesting; and
 - vii) the health and size of the native trees.

3.23 Yards and Projections

3.23.1 Front Yard

- a) Where lands affected by a Corner Lot, the Front Yard shall be the narrower of the 2 Frontages. If equal, the Front Yard shall be at the discretion of the Development Officer.
- b) The Development Officer may require a corner site to provide a greater Setback from the front Lot Line than is required within the Land Use District having regard for the orientation and access of the Development and the adjacent properties.



3.23.2 Projections

- a) The following features may project into a required Setback as provided for below, provided there is no encroachment onto an Easement or utility right-of-way:
 - i) in residential Districts, Structures such as fire pits and/or outdoor fireplaces, eaves, bay or bow windows, unenclosed decks and steps, canopies and balconies may project into a minimum Yard provided that the projection does not exceed:
 - i. 1.5 m (4.92 ft) into the minimum Front Yard;
 - ii. one half of the minimum Side Yard required for the Building;
 - iii. 3 m (9.84 ft) into the minimum Rear Yard; and
 - iv. no part of or attachment to a Principal Building, including unenclosed decks more than 1.6 m (5.25 ft) above grade, shall project into a Front Yard or Rear Yard any closer to the side property boundary than the distance in section 3.23.2 (ii) above
 - ii) in all other Districts, the parts of and attachments to a Principal Building or an Accessory Building which may project over or on a minimum Yard are:
 - i. any projection not exceeding 1.5 m (4.92 ft) into a Front Yard or Rear Yard;
 - ii. any projection not exceeding 0.6 m (1.97 ft) into a Side Yard; and
 - iii. exterior fire escapes not exceeding 1.2 m (3.94 ft) in width.
- b) Except as otherwise provided in this Part, Projections to foundation walls and footings, or on piles, are deemed to be part of the Building and shall not be considered a Projection over a yard.
- c) No portion of a Building other than eaves, Signs or canopies shall project into a public or private right-of-way.

- d) Notwithstanding this section, accessibility ramps may project without limits into a required Setback provided:
 - i) the ramp provides access to the main floor or lower level of the Building
 - ii) in a residential Land Use District:
 - i. the area of any landing is less than 3.6 m² (38.75 ft²)
 - ii. the maximum ramp width is 1.2 m (3.94 ft)

3.24 Other Uses

- a) All uses which are not covered by specific regulations in this Bylaw shall, in accordance with the following guidelines, be:
 - i) separated from adjacent uses by such a distance as to ensure that there will be no adverse impact upon or by those adjacent uses
 - ii) at a Density which is consistent with that prevailing in the area, unless otherwise provided for in a Statutory Plan
 - iii) set back from any Parcel boundary abutting a Road a sufficient distance to ensure that the Development will not be visually intrusive, having regard to any possible changes in surrounding uses
 - iv) of a Height which will be consistent with that prevailing in the area
 - v) developed in such a manner that there will be no adverse impact upon or by traffic on adjacent Roads
 - vi) developed in conformance with any applicable Statutory Plan designed, constructed and the exterior finished to the satisfaction of the Development Authority, who shall ensure, as far as practical, that materials will be used which are appropriate and compatible with the standard of surrounding Developments.

PART 4.0 SPECIFIC USE REGULATIONS

4.1 Accessory Development and Accessory Buildings

4.1.1 Accessory Development

- a) Any Accessory Building that exceeds 10.0 m² (107.64 ft²) shall require a Development Permit.
- b) An Accessory Building, Structure or Accessory Use shall be considered a Permitted Use when accessory to a Permitted Principal Use and a Discretionary Use when accessory to a Discretionary Principal Use.
- c) No Accessory Building may be constructed, erected, or moved on to any site in any Land Use District prior to the time of construction of the Principal Building to which it is accessory to.
- d) Unless otherwise provided in this Bylaw, all Accessory Buildings shall conform to the site regulations for the Land Use District in which they are located.
- e) Where a Building is attached to the Principal Building on a site by a roof, an open or enclosed Structure, a floor, or a foundation, it is to be considered a part of the Principal Building and not as an Accessory Building.
- f) An Accessory Building or Structure shall not be constructed over an Easement or right of way.
- g) An Accessory Building, or any portion thereof, shall not be used as a Dwelling.
- h) No Accessory Building or any portion thereof shall be erected or placed within the Front Yard of a Parcel.
- i) The size of an Accessory Building may not exceed the size of the Principal Building.
- j) An Accessory Building shall consider the Principal Building appearance to ensure compatibility and incorporate similar exterior colours and materials.

4.1.2 Accessory Buildings in Residential Land Use Districts

- a) For the purposes of this section, sheds and detached Garages are classified as Accessory Buildings.
- b) There shall be no more than 2 Accessory Buildings per residential Lot.
- c) An Accessory Building shall:
 - i) be situated so that the exterior wall is a minimum of 1.0 m (3.28 ft) from the side and rear boundaries of the Parcel, except Buildings having vehicle access, which are regulated by section 3.20

- ii) not be situated closer to the other side Parcel boundary or the rear Parcel boundary, and where Sight Triangles are required at the intersection of Roads, it shall comply with subsection 3.20.9
- d) An Accessory Building shall not be more than 5.0 m (16.40 ft) in Height and shall not exceed the Height of the Principal Building
- e) An Accessory Building that is a shared Garage may be developed on the common Lot Line. The minimum Side Yard for the opposite side Lot Line shall be as required within the Land Use District provisions and,
 - i) a caveat, for any shared wall shall be registered onto the Certificate of Title for the affected Parcels.
- f) An Accessory Building or Structure on a double fronting Lot shall be sited as if a Front Yard is required on both Lot Lines abutting Roads unless it is a residential Lot with its access from 1 Street consistent with Lots on the same block
- g) The Setback for an Accessory Building or Structure shall not be less than the Side Yard required for the Principal Building on the side Lot Line abutting a flanking Road
- h) An Accessory Building to which a vehicle may enter shall conform to section 3.20

4.1.3 Other Land Use Districts

- a) For an Accessory Building or Use visible from a Highway and/or major Road, the Development Authority shall also take into consideration the Building appearance, orientation and design and may add any conditions necessary to ensure such Building is suitable to the character of the existing Development in the Land Use District as well as its effect on adjacent Land Use Districts.
- b) The Development Authority may require a higher level of Landscaping and buffering to ensure that the Building is appropriately screened.

4.2 Accessory Suites

- a) An Accessory Suite shall be a Discretionary Use within a Dwelling located in the R-1M Residential Single Dwelling Medium Lot District and the R-1L Residential Single Dwelling Large Lot District
- b) An Accessory Suite includes the Development or conversion of Basement space or above Grade space to a separate Dwelling or the addition of new floor space for an Accessory Suite to an existing Detached Dwelling, and
 - i) is a self-contained unit with a separate Kitchen, sleeping and sanitary facilities which are physically separate from those of the Principal Dwelling within the Structure
 - ii) has 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
 - iii) shall contain a maximum of 2 bedrooms

- c) The maximum number of Accessory Suites per Detached Dwelling is limited to 1.
- d) An Accessory Suite shall provide 2 additional Off-Street Parking stall in addition to the minimum requirements of section 3.20. Tandem Parking shall not be allowed as a method for meeting the parking requirements for an Accessory Suite.
- e) The number of Dwellings allowed to have Accessory Suites within a neighbourhood area shall not exceed 10% of the total units in that subdivision, neighbourhood and the Accessory Suites are to have a distance of 10 Dwellings and/or Lots between Accessory Suites as per final approval by the Municipal Planning Commission.
- f) A Home Based Business 2 and Home Based Business 3 shall not be allowed within an approved Accessory Suite.

4.3 Alternative Energy Collecting and Storing Devices

4.3.1 Solar Energy Devices

- a) Solar energy devices and all components associated with the devices shall meet the Setback and Height coverage requirements of the Land Use District in which they are placed.
- b) Solar energy devices attached to a Principal or Accessory Building should be integrated with the roof or wall/Structure. The mounted panel:
 - i) should not project more than 0.15 m (0.49 ft) from the surface of the Building
 - ii) should not project vertically more than 1.0 m (3.28 ft) above the roof line in residential Land Use Districts, and not more than 1.8 m (5.91 ft) above the roof line in all other Land Use Districts, where located on Buildings with flat roofs
 - iii) should not extend beyond the outermost edge of the roof or wall to which it is mounted.
- c) Solar energy devices not attached to a Building shall:
 - i) be located in a Side or Rear Yard only
 - ii) not exceed 2.5 m (8.20 ft) in Height above the ground
 - iii) be screened from adjacent properties with a fence, Landscaping, or other means of screening, to the satisfaction of the Development Authority.

4.3.2 Geothermal Energy Devices

- a) Geothermal energy devices shall ensure the underground components meet the required Setbacks for accessory and accessory residential Buildings in the Land Use District
- b) In the case of above ground components, the geothermal energy devices shall:
 - i) in a residential Land Use District, be subject to the Land Use District requirements for an Accessory residential Building on the Parcel where the device is located

- ii) in all other Land Use Districts, be subject to the Land Use District requirements for a Principal Building on the Parcel where the device is located.
- c) Geothermal energy devices do not require a Development Permit, subject to meeting the requirements of the Land Use District in which they are located.

4.4 Bed & Breakfast Establishments

- a) Bed & Breakfast establishments are allowed in the Town if they are secondary to the residential use of the Dwelling. Such accommodation shall be compatible with and not interfere with the use and enjoyment of the neighbourhood in residential areas. The planning, operation, and appearance of a Bed & Breakfast shall be compatible with and sensitive to the general residential character of its immediate surroundings, in terms of atmosphere, privacy, enjoyment, Landscaping, architecture, scale, activity and retaining the appearance of a Detached Dwelling. In this regard, Bed & Breakfast establishments shall comply with the following standards:
 - i) alterations to the residence shall be limited so that a home can be easily converted back to a residence. Any alterations are to be approved by the Municipal Planning Commission
 - ii) there shall be a maximum of 2 rooms available for guests at a Bed & Breakfast establishment
 - iii) the property Owner host of the Bed & Breakfast shall occupy the subject Detached Dwelling as the primary residence
 - iv) the maximum length of stay for a guest at a Bed & Breakfast shall be 14 nights in any 30-day period
 - v) guest rooms shall not be self-contained Dwellings, and not contain a Kitchen for the guest rooms for the use of guests to prepare meals
 - vi) 1 Sign only shall be allowed to identify, rather than advertise the establishment. The Sign must not exceed 0.33 m x 0.45 m (1.08 ft X 1.48 ft) in size
 - vii) Off-Street Parking shall be provided as follows:
 - i. 2 parking spaces for the Principal Dwelling plus 1 space per guest room
 - ii. no other services or retail sales may be offered at or from the same premises other than the of a Bed & Breakfast
 - iii. no home occupation is allowed on the premises of a Bed & Breakfast
 - viii) where a Bed & Breakfast is approved, there shall be no Accessory Suite on the premises of a Detached Dwelling.
- b) A Home Based Business 2 and Home Based Business 3 shall not be allowed within an approved Bed & Breakfast.

4.5 Cannabis Retail Sales

- a) Retail, Cannabis sales use shall not be located within 100.0 m (328.08 ft) from any other Retail, Cannabis sales or a School, excluding those classified as a Home Education Program. For the purposes of this section only:

- i) the minimum separation distance between a proposed Retail, Cannabis sales use and a School site shall be determined by measuring a straight line between the 2 closest Lot Lines of each Lot. The separation distance shall not be measured from the Land Use District boundaries or walls of the Buildings
 - ii) Notwithstanding section 2.16, the Municipal Planning Commission may only reduce the 100.0 m (328.08 ft) separation distance by granting a maximum of 15% variance.
- b) The Development Authority may require lighting, Signs or screening measures that ensure the proposed Development is compatible with adjacent or nearby residential, commercial, or industrial uses.

4.6 Communication Facilities

- a) Notwithstanding any of the municipal requirements or obligations outlined within the Land Use Bylaw, all proponents for Communication Towers must comply with the following Federal legislation and/or regulations, where applicable
- b) Communication Facilities and in accordance with section 2.10 and the Town's Communication Facility Protocol, shall require a Development Permit
- c) Communication Facilities are encouraged to be located in specific areas of the Town such as:
 - i) agricultural
 - ii) industrial
 - iii) non-residential areas where tower height is unlikely to be an issue.
- d) Where possible, visually unobtrusive antennas are encouraged to be located on existing infrastructure such as Signs located on private property, light standards, water towers or other utility infrastructure
- e) Where appropriate, new facilities should be built to a standard to accommodate multiple devices. Any exclusivity agreement which limits access to other applications is strongly discouraged
- f) If co-location is determined to be unfeasible, the clustering of communication facilities is preferred
- g) The design or appearance of all communications facilities including antennas, antenna mounts, equipment shelters, and cable runs, should minimize the visibility of facilities through the use of colour, consistent architectural styles, and aesthetic design
- h) The Town recommends that Signs only be placed on a Communication Facility to:
 - i) identify the facility
 - ii) identify the Owner
 - iii) warn of any safety issues
- i) Communication Facility sites should be established with Setbacks to both Alberta Infrastructure and Transportation and Town Road network standards.

4.7 Home Based Business

4.7.1 General Provisions

- a) In determining if a particular business can be carried on as a Home Based Business the Development Authority may refuse to consider a particular business as a Home Based Business or refuse to approve a proposed Home Based Business if, in the opinion of the Development Authority, the proposed business use would be more appropriately located in a commercial or industrial Land Use District having regard for the overall compatibility of the business use with the residential character of the area.
- b) No person shall operate or permit or allow the operation of a Home Based Business without a Development Permit and a current business license.
- c) A Development Permit for a Home Based Business shall only be valid for the address identified in the Permit.
- d) A maximum of 1 Home Based Business may be operated per Dwelling unless otherwise approved by the Development Authority.
- e) Notwithstanding section 4.7.1 (d) above, 1 additional Home Based Business 1, may be approved at the discretion of the Development Officer in recognition that there are no on-site visitors or additional parking stalls required for the proposed use.
- f) A Home Based Business 2 and Home Based Business 3 shall not be operated within a Detached Dwelling with an approved Accessory Suite or Bed & Breakfast establishment.

4.7.2 Application for Home Based Business

- a) An application for a Development Permit for a Home Based Business shall be made to the Development Officer in writing on the form prescribed in accordance with section 2.10 and shall describe:
 - i) the nature of the business
 - ii) the hours of operation
 - iii) the materials, equipment and/or vehicles that will be used and where they will be stored
 - iv) the number of resident and non-resident employees
 - v) the number of business visits per day expected to the property
 - vi) the number of parking spaces on the property
- b) If the applicant is not the registered Owner of the property, a letter from the Owner is required granting the applicant permission to use the property for the proposed business.

4.7.3 Regulations for a Home Based Business 1

- a) The Home Based Business 1 shall:
 - i) be operated from within the Dwelling and not use any Accessory Building or any outdoor part of the Parcel
 - ii) be no outside business activity, or storage of materials or equipment associated with the business allowed on the site
 - iii) no mechanical or electrical equipment shall be used which creates unreasonable noise, or visible and audible interference with home electronics equipment in adjacent Dwellings. The operation of such business shall not create any Nuisance by way of noise, dust, odour or smoke or anything of an offensive or objectionable nature
 - iv) not use any Dangerous Goods which would not be used in association with the residential use of the Dwelling
 - v) not employ any person on site other than a resident of the Dwelling. Not more than 2 adult residents of the home are authorized to work in the business. No off-site employees shall be authorized
 - vi) no additional parking stalls are required
 - vii) not use any vehicle in the operation of the Home Based Business which would not reasonably be used in conjunction with the residential use of the Dwelling
 - viii) not create any site visits to the property
 - ix) have no exterior Signs, display or Advertisement required for the Home Based Business
 - x) not operate without a valid Development Permit and Business Licence issued by the Town.

4.7.4 Regulations for Home Based Business 2

- a) The Home Based Business 2 shall:
 - i) be operated from within the Dwelling and not use any Accessory Building or any outdoor part of the Parcel
 - ii) be no outside business activity, or storage of materials or equipment associated with the business allowed on the site.
 - iii) no mechanical or electrical equipment shall be used which creates unreasonable noise, or visible and audible interference with home electronics equipment in adjacent Dwellings. The operation of such business shall not create any Nuisance by way of noise, dust, odour or smoke or anything of an offensive or objectionable nature
 - iv) not use any Dangerous Goods which would not be used in association with the residential use of the Dwelling
 - v) not employ any person on site other than a resident of the Dwelling. Not more than 2 adult residents of the home are authorized to work in the business. No off-site employees shall be authorized
 - vi) in addition to the parking spaces required pursuant to section 3.20, 1 additional Off-Street Parking stall shall be provided
 - vii) tandem Parking may be considered for a Home Based Business 2 where appropriate
 - viii) not use any vehicle or trailer in the operation of the Home Based Business which would not reasonably be used in conjunction with the residential use of the Dwelling

- ix) there shall be no exterior display or Advertisement other than a business identification plaque or Sign 0.33 m x 0.45 m (1.08 ft X 1.48 ft) in size located on or in the Dwelling
- x) the business shall not, in the opinion of the Development Authority, generate pedestrian or vehicular traffic or parking in excess that would be detrimental to the amenities and safety of the residents in the vicinity of the Parcel
- xi) there shall be no outside business activity, or outdoor storage of materials or equipment associated with the business on the site. Indoor storage related to the business activity will be allowed within the Dwelling or an Accessory Building provided that such materials or equipment are not, in the opinion of the Municipal Planning Commission, likely to result in a hazard
- xii) no physical changes to the external appearance of the Dwelling or any Accessory Building shall be allowed as a result of the establishment of the Home Based Business
- xiii) not operate without a valid Development Permit or Business Licence issued by the Town
- xiv) shall not be operated within an approved Accessory Suite or Bed & Breakfast establishment.

4.7.5 Regulations for a Home Based Business 3

- a) The Home Based Business 3 shall:
 - i) be operated from within the Dwelling or an Accessory Building
 - ii) not employ more than 1 non-resident of the Dwelling and be authorized to work in the business
 - iii) there shall be no exterior display or Advertisement other than a business identification plaque or Sign 0.33 m x 0.45 m (1.08 ft X 1.48 ft) in size located on or in the Dwelling
 - iv) be no outside business activity, or storage of materials or equipment associated with the business allowed on the site. Indoor storage shall only be allowed inside the Dwelling or Accessory Building
 - v) no mechanical or electrical equipment shall be used which creates unreasonable noise, or visible and audible interference with home electronics equipment in adjacent Dwellings. The operation of such business shall not create any Nuisance by way of noise, dust, odour or smoke or anything of an offensive or objectionable nature
 - vi) not use any Dangerous Goods which would not be used in association with the residential use of the Dwelling
 - vii) no physical changes to the external appearance of the Dwelling or any Accessory Building shall be allowed as a result of the establishment of the Home Based Business
 - viii) the business shall not, in the opinion of the Municipal Planning Commission, generate pedestrian or vehicular traffic or parking in excess that would be detrimental to the amenities and safety of the residents in the vicinity of the Parcel
 - ix) not operate without a valid Development Permit or Business Licence issued by the Town.

- b) In addition to the parking spaces required pursuant to section 3.20:
 - i) 1 Off-Street Parking stall for visitors

- ii) 1 Off-Street Parking stall for the non-resident employee
- c) Pursuant to section 3.20.4, Tandem Parking may be considered for a Home Based Business 3 where appropriate.
- d) Vehicles associated with the Major Home Based Business 3 including a trailer or truck shall be parked in the Rear Yard where permissible.
 - i) notwithstanding section 4.7.5 (d) above, the maximum vehicle allowed in a residential Land Use District, the commercial vehicle shall be restricted to a maximum gross vehicle weight of 7,500.0 kg
- e) A Home Based Business 3 shall have a time limit of 3 years. Upon expiration of the original permit, the Development Authority may consider granting an approval with no time limit if the Home Based Business meets the regulations of this Bylaw
- f) Shall not be operated within an approved Accessory Suite or Bed & Breakfast establishment.

4.8 Recreational Vehicle Storage

- a) No more than 1 Recreational Vehicle may be stored in a residential Land Use District
- b) Recreational Vehicle Storage in the Front Yard is allowed on an approved Parking Pad
- c) Recreational Vehicle parking which enters onto a paved Road shall be Hard Surfaced and be located and constructed in accordance with the Town's standards and to the satisfaction of the Development Authority

4.9 Residential Sales Service

- a) The Development Authority may issue a Temporary Development Permit for a Residential Sales Centre provided:
 - i) there are minimal effects, such as noise, lighting, traffic congestion on Roads and adjacent residents
 - ii) there is sufficient on-site and off-site parking
 - iii) it complements the scale and character of the neighbourhood in which it is located, with regard to:
 - i. the size of the Building; and
 - ii. the colour, material, and design of the exterior finish.
 - iv) lighting shall be designed so it is not directed onto adjacent Lots. All lighting (except motion activated security lights) shall be off when the Residential Sales Centre is closed
 - v) the number of other Residential Sales Centres in the area, the proximity to arterial or collector Roads, the effect on other Dwellings, the length of time the centre will be

operating, and the location and proximity of properties being marketed is to the satisfaction of the Development Officer.

4.10 Satellite Dish and Amateur Radio Antennae

- a) A satellite dish and amateur radio antenna are Accessory Uses which require a Development Permit. An exception to this is if a satellite antenna has a dish diameter of less than 1.0 m (3.28 ft) and conforms to the requirements outlined in section 2.9 (a)(xvii)
- b) In a residential Land Use District, a satellite dish and amateur radio antenna shall only be located in a Rear Yard, or a Side Yard which does not abut a Street
- c) On an interior Parcel, a satellite dish and amateur radio antenna shall be situated so that no part of it is closer than 1.0 m (3.28 ft) from the side or rear boundaries of the Parcel
- d) On a corner Parcel, a satellite dish and amateur radio antenna shall be situated so that no part of it is closer to the Street than the Principal Building, or closer 1.0 m (3.28 ft) from the other side Parcel boundary or the rear Parcel boundary
- e) The location of satellite dish and amateur radio antennae in all other Land Use Districts other than the residential Land Use District shall be determined by the Municipal Planning Commission
- f) Where any part of a satellite dish antenna is more than 4.0 m (13.12 ft) above Grade level, or when it is located other than described above, it shall be both screened and located to the satisfaction of the Development Authority
- g) The maximum Height of an amateur radio antenna in a residential area shall be 12.5 m (41.01 ft) unless a greater Height is required by the amateur radio license
- h) An application for a Development Permit for an amateur radio antenna must be accompanied by a valid amateur radio operator's license
- i) No advertising other than that manufacturer's name/logo shall be allowed on a satellite dish antenna and amateur radio antenna
- j) The illumination of satellite dish antenna and amateur radio antenna is prohibited unless required by Transport Canada regulations

4.11 Shipping Containers

- a) A Shipping Container, allowed under this section, shall:
 - i) be used for storage purposes and are accessory to the Principal Use of the site
 - ii) are temporary to a maximum of 2 years, unless it is a Permitted Use
 - iii) require a Development Permit

- b) A Shipping Container shall:
- i) not exceed the following dimensions: 13.8 m (L) x 2.5 m (W) x 2.9 m (H) [45.28 ft (L) X 8.20 ft (W) X 9.52 ft (H)]
 - ii) be placed on the ground or on skids, and shall not be stacked upon one another or on any other Structure
 - iii) be standalone so that they are not connected to one another or to any Structures on the property (e.g. through the Development of a roof Structure, or other means)
 - iv) be unmarked (e.g. no brand names of the Shipping Container, business or Third Party Advertising shall be on the Shipping Container)
 - v) be screened when visible from a Road, using either solid fencing measuring 1.8 m (5.91 ft) in Building Height on site or coniferous trees, planted at a minimum Height of 2.5 m (8.20 ft) and spaced to provide a wall of fencing.
- c) Where the Rear or Side Yard is adjacent to a residential Land Use District, or a public Street or Highway, additional Landscaping, and screening exceeding that of the minimum requirements found in section 3.15 shall be provided to screen the Shipping Containers, to the satisfaction of the Development Authority
- d) Notwithstanding section 4.11 (a)(iv) above, Shipping Containers may be temporarily placed on a site in any Land Use District in accordance with the following:
- i) during active construction on a site when the Shipping Container is solely for the storage of supplies and equipment that are used for the site, provided that a valid Building permit has been issued for the construction. The Shipping Container must be removed from the site upon completion of construction
 - ii) the purposes of loading and unloading of items associated with the Principal Use for a period of not more than 14 days in any 6-month period
 - iii) a Shipping Container for the purposes of a Moving Storage Pod shall have a maximum Height of 3.0 m (9.84 ft) and a maximum length of 6.0 m (19.69 ft) and be placed on a Driveway, for a period not exceeding 14 days and only for the purpose of loading and unloading during the process of moving or renovating
 - iv) A container shall:
 - i. be located so as to not create a safety hazard
 - ii. not be located within 1.2 m (3.94 ft) of a Side Yard property boundary
 - iii. be located in the Rear Yard where possible

4.12 Swimming Pools and Outdoor Hot Tubs

- a) All permanent in ground pools and in ground hot tubs shall require a Development Permit
- b) Every private swimming pool and/or hot tub shall be secured against entry according to the current *Alberta Building Code*.

4.13 Temporary Buildings

- a) The construction of a temporary Building is to allow them in circumstances where a permanent Building is planned but not yet constructed or for Special Events requiring a short term or seasonal use
- b) No temporary Building may be erected without the permission of the Development Authority and may be restricted by the following non-exhaustive list of items:
 - i) in any Land Use District other than a residential Land Use District, subject to the Owner agreeing to remove the Building in accordance with Development Permit conditions and shall include:
 - i. the size, Height, and location of the Building
 - ii. appearance of the Building
 - iii. duration of time required for the Building to a maximum of 12 months
 - ii) payment of a security deposit may be required and provided to the Town as a Letter of Credit or other form acceptable by the Town, in an amount equivalent to the cost of removing the Building to ensure its removal within 14 days upon expiration of the Development Permit
 - iii) the maximum number of temporary Buildings per site shall not exceed 1
 - iv) a temporary Buildings' footprint shall be included in the site coverage calculation

PART 5.0 SIGNS

5.1 General Purpose

- a) The general purpose of this Part is to regulate the number, size, type, form, appearance, and location of Signs in order to:
 - i) balance the need for Signs with safety and aesthetics
 - ii) provide adequate and flexible means of identification for commercial and industrial uses
 - iii) minimize the potential adverse effect of signs on private and public property

5.2 Sign Definitions

For the purposes of interpretation of Part 5, the following definitions are applied:

ABANDONMENT as it pertains to Signs means a Sign located on a property which becomes vacant and unoccupied or, any Sign which pertains to a time, event, or purpose for which it no longer applies.

ADVERTISEMENT means any device or representation visible to the public that is for the purpose of directly or indirectly promoting sales or drawing attention to the event.

A-FRAME means a Sign with 2 angled sides, to which copy can be applied, that meet at the top to form the shape of a triangle, or an inverted "V", when resting directly on the ground.

AWNING means a light detachable system of fabric, sheet metal, or other similar material, which is entirely supported from a Building by a fixed or retractable frame.

AWNING SIGN means a non-Illuminated Sign that is painted on or affixed flat to the exterior surface of an Awning.

BANNER means a Temporary Sign made of lightweight, flexible fabric or material that is affixed to the exterior Facade of a Building to which copy is painted, stamped, stenciled, perforated, stitched, or otherwise applied directly onto its surface.

BILLBOARD means a Permanent Sign, not attached to a Building or Structure, where content is allowed for periodic replacement. Billboard Signs may include Third Party Advertising.

BUILDING SIGN means a device, notice or medium including its support system and its components comprised of any material, composed of lettered, pictorial material which is located on the exterior of a Building or window and may include illumination. A Building Sign does not include any component of an Electronic Message Feature or Video Display.

BUILDING FACE means a portion of any exterior elevation of a Building exposed to public view, extending from the Grade to the eaves or the top of the parapet wall and the entire length of the Building elevation, including all areas divided by firewalls.

CANOPY means an architectural feature or structural protective element affixed to the exterior wall of a Building over a door, entrance, outdoor service area or similar type of entrance way.

CANOPY SIGN means a Sign that is painted on or affixed to the exterior surface of a Canopy.

CHANGEABLE COPY, MANUAL means copy on a Sign that changes manually using attachable letters, numbers, or pictorial panels. A Changeable Copy, Manual Sign does not include any Electronic Message Features or Third Party Advertising.

CHANNEL LETTER SIGN means a Fascia Sign that is a single solid Structure resembling a letter, number, or other symbols that, when affixed horizontally parallel to the exterior Façade of a Building, displays a message.

CLEARANCE means the unobstructed vertical distance between the ground or finished floor and the underside of a Sign or Structure.

CONSTRUCTION SIGN means a Sign used to identify a construction project, and may include the Owner, general Contractor, sub-trades, architect, engineers, and others associated with the design, planning and/or Development of the project under construction.

CONTRACTOR as it pertains to Signs, means a company or business that is contracted to complete a project related to the construction, renovation, or alteration of a Structure, Building or any other Development.

COPY AREA means a percentage of the maximum Sign Area, or a specified numerical figure as noted within this Bylaw.

CUSTOM PRINTED INSERTS means personalized corrugated plastic inserts added to chain link fencing, utilized for screening or privacy, showing landscape, or as a visual aide in advertising or displaying the business logo, name, or general information about the business.

DIRECTIONAL SIGN means a Sign that is located on-site and provides information and directions necessary for persons entering, traveling through, or exiting a site.

ELECTRONIC MESSAGE FEATURE means that portion of a Sign that is comprised of a device which displays text, or characters, through electronically controlled single colour changing lights or digital programming.

ELECTRONIC MESSAGE, CHANGEABLE COPY means an area on a Sign that displays a programmable electronic, non-motion pictorial, text information within the display area. An Electronic Message, Changeable Copy Sign, or portion thereof, does not include Third Party Advertising.

FASCIA SIGN means a Sign that runs parallel to the face of a Building on which it is displayed or attached but does not include a Painted Wall Sign or Window Sign.

FLAG SIGN means a Temporary Sign that is made of lightweight flexible fabric or material with 1 or 2 sides to which copy can be applied and, which is attached to a freestanding pole, placed in or on the ground.

FREESTANDING MONUMENT SIGN means a Freestanding Sign that is a single solid Structure placed in or on the ground which is wholly independent of any other object for support and includes a Copy Area with 1 or 2 sides to which copy can be applied. This may include an Electronic Message, Changeable Copy. A Freestanding Monument Sign does not include Third Party Advertising.

FREESTANDING PYLON SIGN means a Freestanding Sign that has independent supports and consists of a base, is placed on the ground, and has a flat Copy Area with 1 or 2 sides to which copy can be applied. A Freestanding Pylon Sign does not include Third Party Advertising.

FREESTANDING SIGN means a Sign that has independent supports placed in the ground and that is not part of a Building, Structure, or Development.

FUTURE DEVELOPMENT SIGN means a Temporary Sign used to identify a future Development area and the developers(s) or Builder(s) associated with the project.

HEIGHT as it pertains to Signs, means the maximum vertical distance between the average Grade at the base of the Sign and the highest point on the Sign. Any earth berms and elevated foundations supporting the Sign shall be included in the Height of the Sign.

HOME BASED BUSINESS SIGN means a Sign installed, erected, or displayed to identify a business located on a Lot within a residential Land Use District and contains only the name of the business on site.

ILLUMINATED SIGN means a Sign that is characterized by the use of artificial light reflecting off the surface of a Sign by the following means:

- a) externally illuminated meaning projecting through the surface of a Sign;
- b) internally illuminated; or
- c) projecting from behind the surface of a Sign (e.g. backlit).

INFLATABLE SIGN means the temporary use of a three-dimensional Sign, inflated with air or other gases or fluids, to which copy can be applied, and which is anchored or affixed to the ground or to the roof of a Building.

INTEGRATED ROOF SIGN means a Sign erected or constructed as an integral or essential part of a normal roof Structure.

MAINTENANCE means the cleaning, painting, repair, or replacement of any defective parts of a Sign in a manner that does not alter the basic design or Structure of the Sign and does not change the Sign Area.

MENU BOARD SIGN means a Sign associated with a Drive-Through Business and that is used to display a menu and associated prices.

MURAL means an artistic rendering or drawing that is painted or otherwise applied to the exterior wall or other integral parts of a Building which is intended for public display but does not include any advertising. A Mural is not considered a Sign.

NEIGHBOURHOOD IDENTIFICATION SIGN means a Permanent Sign erected by a developer at the entrances to a subdivision indicating the name of a subdivision or community.

OPEN HOUSE SIGN means an A-Frame Sign advertising a public viewing of a Dwelling or Dwellings that is for sale or rent.

PAINTED WALL SIGN means a Sign that is painted, inscribed, or marked directly on any exterior wall or other integral part of a Building but does not include a Fascia Sign or Mural.

PERMANENT SIGN means a Sign that cannot be readily relocated because of its attachment to the site. It does not include a Banner Sign, Inflatable Sign, or a Flag Sign, but includes Signs painted on or attached to a motor vehicle if the vehicle is parked on a regular basis to act as a Sign.

PORTABLE SIGN means a Sign that has independent supports and is easily moveable, with a flat Copy Area of 1 or 2 sides to which copy can be applied and is designed to allow for a message or advertising to be changed frequently and easily.

POST SIGN means a Sign consisting of a base of 1 or more upright supports placed in or on the ground and which has a flat Copy Area with 1 or 2 sides to which copy can be applied.

PRIMARY BUILDING FACE means 1 side of a Building that fronts onto a public Road, internal Road, or an internal Parking Facility and that is the main focus of external advertising. This side of the Building generally includes the main public access into the Building or business as well as the address of the Building.

PROJECTING SIGN means a single solid Structure affixed upright and perpendicular against the exterior Facade of a Building that supports a Copy Area with 1 or 2 sides to which copy can be applied. A Projecting Sign does not contain illumination.

PUBLIC NOTICE means a message of interest or warning to the public and is required by or erected pursuant to the provisions of federal, provincial, or municipal government legislation, regulation, Bylaw, or policy.

REAL ESTATE SIGN means an A-Frame or Post Sign that advertises property for sale, lease or rent.

SECONDARY BUILDING FACE means any side of a Building that is not intended to be the main focus of external advertising. This side of a Building generally does not include public access.

SHOW HOME SIGN means a Sign, either 1 sided or 2 sided, that advertises or directs attention to a Residential Sales Centre located on the property for which is being advertised. A Show Home Sign may be an A-Frame, Banner, or Window Sign.

SIGN means a device, notice or medium, including its support system and other components, that is used or is intended or capable of being used, to attract attention for advertising, identification or for information purposes.

SIGN AREA means the areas of a Sign that are available for copy (excluding the main support Structure).

SPECIAL EVENT SIGN means a Temporary Sign erected for a specified period of time advertising a Special Event.

TEMPORARY SIGN means a Sign that is not intended to be Permanent Sign and is allowed for a limited time period by the applicable development standards.

THIRD PARTY ADVERTISING means a Sign that refers to goods, activities, or services offered for sale or for free but are not obtained at the premises nor on the Parcel on which the Sign is located or displayed.

UNDER CANOPY SIGN means a Sign that is affixed to the exterior surface of a Canopy and may contain 1 or 2 sides.

VIDEO DISPLAY or VIDEO DISPLAY SIGNS means Signs or portions thereof which change its message or background in a manner or method of full color display characterized by motion or pictorial imagery, which may or may not include text and depicts action or a special effect to imitate movement or give the illusion of motion.

WINDOW SIGN means a Sign, picture, symbol, or combination thereof that is painted, pasted, inscribed, or otherwise placed on a window for viewing from the outside of the Building and does not include merchandise located in a window for display purposes.

5.3 Applicability

- a) The requirements contained in this Part shall apply to all Signs on lands within the Town except for:
 - i) any Sign located within a Building or Structure not intended to be displayed to the outside public
 - ii) any Sign required to be displayed under the provisions of federal, provincial, and municipal legislation
- b) Notwithstanding the regulations of this Part, the land and Buildings included within the Plan Area of the Downtown Revitalization Plan are subject to the Downtown Architectural Guidelines.

5.4 Administration

5.4.1 Development Permit Requirements for Signs

- a) Unless specifically exempted from the requirements to obtain a Development Permit, all Signs, including relocation, enlargement, or modification to a Sign, requires a Development Permit.
- b) A Development Permit for a Sign shall be made in writing on the appropriate application form and submitted together with the appropriate fees as approved in the *Development Fees and Fines Bylaw*, as amended, and shall include:
 - i) the signature of the registered Owner(s) of the land (or their representatives or Agent)
 - ii) the civic address of the Building, Structure or Lot on which the Sign is to be erected, altered, or replaced
 - iii) drawings to scale, giving dimensions, materials, finishes, colour schemes, letter fonts and sizes, graphics, logos, and type of illumination
 - iv) drawings illustrating the position of the Sign and method of attachment
 - v) a site plan showing the location of any existing or proposed Signs, whether on a Building or on a Parcel of Land
 - vi) proposed purpose or message on the Sign
 - vii) Sign value
 - viii) a drawing signed and sealed by a professional engineer illustrating the details of attachment and assembly, at the discretion of the Development Authority
 - ix) any additional information as the Development Authority deems necessary
- c) An application for a Sign permit shall not be considered complete and final and received for processing by the Town until the Development Authority determines that all requirements of section 5.4.1 (b) have been completed and notification of a complete application has been provided to the applicant, in accordance with section 2.11
- d) The Development Authority may consider the following when it reviews an application for a Sign permit:
 - i) the scale and design of the area
 - ii) Statutory Plan requirements
 - iii) streetscape improvements
 - iv) Downtown Revitalization Plan
 - v) Downtown Architectural Guidelines
 - vi) scale, form, and massing
 - vii) infrastructure and safety
 - viii) proximity to a residential area
- e) The Development Officer ~~shall issue~~ may issue a decision on a Sign permit if the application complies with the provisions of this Bylaw; and may:
 - i) refer any application for a Permitted or Discretionary Use to the Municipal Planning Commission for its consideration; or

Commented [JT22]: Amendment #2.21

- ii) refer, with recommendations, to the Municipal Planning Commission any application for a Development Permit that, in the opinion of the Development Officer, should be decided by the Municipal Planning Commission.

5.4.2 Conditions of Development Approvals for Signs

- a) In addition to section 2.6, and in deciding on the issuing of a Development Permit for a Sign, the Development Authority may impose conditions it considers appropriate, either on a permanent basis or for a limited time period on a Development Permit application and may:
 - i) require the removal of existing Sign(s) on a site
 - ii) restrict the location, number, and type of new and existing Signs on a site
 - iii) reduce light levels or hours of operation of Illuminated Signs
 - iv) require other upgrades or changes to existing Signs on site
 - v) consider all safety and construction matters

5.4.3 Variances

- a) The Development Authority may vary the following:
 - i) Sign Height
 - ii) Sign width
 - iii) allowed number of Signs on a site, except for Electronic Message Signs which shall not be varied
 - iv) the minimum separation distance between a Freestanding Sign
 - v) total Sign Area
 - vi) minimum Clearance above Grade for Freestanding Signs
 - vii) Setbacks
- b) The Development Authority, in determining if a variance is justified, may consider:
 - i) any approval to be temporary
 - ii) the size and location of the site
 - iii) the design or construction of a Building or a Sign
 - iv) Street context
 - v) topography and configuration of the site
 - vi) all applicable policies, guidelines, and applicable Statutory Plans
 - vii) whether the proposed variance would unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment, or value of neighbouring sites
- c) Any variance approved by the Development Authority may be temporarily approved and may be subject to conditions deemed appropriate.
- d) Despite any other provision in this Bylaw, if necessary or for safety reasons, the Development Authority may require greater distance separations between Signs or increased Clearances of any Sign

- e) Despite section 5.4.3 (a), where an application for a Sign permit does not comply with the standards established in this Bylaw, the following tolerances shall not exceed:
 - i) 10% as approved by the Development Officer
 - ii) 10.1% and not exceeding 15% as approved by the Municipal Planning Commission
 - iii) 15.01% and over are prohibited

5.5 General Regulations

- a) Despite any other provision in this Bylaw, a Permanent Sign shall be considered Accessory to an approved Use within a Land Use District
- b) Where a Development Permit has been issued for a residential, commercial, or industrial Development that includes more than 1 Parcel, Signs may be erected or installed on the land as if the Development were located on a single Parcel
- c) Where allowed under this Bylaw, any Sign adjacent to a Provincial Highway in undeveloped areas shall maintain a minimum of 300.0 m (984.25 ft) from the centreline of the Highway, except under the following circumstances:
 - i) 1 Sign advertising the sale of the subject property
 - ii) Signs for municipal purposes
 - iii) any Sign containing any part thereof with an Electronic Message Feature or Video Display feature shall not be allowed
- d) Unless provided elsewhere within this Part, Signs and their Structures shall be located a minimum of:
 - i) 1.0 m (3.28 ft) back from an existing or future curb line
 - ii) 0.03 m (0.09 ft) from the inside edge of any sidewalk
 - iii) 3.0 m (9.84 ft) from any Road access
 - iv) 1.0 m (3.28 ft) from a Property Line, when located on private property
- e) Signs shall not be located within an intersection corner visibility triangle
- f) Signs shall not be placed in or on a required parking space or Loading Space and shall not be placed to reduce the number of required parking stalls or Loading Spaces, pursuant to this Bylaw or an approved Development Permit
- g) Trees and shrubs shall not be removed or damaged to construct a Sign, to make a Sign more visible, to maintain a Sign, or to change copy on a Sign
- h) A Permanent Sign shall not be constructed within, or encroach onto, a registered right of way within a Parcel of Land.

5.5.1 Copy Area Sign Calculation

- a) For a double-faced Sign, the Development Officer shall only use 1 face for the purposes of determining Sign Area and Copy Area
- b) Where this Bylaw has a provision for maximum allowable Sign Area that is a percentage of the area of Building Face within a multiple tenant Development, the Development Authority shall determine the maximum Sign Area allowed by considering the Height of the Building and the width of the tenant's leased premises
- c) The Development Officer shall determine the maximum Copy Area of a Sign:
 - i) as a percentage of the maximum Sign Area, as noted within this Bylaw; or
 - ii) a specified numerical figure, as noted within this Bylaw.

5.5.2 Enforcement

- a) in addition to section 2.18, the following regulations also apply to Sign enforcement:
 - i) where any portion of a Sign is placed on public property and contravenes any provisions of this Bylaw, a Designated Officer may remove the Sign or request the Sign be removed at the expense of the Sign Owner
 - ii) a Sign that is removed pursuant to this Bylaw shall be stored by the Town for a maximum 30 days, during which time the Sign Owner may claim and retrieve the Sign upon payment to the Town of the impoundment and storage fee, in accordance with the *Development Fees and Fines Bylaw*, as amended
 - iii) if a Sign is not claimed or retrieved by the Sign Owner after 30 days of its removal, a Designated Officer is authorized to destroy or otherwise dispose of the any Sign without any further notice or compensation to the Sign Owner
 - iv) despite sections 5.5.2 (a)(ii) and 5.5.2 (a)(iii), where a Sign constructed of poster board, foam core board, corrugated plastic or coroplast, illustration board or any other similar material is removed pursuant to this Bylaw, it may be disposed of within 24 hours without any notice or consideration to the Sign Owner
 - v) the costs incurred by the Town in removing the Sign, restoring a site, or destroying stored Sign, include the cost of any immediate measures taken to terminate an immediate danger are debts due to the Town that may be recovered in court action
 - vi) the Owner of a Sign or any person responsible for the placement of any Sign or Sign Structure or both shall be liable and responsible for such Sign or Sign Structure
 - vii) the Town shall not be liable for any damage to or loss of a Sign that was erected in contravention of the provisions of this Bylaw and removed by a Designated Officer.
 - viii) the Town shall not be liable for any loss of revenue resulting from the removal of a Sign pursuant to the provisions of this Bylaw

5.5.3 Illumination

- a) Electrical power supply to a Sign shall be located underground except when a Sign is powered by solar energy. The solar power device may be located above ground provided it is attached to the Sign and no wires, cords, or other components of the power supply device are located on the ground further than 0.3 m from the Sign Structure. All wiring and conduits shall be concealed from view
- b) A Sign with illumination or an electronic message Sign shall not be allowed in residential Land Use Districts
- c) All Signs that are illuminated shall have the capacity to be dimmed to the satisfaction of the Development Authority. Signs that are illuminated shall not:
 - i) shine or reflect light directly onto neighbouring properties, or, in the direction of oncoming traffic
 - ii) create a hazard for pedestrians or motorists
 - iii) be on an intensity or brightness that would interfere with the general welfare of residential or occupants of adjacent property, or with vehicular traffic
- d) Externally Illuminated Signs shall:
 - i) use full cut-off or shielded and screened external light sources
 - ii) be positioned in a manner that directs the light directly onto the Sign and minimizes glare
- e) Where allowed, internally Illuminated Signs shall have the light source completely shielded from direct view

5.5.4 Maintenance

- a) Every Owner shall maintain all Signs in good repair, in safe condition and free of visible deterioration by:
 - i) ensuring all exposed Signs and Sign Structure surfaces are covered with an all-weather protective finish
 - ii) repainting or refinishing as often as necessary to prevent peeling, flaking of paint, corrosion or fading from light exposure
 - iii) keeping Signs intact and operative and preventing them from deteriorating, peeling, breaking, or cracking
- b) All Sign copy shall be fastened securely to the Sign Structure. Where a portion of copy has been removed, it shall be replaced within a reasonable timeframe, either with a new copy or filled in with material consistent with the Sign, as determined by the Development Authority.

5.5.5 Signs Exempt from a Development Permit

- a) In addition to section 2.9, the following Signs shall not require a Development Permit provided they comply with the regulations of this Bylaw and any other applicable policy or legislation:
- i) Sign, notice, placard, or bullet required to be displayed by or on behalf of the federal, provincial, or municipal government
 - ii) Sign related to the function or work of the Town or other public authority
 - iii) Sign displaying community event information
 - iv) an Advertisement that is an integral part of a transit system, bus shelter or bench or on garbage or recycling bins located on Streets under an Agreement with the Town
 - v) Signs located in or on taxi cabs and as authorized under Taxi Bylaw, as amended
 - vi) flag, emblem, or insignia that does not exceed 10.0 m (32.8 ft) in Height or the maximum Height of a Principal Building, which ever is less
 - vii) an A-Frame Sign within all non-residential Land Use Districts, provided the Sign is located adjacent to the business that is being advertised
 - viii) Open House Sign
 - ix) Garage sale Sign
 - x) Real Estate Sign
 - xi) Construction Sign
 - xii) election Signs provided they are placed in accordance with the Elections Bylaw Election Sign Bylaw as amended
 - xiii) Changeable Copy, Manual Sign in a which complies with the requirement and approval of a Special Event permit
 - xiv) Directional Sign as part of a commercial or industrial Development that is noted within an approved Development Permit
 - xv) Fascia Sign within a Sign Area not greater than 0.2 m² (2.15 ft²) in a residential Land Use District or 0.5 m² (5.38 ft²) in a non-residential Land Use District
 - xvi) Show Home Sign and a Flag Sign on a site with an Approved Residential Sales Centre
 - xvii) copy inserts being changed in existing Signs. This applies to existing Freestanding or Fascia Signs where no structural components are being modified or added, including illumination and the size and location of the Sign remains the same.

Commented [JT23]: Amendment #2.22

5.5.6 Sign Prohibitions

- a) Unless otherwise listed in this Bylaw, Third Party Advertising is not authorized
- b) The Development Authority shall not permit a Sign or portion thereof that:
- i) includes Video Display, laser light projection, motion picture or an audible component
 - ii) a Billboard Sign
 - iii) is attached to, or makes up any portion of a fence, retaining wall, or other similar Structure unless the Sign is authorized under this Bylaw to identify a community or neighbourhood or is integrated into a Structure or fence to identify a commercial site

- iv) is attached to or constructed on or over a roof of a Building extending above the parapet portion of the Building, except for:
 - i. an Integrated Roof Sign
 - ii. a Sign on a mansard roof
 - iii. an Inflatable Sign located on a roof
- v) is attached, affixed, or displayed on any parked vehicle or trailer not normally used in the daily activity of the Sign subject
- vi) is attached, affixed, or displayed on a Shipping Container
- vii) any Sign that moves or assumes any motion constituting a non-stationary or non-fixed condition, unless expressly allowed within this Bylaw
- viii) has 1 of the following objects attached to it:
 - i. balloons
 - ii. flags
 - iii. Banners or streamers
 - iv. ribbons
 - v. spinners
 - vi. other similar devices
- ix) Obstructs the view of, or may be confused with, an official traffic control device
- x) displays lights resembling flashing, intermittent, or scintillating motion usually associated with danger or those used by police, fire, ambulance, and other emergency vehicles
- xi) uses chasing borders or movement of any kind
- xii) is unsafe or persons or property in the opinion of the Development Authority
- xiii) is an overall state of dilapidation, disrepair, or Abandonment
- xiv) identifies a business, Development or service not authorized through the provisions of this Bylaw to operate within the Town

5.5.7 Signs on Public Property

- a) Unless specifically allowed by this Bylaw or by agreement with the Town, a Sign shall not be placed:
 - i) on or over any curb, sidewalk, post, traffic control device, Public Utility pole, hydrant, boulevard, median, bridge, fence, tree, or other surface
 - ii) across any Road or public thoroughfare
 - iii) within any municipal owned or occupied facility, or on or within any site upon which a municipal owned facility is located
 - iv) project across a property boundary into a Road or public property.
- b) The Development Authority may require as a condition of approval from the Sign Owner:
 - i) execution of an agreement provided by the Town to indemnify against, and to save harmless from any and all liability resulting from injury to a person or damage to a property, which may result from the presence, collapse, or failure, of the Sign
 - ii) a certified copy of a liability insurance policy (and subsequent renewals thereof), naming the Town as a co-insured, covering bodily injury and property damage for claims arising out of the ownership of such Sign in an amount specified by the Town.

An endorsement in a form satisfactory to the Town may form part of the insurance policy.

- c) In the event there is the failure to maintain the required insurance policies specified within section 5.5.7 (b) above, the approval shall be revoked, and the Sign Owner shall be required to immediately remove the Sign.
- d) Temporary Signs, where authorized under this Bylaw and placed within a municipal Road right-of-way shall:
 - i) not be placed on a sidewalk, a centre median of a Road, any Lane or, within a roundabout/traffic circle area
 - ii) not be located to obstruct or interfere with Road maintenance, impede the use of utilities or bus stops, vehicular and pedestrian traffic, or otherwise create a hazard
 - iii) maintain the following minimum Setbacks:
 - i. 1.0 m (3.28 ft) back from an existing or future curb line
 - ii. 0.3 m (0.98 ft) from the inside edge of any sidewalk, path, or private property
 - iii. 10.0 m (32.81 ft) from the centreline of an intersection
 - iv. 10.0 m (32.81 ft) from any crosswalk
 - v. 5.0 m (16.40 ft) from a fire hydrant
 - iv) not be located within a corner visibility triangle
 - v) not be illuminated

5.6 Building Sign Development Standards

- a) The following Permanent Signs may be allowed on any Building in commercial and industrial Land Use Districts:
 - i) Awning Sign
 - ii) Canopy Sign
 - iii) Channel Letter Sign
 - iv) Fascia Sign
 - v) Integrated Roof Sign
 - vi) Painted Wall Sign
 - vii) Projecting Sign
 - viii) Under Canopy Sign
 - ix) Window Sign

5.6.1 Awning, Canopy or Under Canopy Sign

- a) Subject to section 5.5.7 (b), an Awning or Canopy, that includes Signs integrated into the design and construction of a Canopy or Awning Structure, shall not extend:
 - i) more than 1.0 m (3.28 ft) from the Building if it is attached to an Awning Structure
 - ii) more than 2.4 m (7.87 ft) from the Building if it is attached to a Canopy Structure
- b) A Canopy Sign or Awning Sign shall:

- i) be considered part of the Building Face, and any copy attached to it shall contribute to the maximum cumulative Copy Area of the Building Face
 - ii) be a maximum of 1.5 m (4.92 ft) in Height measured from the lowest point of the Canopy or Awning to the highest point of the Canopy or Awning
 - iii) have a maximum total Copy Area of 50% of the front face of the Canopy or Awning Structure including under and above Canopy Sign or Awning Sign
 - iv) have a minimum separation distance of 2.0 m (6.56 ft) from another Canopy Sign or Awning Sign
 - v) be compatible with the Building on which it is located in terms of materials, colors, size, and location on the Building
- c) An Under Canopy Sign or Awning Sign is attached to the top side of a Canopy or Awning Structure and is fastened to the bottom of a Canopy or Awning Structure and shall:
- i) not extend horizontally beyond the Canopy or Awning Structure on which it is located
 - ii) have a maximum Height of 0.3 m (0.98 ft), measured from the lowest point of the Canopy Sign to the highest point of the Canopy Sign
 - iii) have a maximum Sign Area of 1.5 m² (16.15 ft²)
 - iv) be limited to 1 Sign per business or Building
 - v) be spaced a minimum 4.5 m (14.76 ft) from another Under Canopy Sign
 - vi) count towards the maximum allowable Copy Area for the Canopy or Awning on which it is attached
 - vii) have a minimum Clearance of 2.4 m (7.87 ft).

5.6.2 Fascia Sign

- a) A Fascia Sign shall be used to identify the name of the use, business, or occupant of a Building on which it is located.
- b) A Fascia Sign may consist of individual letters, symbols or logos that are attached directly to the Building.
- c) The materials and colour schemes of Fascia Signs shall be chosen to compliment with the architecture and colour scheme of the Building Facade.
- d) Fascia Signs shall not obscure architectural elements of a Building including windows, doorways, sills, moldings, and cornices.
- e) For the purposes of this part, Fascia Signs may be allowed in any commercial, industrial, and Direct Control Land Use Districts and shall:
 - i) not exceed a maximum 25% of the total area of the Primary Building Face; and 15% of a Secondary Building Face, and at the rear entrance of a business be a maximum of 0.3 m²
 - ii) have a minimum Clearance of 2.4 m (7.87 ft) when measured from Grade to the bottom of the Sign Structure

- iii) be separated a minimum of 1.0 m (3.28 ft) from adjacent Fascia Signs
 - iv) where located above any portion of a Street or project over public property, not extend or project more than 0.3 m (0.98 ft) beyond the Building Face to which it is attached
 - v) not extend above the roof line of a flat roofed Building or, if there is a parapet or mansard roof, 0.5 m (1.64 ft) above the eave line but not higher than the upper edge of the parapet or mansard roof and the eave line in all other cases
 - vi) not contain any Advertisement except to identify the name of a business or occupant of a tenant space, where such Sign is located above the first floor of a Building to which it is attached
 - vii) not be illuminated when directly abutting a residential Parcel or, where it could have an adverse impact on a residential Parcel
 - viii) shall not include Third Party Advertising
 - ix) does not include any Changeable Copy, Manual, Electronic Message Feature or Electronic Message, Changeable Copy or Video Display.
- f) A Fascia Sign may contain Changeable Copy, Manual feature, or Electronic Message feature provided that they comply with section 5.7 and the following:
- i) a maximum of 20% of the Sign is used for Changeable Copy, Manual or Electronic Message Feature
 - ii) not more than 1 Sign per Lot, site or Parcel that contains Changeable Copy, Manual or Electronic Message Feature shall be allowed
 - iii) the messages on the Changeable Copy, Manual or Electronic Message Feature shall relate to:
 - i. the use, business, or occupant of the site where the Fascia Sign is located
 - ii. the services of a use, business, or occupant of the site where the Fascia Sign is located
 - iii. information that may otherwise be included on a Sign relating to the lease or sale of the property
 - iv. a Special Event for a non-profit organization
 - v. not contain Third Party Advertising
- g) A tenant occupying a premises within a Building may place a Fascia Sign on a Secondary Building Face, regardless of its physical location within the Building itself.

5.6.3 Integrated Roof Sign

- a) No part of an Integrated Roof Sign shall extend above the highest portion of the roof
- b) No part of an Integrated Roof Sign shall be separated from the rest of the roof by a space of more than 15.24 cm (6.00 in)

5.6.4 Painted Wall Sign and Murals

- a) Subject to the provisions of this Part, Painted Wall Signs are Discretionary on all properties containing approved commercial and industrial Land Use Districts.

- b) The size and location of a Mural is subject to the approval of Council.
- c) A Painted Wall Sign shall conform to the following guidelines:
 - i) any text, picture, illustration, or similar graphic that advertises the name of a business or, is a logo or symbol of a business that occupies the Building or Structure on which the Painted Wall Sign is located may:
 - i. cover up to 30% of the front of the Building
 - ii. cover up to 60% of a secondary Building Façade
 - iii. not include more than 70%, for any text that advertises the name of the business or, a logo associated with the business.
- d) The Development Authority shall have regard to the content and imagery of the Sign ensuring it enhances the area and is suitable for the location proposed.
- e) The Development Authority may require that the Painted Wall Sign be periodically repainted.
- f) The Development Authority may ensure the Painted Wall Sign be removed and the wall refinished, to be consistent with the rest of the Building, if the business to which the Sign relates ceases to be located in the Building upon which the Sign is located.
- g) A Mural that includes any copy that is considered by the Development Authority to be advertising shall be considered a Painted Wall Sign and are subject to the regulations of this section.

5.6.5 Projecting Sign

- a) Subject to section 5.5.7 (2), a Projecting Sign shall:
 - i) only be located on the Primary Building Face
 - ii) not have a separation of more than 0.6 m (1.97 ft) between the Sign and the Primary Building Face to which it is attached
 - iii) not project more than 2.0 m (6.56 ft) from the Building Face to which it is attached or, 0.3 m (0.98 ft) from the Road edge of the sidewalk, whichever is less
 - iv) have a maximum Copy Area of 2.23 m² (24.00 ft²) per side
 - v) have a minimum Clearance of 2.5 m (8.20 ft) when measured from Grade to the bottom of the Sign's Structure
 - vi) not project over public property unless written approval is provided by the Town
 - vii) not project more than 0.3 m (0.98 ft) above the roof line or, the maximum allowable Height of the Building, whichever is less

5.6.6 Window Sign

- a) For the purposes of this Part, 'window area' includes all contiguous panels of glass, including panes of glass that would be contiguous if not separated by mullions.

- b) Within a residential Land Use District, a Window Sign shall only be allowed in conjunction with an approved Home Based Business and shall comply with section 4.7.
- c) Within a commercial Land Use District, a Window Sign shall be limited to the first and second story of a Building, and not exceed 50% of the window area of a Primary Building Face and 25% of a Secondary Building Face.

5.7 Electronic Message Sign Regulations

- a) General Development standards for Electronic Message Signs may be allowed on a Freestanding Pylon Sign, a Freestanding Monument Sign and Fascia Sign and shall comply with sections 5.7 and 5.8.
- b) Unless otherwise provided for in this Part, an Electronic Message Feature Sign shall not exceed 40% of the Sign face, whichever is less; and
 - i) must relate to a use, business, or occupant of the site where the Sign is located
 - ii) or in the case of a Special Event being advertised, where a Special Event Permit has been issued
 - iii) not include Third Party Advertising
- c) Any Sign with an Electronic Message Feature shall:
 - i) maintain a minimum of 300.0 m (984.25 ft) from any other sign with an Electronic Message Feature
 - ii) display messages for a minimum time period of 20 seconds
 - iii) ensure that message transitions are instantaneous
 - iv) must not include effects like motion, dissolving, blinking, flashing or intermittent lights, video, or the illusion of such effects
- d) Must contain a default design that will freeze the Sign panel message in 1 position if a malfunction occurs.
- e) The Sign panel shall be equipped with a control system that automatically adjusts light emission level to ambient light conditions so as not to cause glare or excessive brightness.
- f) The Development Authority shall have the ongoing discretion to require the brightness, frequency, colors, or other qualities of the Sign panel be adjusted in order to address safety concerns.

5.7.1 Electronic Message, Changeable Copy Sign

- a) Subject to the provisions of this Part, an Electronic Message, Changeable Copy Sign shall be considered a Discretionary Use.

5.8 Freestanding Sign Regulations

- a) For the purposes of this Part, Freestanding Signs may be allowed in any commercial, industrial, DC-3 District or Public Land Use Districts.
- b) A Freestanding Sign may include the following types of Signs:
 - i) Community Event Information Sign
 - ii) Monument Sign
 - iii) Pylon Sign
 - iv) Neighbourhood Identification Sign
 - v) Post Sign
- c) Despite section 5.8 (a):
 - i) Freestanding Signs within C-2 and I-1 Land Use Districts, identified in the Downtown Revitalization Plan, are a Discretionary Use
 - ii) Freestanding Signs, Monument Signs, and Pylon Signs shall not be allowed within the C-1 District.
- d) A Freestanding Sign with Changeable Copy, Manual or electronic message sign shall not be allowed within any Land Use District adjacent to the Queen Elizabeth II (QEII) Highway and Highway 597
- e) A Freestanding Monument Sign or Freestanding Pylon Sign shall be landscaped a minimum of 2.0 m (6.56 ft) extending around the centre base of the sign to the satisfaction of the Development Officer who shall consider access for Maintenance. This Part shall not exempt any Landscaping requirements within this Bylaw.

5.8.1 Monument or Pylon Sign

- a) Unless otherwise specified within this Bylaw, a Freestanding Monument or Freestanding Pylon Sign shall:
 - i) not have a Copy Area great than 85% of the Sign Area
 - ii) a maximum Height of 9.0 m (29.53 ft)
 - iii) have a maximum Sign Area of 25.0 m² (269.10 ft²).
- b) The maximum number of Freestanding Pylon Signs or Freestanding Monument Signs located on a Parcel in a non-residential Land Use District shall be:
 - i) 1 Sign per Parcel on a site of 50.0 m (164.04 ft) Frontage or less
 - ii) 2 Signs per Parcel on a site of more than 50.0 m (164.04 ft) Frontage but not greater than 100 m (328.08 ft)
 - iii) a maximum of 2 Signs per Parcel on a site greater than 100.0 m (328.08 ft) in Frontage.

- c) Despite section 5.8.1 (b)(iii), where a Parcel has Frontage on more than 1 Road, 1 additional Sign may be allowed, not exceeding 60% of the maximum Height allowed, provided the distance between each Freestanding Pylon Sign or Freestanding Monument Sign is 50.0 m (164.04 ft).
- d) The following Setbacks shall apply for Freestanding Monument and Freestanding Pylon Signs:
 - i) be separated a minimum of 50.0 m (164.04 ft) from any other Freestanding Sign
 - ii) maintain a minimum 15 m (49.21 ft) from a Property Line shared with another site
 - iii) maintain a minimum 1.0 m (3.28 ft) from a Property Line adjacent to a Road
- e) A Freestanding Monument Sign and Freestanding Pylon Sign shall maintain a minimum Clearance of 3.0 m (9.84 ft) when measured from the ground to the bottom of the Sign Structure, except where it is a Freestanding Monument Sign; and:
 - i) does not interfere with traffic circulation or vehicle parking
 - ii) has electrical power supply supplied underground
 - iii) shall not be constructed within a parking area or such that it results in a reduction of the number of parking spaces
- f) A Freestanding Monument Sign or Freestanding Pylon Sign may:
 - i) be internally or externally illuminated
 - ii) contain Changeable Copy provided the Changeable Copy, Manual, Electronic Message Feature or Electronic Message, Changeable Copy does not exceed more than 25% of the Sign Area.
- g) A Freestanding Monument Sign or Freestanding Pylon Sign located on a Parcel within the C-1, C-2, C-3, and I-1 Land Use Districts included within the Downtown Revitalization Plan, where approved, shall:
 - i) not exceed a maximum Sign Area of 5.0 m² (53.82ft²)
 - ii) not exceed a maximum Height of 8.5 m (27.89 ft)
 - iii) not have a rotating element
 - iv) not have a changeable copy or an Electronic Message Feature; except:
 - i. where a Gas Bar has been approved, in which case the changeable copy or an Electronic Message Feature shall be limited to fuel price display
 - v) be limited to 1 Sign per Parcel
 - vi) maintain a minimum Clearance of 2.44 m (8.00 ft) when measured from the ground to the bottom of the Sign Structure, except where it is a Freestanding Monument Sign.
- h) A Freestanding Monument or Freestanding Pylon Sign located on a non-residential Parcel adjacent to QEII or Highway 597 shall:
 - i) not incorporate a rotating element
 - ii) shall be limited to 1 Freestanding Monument Sign or 1 Freestanding Pylon Sign per Parcel where the Sign Area is over 22.0 m² (236.81 ft²)
 - iii) maintain a maximum Height of 9.0 m (29.53 ft)
 - iv) not exceed a maximum Height of 9.0 m (29.53 ft)
 - v) may have a maximum Sign Area of 12.0 m² (12.179 ft²)

- vi) not incorporate Changeable Copy, Manual component or Electronic Message Feature or Video Display feature
- i) Freestanding Monument Signs within the R-3, R-4, R-5, R-MHC and R-MHP Land Use Districts, shall be used to identify the site and shall:
 - i) be limited to 1 Sign per Lot, site, or Parcel
 - ii) not contain any illumination
 - iii) have a maximum Height of 3.0 m (9.84 ft)
 - iv) have a maximum Sign Area of 5.0 m² (53.82 ft²)
 - v) not have a rotating element, Changeable Copy, Manual or an Electronic Message Feature
 - vi) be limited to:
 - i. 1 Sign per Parcel on a site of 30 m (98.43 ft) Frontage or less
 - ii. 2 Signs per Parcel on a site of more than 30 m (98.43 ft) Frontage but not greater than 60 m (196.85 ft)
 - iii. a maximum of 3 Signs per Parcel on a site of more than a Frontage greater than 60 m (196.85 ft)

5.8.2 Neighbourhood Identification Sign

- a) The Neighbourhood Identification Sign, pursuant to the Development Agreement entered into at the time of subdivision, shall:
 - i) be for neighbourhood identification purposes only and contain no advertising
 - ii) be constructed of Maintenance free material wherever possible
 - iii) not be internally illuminated or contain any Electronic Message Feature or Video Display
 - iv) not encroach upon any utility right of way
 - v) not affect traffic safety.

5.8.3 Post Sign

- a) A Post Sign located on private property shall:
 - i) have a maximum Height of 1.2 m (3.94 ft)
 - ii) have a maximum Sign Area of 1.1 m² (11.84 ft²)
 - iii) be separated a minimum of 5 m (16.40 ft) from all other Signs
 - iv) not block any sidewalks or interfere with pedestrian or vehicular traffic
 - v) be separated a minimum of 5 m (16.40 ft) from other Signs located on-site or off-site
- b) A Post Sign used as a Real Estate Sign shall have a maximum Height of 1.8 m (5.91 ft) and maximum Sign Area of 1.5 m² (16.15 ft²) within all residential Land Use Districts.
- c) A Post Sign used as a Real Estate Sign shall have a maximum Height of 4.0 m (13.12 ft) and a maximum Sign Area of 6.0 m² (64.58 ft²) within non-residential Land Use Districts.

5.9 Other Sign Regulations

- a) For the purposes of this Part, the following types of Signs may be allowed in any commercial, industrial, Direct Control or Public Land Use Districts:
- i) A-Frame Sign
 - ii) Bed & Breakfast Sign
 - iii) Custom Printed Insert Sign
 - iv) Directional Sign
 - v) Election Sign
 - vi) Flag Sign
 - vii) Home Based Business Sign
 - viii) Menu Board Sign

5.9.1 A-Frame Sign

- a) An A-Frame Sign shall:
- i) be limited to 1 Sign per business
 - ii) have a maximum Height of 0.9 m (2.95 ft)
 - iii) have a maximum Sign Area of 0.55 m² (5.92 ft²)
 - iv) not obstruct sidewalks or interfere with pedestrian or vehicular traffic
 - v) be displayed only during the business operating hours
 - vi) be separated a minimum of 5.0 m (16.40 ft) from other Signs located on or off-site
 - vii) be located on private property in front of the Building or premises to which the Sign pertains
 - viii) be of a painted finish, be neat and clean and be maintained at all times
 - ix) be constructed of materials that will collapse, cave in, give way upon impact (such as paper, cardboard, or other light weight material)
 - x) not use fluorescent, 'day-glow', luminous, or reflective lettering or backgrounds.
- b) For businesses with zero front Setbacks, 1 Sign may be placed on Town property adjacent to the front property boundary provided that the Sign is:
- i) located as close as possible to the front of the Building
 - ii) the Sign is placed wholly within 1.0 m (3.28 ft) of the curb, placed as close as practical to any Street tree, garbage receptacle, or other pieces of Street furniture where available in front of the business in order to maintain a minimum 2.0 m (6.56 ft) width for pedestrian passage.
- c) An A-Frame Sign used as an Open House Sign shall:
- i) only include a directional arrow, the phrase 'open house' and the name and/or the logo of the real estate company hosting the open house
 - ii) not be located in a median of a Road, on a sidewalk, or within a traffic circle area
 - iii) have a maximum Height of 0.9 m (2.95 ft)
 - iv) have a maximum Sign Area of 0.55 m² (5.92 ft²)
 - v) be separated a minimum of 5.0 m (16.40 ft) from other Signs located on site or off-site

- vi) be erected or placed no more than 3 hours prior to an open house and no later than 3 hours after an open house, except on weekends. Signs erected on a weekend may not be placed before 6:00 p.m. Friday or after 6:00 am on a Monday, except when a Friday or Monday is a statutory holiday, the display dates shall adjust to be displayed during the statutory holiday.

- d) An A-Frame Sign may not be located within a Road right-of-way.

5.9.2 Bed & Breakfast Sign

- a) Bed & Breakfast Signs shall:
 - i) require a permit
 - ii) be located entirely on private property
 - iii) be limited to a maximum of 2 Signs per approved Bed & Breakfast subject to the following:
 - i. authorized Sign types include, Post, Projecting and Window
 - ii. no 2 Signs on a single site may be the same type
 - iii. Signs allowed shall confirm to section 5.8.3, 5.6.5, and 5.6.6
 - iv. not be internally lit
 - v. not contain any Changeable Copy, Manual, or Electronic Message Feature.

5.9.3 Custom Printed Insert Sign

- a) Custom Printed Inserts are personalized corrugated plastic inserts which contain advertising or the display of the business logo or name and added to chain link fencing.
- b) Where chain link fencing is approved, Custom Printed Inserts may be considered in industrial Land Use Districts only; except:
 - i) any portion of a fence sharing a common property boundary with and adjacent to, the Queen Elizabeth II Highway and Highway 597
- c) The maximum Sign Copy Area containing advertising, the display of the business logo or name shall be limited to 25% per side of a perimeter chain link fence to a maximum of 2 sides.

5.9.4 Directional Sign

- a) A Directional Sign may contain a logo or name of business and may be illuminated
- b) A Directional Sign within R-3, R-5, and R-MHP Land Use Districts shall:
 - i) have a maximum Height of 0.9 m (2.46 ft)
 - ii) have a maximum Sign Area of 0.4 m² (4.31 ft²)
 - iii) be limited to 2 Directional Signs per site or Parcel
 - iv) the Development Authority may approve a greater number of Directional Signs where the need for the requested additional Signs has been demonstrated by the applicant.

5.9.5 Flag Sign

- a) Flag Signs shall:
 - i) be limited to 1 Sign per business
 - ii) be limited to a maximum of 3 Signs per Parcel
 - iii) be considered in all commercial and industrial Land Use Districts, except within the C-1 Commercial Central District and I-1 Industrial Light District as identified in the Downtown Revitalization Plan
 - iv) not exceed a maximum Height of 4.0 m (13.12 ft)
 - v) not block sidewalks or interfere with pedestrian or vehicular traffic
 - vi) be located within the property boundaries
 - vii) be separated a minimum of 5.0 m (16.40 ft) from another Flag Banner Sign and any other Signs located on or off-site
 - viii) be located in front of the Building or premises to which the Sign pertains
 - ix) be displayed for a period of up to 30 consecutive days to a maximum of 3 times per calendar year.
- b) The maximum number of Flag Signs placed on a site within a non-residential Land Use District shall be:
 - i) 1 Sign on a Lot with a Frontage of 30 m (98.43 ft) or less
 - ii) a maximum of 3 Signs on a Lot with a Frontage greater than 30 m (98.43 ft).
- c) A Flag Sign used with a Residential Sales Centre shall be decorative in its design, be Freestanding and not attached to any other Sign or Structure.

5.9.6 Home Based Business Sign

- a) A Home Based Business Sign shall:
 - i) not display any Signs unless a valid Development Permit and Business License have been issued by the Town
 - ii) not display any Sign other than 1 non-illuminated Window Sign, not exceeding 25% of the area of the window
 - iii) not display an A-Frame Sign no larger than 0.3 m² (3.23 ft²) advertising the Home Based Business operating from the Parcel and shall:
 - i. be located entirely within the boundaries of the property.

5.9.7 Menu Board Sign

- a) A Menu Board Sign shall be located on a Parcel within a commercial Land Use District and shall:
 - i) have a maximum Height of 3.0 m (9.84 ft)
 - ii) have a maximum Sign Area of 3.0 m² (32.29 ft²)
 - iii) be limited to a maximum of 2 Menu Board Signs per business on a site
 - iv) incorporate Landscaping where required by the Development Authority

- v) not create any off-site Nuisance with regards to noise or illumination to the satisfaction of the Development Authority

5.10 Special Event Sign Regulations

- a) A Special Event Sign used for the purposes of advertising a Special Event or for providing Public Notices shall not require a Development Permit provided:
 - i) a Sign shall not contain advertising copy other than information specific to the Special Event
 - ii) when located in a Road right-of-way shall:
 - i. be limited to an A-Frame Sign or a Post Sign
 - ii. have a maximum Sign Area of 0.55 m² (5.92 ft²)
 - iii. have a maximum Height of 0.9 m (2.95 ft)
 - iv. be located 5.0 m (16.40 ft) from all other Signs within the right of way
 - v. be placed no more than 5 days prior to the event, if it is a singular occurring event
 - vi. be placed no more than 2 days prior to the event if it is a regularly scheduled event (i.e. Farmers Market)
 - vii. be allowed to remain within the right of way throughout the duration of the event
 - viii. be removed within 24 hours following the conclusion of the event
 - iii) shall not contain any illumination or use any flashing or electronic device
 - iv) not be attached to any light standard, pole or any other Sign or Structure
 - v) be anchored and stabilized at all times
- b) A Special Event Sign shall maintain the following Setbacks:
 - i) 1.5 m (4.92 ft) from the Front Property Line
 - ii) 10.0 m (32.81 ft) from any intersection whether controlled or uncontrolled
 - iii) 5.0 m (16.40 ft) from a hydrant
 - iv) 10.0 m (32.81 ft) from the Lot Line that abuts another Lot other than a residential Lot
 - v) 3.0 m (9.84 ft) from any access to or from a Lot or site
 - vi) 25 m (82.02 ft) from a Freestanding Sign.

5.11 Temporary Sign Regulations

- a) A Temporary Sign may include the following types of Signs:
 - i) Banner Sign
 - ii) Changeable Copy, Manual Sign
 - iii) Construction Sign
 - iv) Flag Sign
 - v) Future Development Sign
 - vi) Inflatable Sign
 - vii) Portable Sign
 - viii) Show Home Sign
 - ix) Open House and Real Estate Signs

5.11.1 Banner Sign

- a) A Banner Sign shall:
 - i) have a maximum of 1 Sign per Building or individual commercial or industrial unit within a Building or Parcel
 - ii) only be located on a Parcel within C-2, C-3, C-4, CMU, I-1, I-2, and Direct Control Land Use Districts
 - iii) a Banner Sign shall not be allowed within the I-1 Land Use District identified in the Downtown Revitalization Plan
 - iv) have a maximum of 25% of the area of the wall of the premises to which it is attached
 - v) be displayed for a period of up to 30 consecutive days to a maximum of 90 days in a calendar year.

5.11.2 Changeable Copy Sign, Manual and Portable Signs

- a) A Changeable Copy, Manual feature is the copy on a Sign that changes manually through the use of attachable letters, numbers or pictorial panels and may be contained within, or form part of a, Freestanding Monument Sign, Freestanding Pylon Sign, a Fascia Sign, or a Portable Sign and does not include Third Party Advertising or any Electronic Message Feature.
- b) A Changeable Copy Sign feature contained within a Freestanding Monument Sign, a Freestanding Pylon Sign or a Fascia Sign shall comply with sections 5.6.2 or 5.8; and
 - i) may contain a maximum of 30% of the Sign Area.
- c) A Changeable Copy, Manual feature on a Portable Sign is intended for temporary on-site advertising relating to the activities of the landowner or its occupants.
- d) A Changeable Copy, Manual feature on a Portable Sign with manual feature as part of the overall Sign, is allowed in all commercial and industrial Land Use Districts with the exception of:
 - i) C-1 and C-3 Land Use Districts; and may:
 - i. have a maximum Height of 2.0 m (6.56 ft)
 - ii. have a maximum Sign Area of 3.0 m² (32.29 ft²)
 - iii. have a maximum width of 2.5 m (8.20 ft)
 - iv. be illuminated or non-illuminated
 - v. contain no audio feature.
- e) A Changeable Copy, Manual on a Portable Sign shall maintain the following Setbacks:
 - i) 30.0 m (98.43 ft) from any other Freestanding Sign
 - ii) 50.0 m (164.04 ft) from any other Portable Sign
 - iii) 6.0 m (19.69 ft) from any access
 - iv) 15.0 m (49.21 ft) from any Property Line shared with another Parcel or site
 - v) 5.0 m (16.40 ft) from a hydrant
 - vi) 1.5 m (4.92 ft) from the Front Property Line
 - vii) 10.0 m (32.81 ft) from any intersection whether controlled or uncontrolled

- viii) 10.0 m (32.81 ft) m from the Lot Line that abuts another Lot other than a residential Lot.
- f) A Changeable Copy, Manual, Portable Sign shall be limited to:
 - i) 1 Changeable Copy Sign per site where the total Frontage is 50.0 m (164.04 ft) or less
 - ii) a maximum of 2 Changeable Copy Signs per site where the total Frontage is greater than 100.0 m (328.08 ft).
- g) The maximum length of a permit for a Portable Sign shall:
 - i) be 60 days with the maximum duration of display per business for each Portable Sign being 60 days, 3 times per year
 - ii) not remain at 1 location for more than 60 consecutive days at 1 time
 - iii) not be applied for more than 30 days in advance of the date of placement
 - iv) upon expiry, the Development Authority shall require a new application for the Portable Sign. There shall be no obligation for the Development Authority to approve a permit on the basis that a previous permit had been issued
- h) a Portable Sign located within a Road right-of-way or any other public property shall be used only for Public Notice as required by municipal, provincial, or federal legislation and shall:
 - i) comply with the requirements of this Bylaw
 - ii) be placed no more than 7 days prior to an activity or event
 - iii) be allowed to remain in the right of way throughout the duration of the event
 - iv) be removed within 24 hours following the conclusion of the event or activity.
- i) A Portable Sign shall not be allowed on:
 - i) a vacant or undeveloped Parcel
 - ii) a Parcel that contains, and has been approved for, Changeable Copy, Manual or Electronic Message Features.
- j) A Portable Sign or Changeable Copy Sign shall not interfere with site lines, any traffic control device; or impede on traffic or pedestrian movements at any time.

5.11.3 Construction Sign

- a) A Constuction Sign shall not require a Sign permit, but shall comply with the following regulations.
- b) A Construction Sign may be placed on site no sooner than 14 days prior to commencement of construction.
- c) A Construction Sign shall:
 - i) be limited to 4 Signs per Parcel
 - ii) be removed within 7 days following construction completion.
- d) A Construction Sign for new construction, for a site with Frontage of 30.0 m (98.43 ft) or less, shall:

- i) have a maximum Height of 3.0 m (9.84 ft)
 - ii) have a maximum area of 2.8 m² (30.14 ft²)
- e) A Construction Sign for new construction, for a site with Frontage greater than 30.0 m (98.43 ft), shall:
- i) have a maximum Height of 4.0 m (13.12 ft)
 - ii) have a maximum area of 6.0 m² (64.58 ft²)

5.11.4 Future Development Sign

- a) A Future Development Sign is a Temporary Sign and may be placed on a site where a permit has been approved for Development or where a Development Agreement has been signed by the Town.
- b) A Future Development Sign relating to new construction, for a site with a Frontage of 30.0 m (98.43 ft) or less, a maximum of 1 Sign shall be allowed and shall:
- i) have a maximum Height of 3.0 m (9.84 ft)
 - ii) have a maximum Sign Area of 2.8 m² (30.14 ft²)
 - iii) maintain Setback distances of 6.0 m (19.69 ft) from any Property Line or intersection
- c) A Future Development Sign related to new construction, for a site with a Frontage greater than 30.0 m (98.43 ft), a maximum of 2 Signs shall be allowed and shall:
- i) have a maximum Height of 4.0 m (13.12 ft)
 - ii) have a maximum Sign Area of 6.0 m² (64.58 ft²)
 - iii) maintain Setback distances of 6.0 m (19.69 ft) from any Property Line or intersection
- d) A Future Development Sign shall be located at the entrance to a Lot or site and shall:
- i) have a maximum Height of 3.0 m (9.84 ft)
 - ii) have a maximum Sign Area of 5.0 m² (53.82 ft²)
 - iii) have a maximum width of 3.0 m (9.84 ft)
 - iv) have a maximum Copy Area of 75%
 - v) not include an Electronic Message Feature or changeable display feature
 - vi) be secured or anchored at all times
 - vii) not be located on a vacant or undeveloped Lot or site
 - viii) incorporate Landscaping where required by the Development Authority
 - ix) not interfere with any traffic movements or sight lines.
- e) A Future Development Sign shall not exceed a maximum of:
- i) 2 Signs per Lot or site with a Frontage of 90.0 m (295.28 ft) or less
 - ii) 3 Signs per Lot or site with a Frontage greater than 90.0 m (295.28 ft)
- f) Any permit issued for a Future Development Sign is valid for 2 years from the date of approval.

5.11.5 Garage Sale Signs

- a) A Garage Sale Sign shall not require a Sign permit but shall comply with the following regulations. Garage Sale Signs shall:
- i) not be more than 3 Signs per garage sale event
 - ii) be self-supporting
 - iii) not be placed on municipal poles, mailboxes, or any other freestanding Structure
 - iv) not exceed 0.37 m² (3.98 ft²)
 - v) contain the address of where the sale is taking place and the dates of the sale only
 - vi) be removed no later than 24 hours following the garage sale event.

5.11.6 Inflatable Sign

- a) An Inflatable Sign shall only be located on a Parcel that is within the C-2, C-3, C-4, CMU, DC-3, I-1 and I-2 Land Use Districts.
- b) Despite section 5.11.6 (a), an Inflatable Sign shall not be located on a Parcel adjacent to Queen Elizabeth II and Highway 597; and shall:
- i) maintain a minimum Setback of 100.0 m (328.08 ft) measured from the base of the Inflatable Sign to the boundary of any Parcel within residential Land Use Districts
 - ii) maintain a minimum separation of 5.0 m (16.40 ft) from any other Sign on-site
 - iii) not be located within any required Parcel Setback
 - iv) be securely attached or anchored and must touch the surface to which it is anchored
 - v) not interfere or obstruct access or sight lines to or from a site
 - vi) not exceed the maximum Height allowed within the Land Use District, to a maximum of 14.0 m (45.93 ft)
 - vii) be limited to a maximum of 1 Inflatable Sign per site.
- c) An Inflatable Sign may be placed on a site and shall follow these additional guidelines:
- i) placement shall be for 60 days with the maximum duration of display per business for each Inflatable Sign being 60 days 3 times per year
 - ii) must not remain at 1 location for more than 60 consecutive days at 1 time
 - iii) no permit may be applied for more than 30 days in advance of the date of placement
 - iv) upon expiry, the Development Authority shall require a new application for the Inflatable Sign. There shall be no obligation for the Development Authority to approve a permit on the basis that a previous permit had been issued.

5.11.7 Show Home Sign

- a) A Show Home Sign shall only be placed on a site with an approved Residential Sales Centre. For the purposes of this Part, a Residential Sales Centre, on the Parcel, may be a self contained temporary portable Building or a Dwelling in a residential Land Use District.
- b) There shall be a maximum of:

- i) 2 Show Home Signs on a Parcel less than 0.25 ha
 - ii) 4 Show Home Signs on a Parcel greater than 0.25 ha.
- c) The maximum combined Sign Area for all Show Home Signs shall be:
 - i) 3.0 m² (32.29 ft²) for a site less than 0.25 ha
 - ii) 12.0 m² (129.17 ft²) for a site greater than 0.25 ha but less than 1.0 ha
 - iii) 24.0 m² (258.33 ft²) for a site greater than 1.0 ha, however the maximum Sign Area for 1 Sign shall not exceed 6.0 m² (64.58 ft²)
- d) The minimum Setback from a Lot Line for a Show Home Sign shall be:
 - i) 3.0 m (9.84 ft) for a site less than 0.25 ha
 - ii) 6.0 m (19.69 ft) for a site greater than 0.25 ha
 - iii) a Show Home Sign required for a Dwelling shall maintain a minimum of 1.0 m (3.28 ft) from any Property Line
- e) The maximum Height for a Show Home Sign shall be:
 - i) 3.0 m (9.84 ft) for a site less than 0.25 ha
 - ii) 6.0 m (19.69 ft) for a site greater than 0.25 ha
- f) A Show Home Sign shall be removed upon the earlier of:
 - i) the completion of the subdivision for which it is advertising
 - ii) the removal of a temporary sales Office for which it is advertising
 - iii) the residential occupancy of the show home for which it is advertising
 - iv) or within 2 years from the date of approval of the Development Permit for a Residential Sales Centre
- g) Flag Signs used for show home purposes shall not be included in the maximum number of Show Home Signs allowed for a site but are subject to the regulations of section 5.9.5.
- h) Show Home Signs on public or Road rights-of-way shall not be allowed.

PART 6.0 LAND USE DISTRICTS

LAND USE DISTRICTS	SYMBOL	PAGE
Residential Single Dwelling Large Lot District	R-1L	118
Residential Single Dwelling Medium Lot District	R-1M	120
Residential Single Dwelling Small Lot District	R-1S	122
Residential Manufactured Home Park District	R-MHP	124
Residential Multi-Dwelling District	R-2	127
Residential Medium Density District	R-3	130
Residential High-Density District	R-4	132
Residential Multi Unit District	R-5	134
Commercial Central District	C-1	136
Commercial Highway District	C-2	138
Commercial Local District	C-3	140
Business Park District	C-4	142
Commercial Mixed-Use District	CMU	144
Industrial Light District	I-1	146
Industrial Heavy District	I-2	148
Public Facility District	PF	150
Parks and Recreation District	PR	152
Environmental Open Space District	EOS	154
Urban Reserve District	UR	156
Agricultural District	AG	157
Alderwood Close Overlay District		159

6.1 Residential Single Dwelling Large District (R-1L)

6.1.1 Purpose

To provide an area to accommodate low Density residential Development on large Lots and uses herein listed which are compatible and are connected to municipal services.

6.1.2 Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none"> • Accessory Building • Detached Dwelling • Home Based Business 1 • Home Based Business 2 	<ul style="list-style-type: none"> • Accessory Suite • Accessory Use • Assisted Living Facility • Bed & Breakfast • Boarding or Lodging House • Daycare, Minor • Group Home • Home Based Business 3 • Modular Home • Moved-in Dwelling • Residential Kennel • Residential Sales Centre • Signs • Temporary Care Facility

6.1.3 District Regulations

In addition to the Regulations contained in Part 3.0 | General Regulations, Part 4.0 | Specific Use Regulations and Part 5.0 | Signs, the following Land Use District regulations shall apply to all Development in this Land Use District:

Minimum Front Yard	6.0 m (19.69 ft) except adjacent to a collector Road, where it shall be 7.5 m
Minimum Side Yard	1.5 m (4.9 ft) except: <ul style="list-style-type: none"> • adjacent to a collector Road, where it shall be 4.5 m (14.76 ft) • adjacent to a Road, but not including a Lane, where it shall be 3.0 m (9.84 ft) or as required by Alberta Building Code, whichever is greater

	<ul style="list-style-type: none"> In a laneless subdivision, section 3.23 shall also apply, or as required in the Alberta Building Code, whichever is greater.
Minimum Rear Yard	<ul style="list-style-type: none"> 7.5 m (24.61 ft) with an attached Garage 10.0 m (32.81 ft) without an attached Garage 12.5 m (41.01 ft) where it abuts a major Collector
Minimum Parcel Area	<ul style="list-style-type: none"> Interior Parcels – 550.0 m² (5,920.15 ft²) Corner Parcels – 600.0 m² (6,458.35 ft²)
Minimum Parcel Width	<ul style="list-style-type: none"> Interior Parcels – 15.0 m (49.21 ft) Corner Parcels – 16.5 m (54.13 ft)
Maximum Parcel Coverage	40% (excludes Driveways and Grade level open Decks)
Maximum Building Height	2 Storeys with a maximum overall Height of 10.0 m (32.81 ft)
Laneless Parcels	<p>Where no Lane exists, 1 Side Yard shall not be less than:</p> <ul style="list-style-type: none"> 1.5 m (4.92 ft) in the case of a Detached Dwelling with an attached Garage 3.0 m (9.84 ft) in the case of a Detached Dwelling without an attached Garage.

6.2 Residential Single Dwelling Medium Lot District (R-1M)

6.2.1 Purpose

To provide an area to accommodate low Density residential Development on medium Lots and other uses herein listed, which are compatible and connected to municipal services.

6.2.2 Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none"> • Accessory Building • Detached Dwelling • Home Based Business 1 • Home Based Business 2 	<ul style="list-style-type: none"> • Accessory Suite • Accessory Use • Assisted Living Facility • Bed & Breakfast • Boarding or Lodging House • Daycare, Minor • Group Home • Home Based Business 3 • Modular Home • Moved-in Dwelling • Residential Kennel • Residential Sales Centre • Signs • Temporary Care Facility

6.2.3 District Regulations

In addition to the Regulations contained in Part 3.0 | General Regulations, Part 4.0 | Specific Use Regulations and Part 5.0 | Signs, the following Land Use District regulations shall apply to all Development in this Land Use District:

Minimum Front Yard	6.0 m (19.69 ft) except adjacent to a collector Road, where it shall be 7.5 m (24.61 ft)
Minimum Side Yard	1.5 m (4.92 ft) except: <ul style="list-style-type: none"> • adjacent to a collector Road, where it shall be 4.5 m (14.76 ft) • adjacent to a Road, but not including a Lane, where it shall be 3.0 m (9.84 ft) or as required by Alberta Building Code, whichever is greater

	<ul style="list-style-type: none"> In a laneless subdivision, section 3.23 shall also apply, or as required in the Alberta Building Code, whichever is greater.
Minimum Rear Yard	<ul style="list-style-type: none"> 7.5 m (24.61 ft) with an attached Garage 10.0 m (32.81 ft) without an attached Garage 12.5 m (41.01 ft) where it abuts a major collector Road
Minimum Parcel Area	<ul style="list-style-type: none"> Interior Parcels – 460.0 m² (4,951.40 ft²) Corner Parcels – 510.0 m² (5489.59 ft²)
Minimum Parcel Width	<ul style="list-style-type: none"> Interior Parcels – 12.5 m (41.01 ft) Corner Parcels – 14.0 m (45.93 ft)
Maximum Parcel Coverage	40% (excludes Driveways and Grade level open Decks)
Maximum Building Height	2 Storeys with a maximum overall Height of 10.0 m (32.81 ft)
Laneless Parcels	<p>Where no Lane exists, 1 Side Yard shall not be less than:</p> <ul style="list-style-type: none"> 1.5 m (4.92 ft) in the case of a Detached Dwelling with an attached Garage 3.0 m (9.84 ft) in the case of a Detached Dwelling without an attached Garage.

6.3 Residential Single Dwelling Small Lot District (R-1S)

6.3.1 Purpose

To provide an area to accommodate low Density residential Development on small Lots and other uses herein listed which are compatible and all of which are connected to municipal services.

6.3.2 Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none"> • Accessory Building • Detached Dwelling • Home Based Business 1 • Home Based Business 2 	<ul style="list-style-type: none"> • Accessory Suite • Accessory Use • Assisted Living Facility • Bed & Breakfast • Boarding or Lodging House • Daycare, Minor • Group Home • Home Based Business 3 • Modular Home • Moved-in Dwelling • Residential Kennel • Residential Sales Centre • Signs • Temporary Care Facility

6.3.3 District Regulations

In addition to the Regulations contained in Part 3.0 | General Regulations, Part 4.0 | Specific Use Regulations and Part 5.0 | Signs, the following Land Use District regulations shall apply to all Development in this Land Use District:

Minimum Front Yard	6.0 m (19.69 ft) except adjacent to a collector Road, where it shall be 7.5 m (24.61 ft)
Minimum Side Yard	1.5 m (4.92 ft) except: <ul style="list-style-type: none"> • adjacent to a collector Road, where it shall be 4.5 m (14.76 ft) • adjacent to a Road, but not including a Lane, where it shall be 3.0 m (9.84 ft) or as required by Alberta Building Code, whichever is greater

	<ul style="list-style-type: none"> In a laneless subdivision, section 3.23 shall also apply, or as required in the Alberta Building Code, whichever is greater.
Minimum Rear Yard	<ul style="list-style-type: none"> 7.5 m (24.61 ft) with an attached Garage 10.0 m (32.81 ft) without an attached Garage 12.5 m (41.01 ft) where it abuts a major collector Road
Minimum Parcel Area	<ul style="list-style-type: none"> Interior Parcels – 360.0 m² (3,875.00 ft²) Corner Parcels – 410.0 m² (4413.2 ft²)
Minimum Parcel Width	<ul style="list-style-type: none"> Interior Parcels – 10.5 m (34.45 ft) Corner Parcels – 11.5 m (37.73 ft)
Maximum Parcel Coverage	50% (excludes Driveways and Grade level open Decks)
Maximum Building Height	2 Storeys with a maximum overall Height of 10.0 m (32.81 ft)
Laneless Parcels	<p>Where no Lane exists, 1 Side Yard shall not be less than:</p> <ul style="list-style-type: none"> 1.5 m (4.92 ft) in the case of a Detached Dwelling with an attached Garage 3.0 m (9.84 ft) in the case of a Detached Dwelling without an attached Garage.

6.4 Residential Manufactured Home Park District (R-MHP)

6.4.1 Purpose

To provide an area for Manufactured Homes and other uses herein listed in a comprehensively designed park wherein sites are rented or owned as part of a registered condominium plan, connected to municipal services.

6.4.2 Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none">• Accessory Building• Manufactured Home• Home Based Business 1	<ul style="list-style-type: none">• Accessory Use• Home Based Business 2• Residential Kennel• Residential Sales Centre• Signs

6.4.3 District Regulations

- A Development Permit application shall be provided for each Manufactured Home or Manufactured Home addition within a Manufactured Home Park
- Any additions or expansions to a Manufactured Home within a Manufactured Home Park shall have a foundation, Structure, and appearance the same as, or consistent with the Manufactured Home
- For the purposes of this Land Use District, "Lot" means the total area of land reserved for the placement of a Manufactured Home and for the exclusive use of its occupants.

In addition to the Regulations contained in Part 3.0 | General Regulations, Part 4.0 | Specific Use Regulations and Part 5.0 | Signs, the following regulations shall apply to all Development in this Land Use District:

Maximum Gross Density	17 Manufactured Homes/ha (7 ac)
Maximum Park Area	2.0 ha
	The following Setbacks shall be maintained: <ul style="list-style-type: none">• 4.5 m (14.76 ft) from park boundary• 3.0 m (9.84 ft) from internal access Road or common parking area• 6.0 m (19.69 ft) from front Lot Line

Minimum Setback Requirements	<ul style="list-style-type: none"> • 1.5 m (4.92 ft) from side Lot Line • 3.0 m (9.84 ft) from rear Lot Line • 4.88 m (16.01 ft) models shall provide 1 Side Yard of a minimum of 4.5 m (14.76 ft) • Models larger than 4.88 m (16.01 ft) shall provide a minimum Rear Yard of 6.0 m (19.69 ft) • All attached Structures shall maintain a minimum 1.5 m (4.92 ft) from any Lot Line.
Maximum Lot Area	As determined by the Development Authority meeting all requirements of this Land Use District.
Minimum Parcel Width	<ul style="list-style-type: none"> • Interior Parcels – 10.5 m (34.45 ft) • Corner Parcels – 11.5 m (37.73 ft)
Maximum Parcel Coverage	50% (excludes Driveways and Grade level open Decks)
Maximum Building Height	5.5 m (18.04 ft)
Minimum Manufactured Home Width	3.5 m (11.48 ft)
Minimum Manufactured Home Floor Area	80 m ² (861.11 ft ²)

Building Design and Character:

Skirting or any attached Structure shall be fabricated to complement the exterior finish of the Manufactured Home and be of durable all-weather construction and designed in a manner that will enhance the appearance of the Manufactured Home. Each Manufactured Home shall be levelled, blocked, and skirted, within 30 days of being placed on a Lot so that the entire undercarriage, hitch, and support Structures are concealed from view.

Amenity / Recreation Area:

For the enjoyment of all residents of the Development, an amenity/recreation space shall be provided and designed in accordance with a recreation site plan and located in a suitable area approved by the Development Authority. This plan may include outdoor, indoor or a combination of both and shall be a minimum of 10% of the total area of a Manufactured Home Park.

Landscaped Area:

Any area not developed or occupied by park Roads, Walkways, Driveways, Buildings or other developed Buildings or facilities shall be landscaped.

Perimeter Landscaping of an area not less than 3.0 m (9.84 ft) in width between any Manufactured Home Lot and park boundary line shall be required. Fencing or screening may be required at the discretion of the Development Authority within the 3.0 m (9.84 ft) perimeter. All Height, materials and location shall be at the discretion of the Development Authority.

Walkways:

Internal Walkways or paths shall be to the satisfaction of the Development Authority.

Access and Roadways:

Manufactured Home Parks greater than 50 units shall have 2 separate means of access within the Development area. All internal Roads shall meet the minimum standards of the Town.

Storage Areas:

All storage areas, separate from the Manufactured Home Lot, shall be provided for storage of seasonal recreational equipment. Such storage areas shall be adequately screened with all storage areas having an area of not less than 20.0 m² (215.28 ft²) per Manufactured Home Lot.

6.5 Residential Multi-Dwelling District (R-2)

6.5.1 Purpose

To provide an area to accommodate medium Density residential Development typically comprised of 2 to 4 attached Dwellings and uses herein listed which are compatible and connected to municipal services.

6.5.2 Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none">• Accessory Building• Duplex• Home Based Business 1• Row Housing	<ul style="list-style-type: none">• Accessory Use• Assisted Living Facility• Bed & Breakfast, in Detached Dwelling only• Daycare, Minor• Detached Dwelling• Group Home• Home Based Business 2• Home Based Business 3• Mixed Use Development only on the following Parcels:<ul style="list-style-type: none">◦ Lots 1 through 8 (inclusive), Block 6, Plan 5629HW; and◦ Lots 25 through 40 (inclusive), Block 6, Plan RN17A• Multiple Housing Development• Residential Sales Centre• Signs• Temporary Care Facility

6.5.3 District Regulations

- a) Development Plans illustrating the Development of the site, the architectural treatment of all Buildings, Landscaping, lighting, parking, and access shall be prepared to the satisfaction of the Development Authority.
- b) The Development Authority may require satisfactory screening to reduce any impact a use in this Land Use District may have on adjacent properties. Screening may include fencing, Building placement, Landscaping, or a combination of these items
- c) Maximum Height shall be determined by the Development Authority having regard for the site, appearance, and massing of adjacent residential properties
- d) For Mixed Use Developments:

- i) Dwellings shall be located only on a second floor and shall have a separate entrance from non-residential elements of the site
- ii) all outside loading, unloading, and parking spaces shall be located at the side or rear of the Building and be visually screened from view from any adjacent Streets or adjacent residential areas to the satisfaction of the Development Authority
- iii) commercial Uses shall be considered Discretionary Uses and are restricted to Commercial Services Facility; Food Service, Restaurant; Retail, General; and Office uses

In addition to the Regulations contained in Part 3.0 | General Regulations, Part 4.0 | Specific Use Regulations and Part 5.0 | Signs, the following regulations shall apply to all Development in this Land Use District:

Minimum Front Yard	6.0 m (19.69 ft) except adjacent to a collector Road, where it shall be 7.5 m (24.61 ft)
Minimum Side Yard	1.5 m (4.9 ft) except: <ul style="list-style-type: none"> • adjacent to a collector Road, where it shall be 4.5 m (14.76 ft) • adjacent to a Road, but not including a Lane, where it shall be 3.0 m (9.84 ft) or as required by Alberta Building Code, whichever is greater • In a laneless subdivision, section 3.23 shall also apply, or as required in the Alberta Building Code, whichever is greater
Minimum Rear Yard	7.5 m (24.61 ft) except when adjacent to a collector Road, where it shall be 10.0 m (32.81 ft).
Minimum Parcel Area	<u>Duplex</u> <ul style="list-style-type: none"> • Interior Parcels – 280.0 m² (3,013.89ft²) • Corner Parcels – 330.0 m² (3,552.09 ft²) <u>Row Housing</u> <ul style="list-style-type: none"> • Interior Parcels – 185.0 m² (1,991.32 ft²) • Corner Parcels – 220.0 m² (2,368.06 ft²) <u>Row Housing (4-plex)</u> <ul style="list-style-type: none"> • Interior Parcels – 200.0 m² (2,152.78 ft²) • Corner Parcels – 275.0 m² (2,960.08ft²) <u>Temporary Care Facility</u> <ul style="list-style-type: none"> • Interior Parcels – 280.0 m² (3,013.89 ft²) • Corner Parcels – 330.0 m² (3,552.09 ft²)
Maximum Parcel Coverage	55% (excludes Driveways and Grade level open Decks)

Maximum Building Height	Row Housing and Multiple Housing Development <ul style="list-style-type: none"> • Flat Roof: 10.0 m (32.81 ft) • Sloped Roof: 12.5 m (41.01 ft) • Maximum 3 Storeys above Grade
Laneless Parcels	Where no Lane exists, and for Detached Dwelling, Duplex and Row Housing, both Side Yards shall not be less than: <ul style="list-style-type: none"> • 1.5 m (4.92 ft) in the case with an attached Garage • 3.0 m (9.84 ft) in the case of without an attached Garage.

6.6 Residential Medium Density District (R-3)

6.6.1 Purpose

To provide an area to accommodate medium-high Density residential Development with shared Amenity Spaces and other uses herein listed which are compatible and connected to municipal services.

6.6.2 Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none">• Accessory Building• Apartment• Home Based Business 1• Multiple Housing Development	<ul style="list-style-type: none">• Accessory Use• Assisted Living Facility• Group Home• Home Based Business 2• Residential Sales Centre• Signs• Temporary Care Facility

6.6.3 District Regulations

In addition to the Regulations contained in Part 3.0 | General Regulations, Part 4.0 | Specific Use Regulations and Part 5.0 | Signs, the following Land Use District regulations shall apply to all Development in this Land Use District:

Minimum Front Yard	<u>Temporary Care Facility</u> <ul style="list-style-type: none">• 6.0 m (19.69 ft) except adjacent to a collector Road, where it shall be 7.5 m (24.61 ft) <u>Apartment</u> <ul style="list-style-type: none">• 7.5 m (24.61 ft)
Minimum Side Yard	3.0 m (9.84 ft) except: <ul style="list-style-type: none">• adjacent to a collector Road, where it shall be 4.5 m (14.76 ft)• as required by Alberta Building Code, whichever is greater.
Minimum Rear Yard	7.5 m (24.61 ft) except when adjacent to a collector Road, where it shall be 10.0 m (32.81 ft).
Minimum Parcel Area	3,035.14 m ² (0.30 ha)
Maximum Parcel Area	4.32 ac (1.75 ha)
Dwelling Density	45 units / hectare or 18 units per acre

Maximum Parcel Coverage	<u>Temporary Care Facility</u> <ul style="list-style-type: none"> • 55% (excludes Driveways) <u>Apartment</u> <ul style="list-style-type: none"> • 75% (excludes Driveways)
Maximum Building Height	<u>Temporary Care Facility</u> <ul style="list-style-type: none"> • 10.0 m (32.81 ft) <u>Apartment</u> <ul style="list-style-type: none"> • 12.0 m (39.37 ft) • 4 storeys
Minimum Landscaped Area	30% (Apartment, Multiple Housing Development, Assisted Living Facility, and Temporary Care Facility).
Amenity Space	<p>Amenity Spaces may consist of a single area or be divided into multiple areas. The Amenity Space shall include outdoor Open Space that provides an area for unstructured passive or active recreation to the satisfaction of the Development Officer and includes 2 or more of the following:</p> <ul style="list-style-type: none"> • Playground equipment • Benches, picnic tables, or other form of seating • Gazebo or other shelter • Patio • Courtyards • Gardens • Other recreational or amenity uses that would satisfy the needs of the residents for the Development. <p>Each Apartment unit shall provide a private outdoor Amenity Space of not less than 4.5 m² (48.44 ft²) in area.</p>

6.7 Residential High Density District (R-4)

6.7.1 Purpose

To provide an area for high Density residential Development with shared Amenity Spaces and other uses herein listed which are compatible and connected to municipal services.

6.7.2 Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none">• Accessory Building• Apartment• Home Based Business 1• Multiple Housing Development	<ul style="list-style-type: none">• Assisted Living Facility• Boarding or Lodging House• Group Home• Home Based Business 2• Mixed Use Development• Residential Sales Centre• Signs• Temporary Care Facility

6.7.3 District Regulations

In addition to the Regulations contained in Part 3.0 | General Regulations, Part 4.0 | Specific Use Regulations and Part 5.0 | Signs, the following Land Use District regulations shall apply to all Development in this Land Use District:

Minimum Front Yard	6.0 m (19.69 ft) except adjacent to a collector Road, where it shall be 7.5 m (24.61 ft)
Minimum Side Yard	<p><u>Apartments</u></p> <ul style="list-style-type: none">• 3.0 m (9.84 ft) except where it abuts a Road other than a Lane, it shall be 3.5 m (11.48 ft) or as required in the Alberta Building Code, whichever is greater. <p><u>Row Housing: Multiple Housing Development (End Units)</u></p> <ul style="list-style-type: none">• 1.5 m (4.92 ft) except where it abuts a Road other than a Lane, it shall be 2.75 m (9.02 ft).
Minimum Rear Yard	7.5 m (24.61 ft) except when adjacent to a collector Road, where it shall be 10.0 m (32.81 ft).
Minimum Parcel Area	5,000.00 m ² (0.50 ha)
Landscaping Area	A minimum of 30% of the site shall be landscaped.
Dwelling Density	80 units / ha

Maximum Parcel Coverage	75%
Maximum Building Height	The lessor of 4 storeys or 17 m (55.77 ft)

Amenity / Recreation Area:

An Amenity Space for the enjoyment of residents of the Development including hard and soft landscaped areas and recreational areas in a suitable location shall be incorporated into the plans.

Building Design and Character:

Row Housing and Multiple Housing Developments may provide for front attached Garages and unique front Facades that are aesthetically appealing.

Parking Areas:

To mitigate the dominance of front parking areas, no part of a Front Yard of a site developed with a Row Housing or Multiple Housing Development shall be utilized for vehicle parking.

6.8 Residential Multi-Unit District (R-5)

6.8.1 Purpose

To provide an area for multi-unit residential Developments at a higher Density and any other uses, herein listed, all of which are connected to municipal services.

6.8.2 Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none">• Apartment• Home Based Business 1	<ul style="list-style-type: none">• Accessory Building• Accessory Use• Assisted Living Facility• Home Based Business 2• Mixed Use Development• Residential Sales Centre• Signs• Temporary Care Facility

6.8.3 District Regulations

In addition to the Regulations contained in Part 3.0 | General Regulations, Part 4.0 | Specific Use Regulations and Part 5.0 | Signs, the following regulations shall apply to all Development in this Land Use District:

- To mitigate the dominance of front parking areas, no part of a Front Yard of a site developed with an Apartments, Row Housing or Multiple Housing Development shall be utilized for vehicle parking.

Minimum Front Yard	6.0 m (19.69 ft) except adjacent to a collector Road, where it shall be 7.5 m (24.61 ft)
Minimum Side Yard	3.0 m (9.84 ft) except where it abuts a Road other than a Lane it shall be 3.65 m (11.98 ft), or as required in the Alberta Building Code, whichever is greater.
Minimum Rear Yard	7.5 m (24.61 ft) except when adjacent to a collector Road, where it shall be 10.0 m (32.81 ft).
Minimum Parcel Area	3,035.14 m ² (0.30 ha)
Maximum Parcel Area	0.75 ha

Landscaping Area	Minimum 30%
Dwelling Density	150 units/ha or 60 units/ac
Maximum Parcel Coverage	75%
Maximum Building Height	The lessor of 4 storeys or 17.0 m (55.77 ft)
Amenity Space	<p>An Amenity Space for the enjoyment of residents of the Development including hard and soft landscaped areas and recreational areas in a suitable location shall be incorporated into the plans.</p> <p>Amenity Spaces may consist of a single area or be divided into multiple areas. The Amenity Space shall include outdoor Open Space that provides an area for unstructured passive or active recreation to the satisfaction of the Development Authority and includes 2 or more of the following:</p> <ul style="list-style-type: none"> • Playground equipment • Benches, picnic tables, or other form of seating • Gazebo or other shelter • Patio • Courtyards • Gardens <p>Other recreational or amenity uses that would satisfy the needs of the residents for the Development.</p> <p>Each Apartment unit shall provide a private outdoor Amenity Space of not less than 4.5 m² (48.44 ft²) in area.</p>

6.9 Commercial Central District (C-1)

6.9.1 Purpose

To provide an area for a variety of smaller commercial opportunities, which will create an attractive pedestrian friendly environment while promote organized redevelopment of the area in alignment with the Downtown Revitalization Plan.

6.9.2 Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none">• Accessory Building• Business Support Service• Commercial Service Facility• Daycare, Minor• Drinking Establishment• Farmers Market• Food Service, Restaurant• Funeral Home without Crematorium• Health Services• Hotel• Mixed Use Development• Motel• Office• Pawnshop• Retail, General• <u>Retail, Liquor</u>	<ul style="list-style-type: none">• Accessory Use• Automotive Service• Brewpub• Bus Depot• Commercial School• Daycare, Major• Light Equipment Sales, Service and Rental• Moved-in Building• Parking Facility• Patio• Religious Assembly• Retail, Adult• Retail, Cannabis• Signs• Similar Use

Commented [JT24]: Amendment #2.23

6.9.3 District Regulations

- a) notwithstanding the provisions of Part 5.0, all Signs in the Land Use District shall be in accordance with the Downtown Revitalization Plan
- b) Structural Alterations and additions to existing Buildings shall be developed in accordance with the Downtown Revitalization Plan where possible and this Bylaw to the satisfaction of the Development Authority
- c) Home Based Business uses shall be allowed as an interim use within Buildings used for residential purposes until redevelopment takes place; and are subject to meeting the requirements as outlined in this Land Use Bylaw

d) ~~Automotive Service: The Development Authority shall limit this use to Lot 1, Block 1 Plan 802 1468, if in the opinion the proposed use will not negatively impact the Downtown area and will not result in a negative impact on adjacent properties.~~

Commented [JT25]: Amendment #2.24

e)d) _____ Screening: In this Land Use District, the Development Authority may require additional screening to reduce any impact a use may have on adjacent properties or from Roads. Screening, in accordance with section 3.15, may include, but not be limited to fencing, Building placement, Landscaping, or any combination thereof.

f)e) Shipping Containers: The Development Authority shall prohibit the use of Shipping Containers as Accessory Buildings or Accessory Uses in this Land Use District.

In addition to the Regulations contained in Part 3.0 | General Regulations, Part 4.0 | Specific Use Regulations and Part 5.0 | Signs, the following regulations shall apply to all Development in this Land Use District:

Minimum Front Yard	Nil
Minimum Side Yard	Nil, or as required by the Alberta Building Code, whichever is greater.
Minimum Rear Yard	Shall provide for parking and Loading Spaces in accordance with section 3.20
Maximum Parcel Coverage	100%, provided that parking and Loading Spaces are provided as required in section 3.20
Maximum Building Height	17.0 m (55.77 ft)
Dwellings Entrance	Dwellings above the ground floor shall have an entrance separate from the entrance to any commercial component of the Building.
Building Design	<ul style="list-style-type: none"> All mechanical equipment on a roof shall be screened from view of adjoining Roads and residential Land Use Districts First storey windows or doors abutting a sidewalk shall be covered by an Awning or Canopy which is at least 2.0 m (6.56 ft) above the sidewalk, where there are residential units above.
Laneless Parcels	On a laneless Parcel in a commercial Land Use District, 1 Side Yard shall not be less than 6.0 m (19.69 ft). This does not apply to an Accessory Building where such Building is located to the rear of the Principal Building and maintains a minimum distance of 12.0 m (39.37 ft)

6.10 Commercial Highway District (C-2)

6.10.1 Purpose

To provide an area for commercial uses and other uses, herein listed, which are compatible with the area, adjacent to a major thoroughfare, which may require large open areas for parking by clientele, for display of merchandise, or both which will create an attractive environment primarily accessible to motor vehicles.

6.10.2 Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none">• Accessory Building• Automotive Service• Automobile Sales and Rental• Business Support Service• Car Wash• Commercial Service Facility• Daycare, Minor• Daycare, Major• Drive-Through Business• Food Service, Restaurant• Funeral Home without Crematorium• Gas Bar• Health Services• Hotel• Light Equipment Sales, Service and Rental Shop• Motel• Manufactured and Modular Homes Sales and Service• Office• Pawnshop• Retail, General• Retail, Liquor• Recreation Facility, Indoor• Recreational Vehicle Sales, Rental and Service• Veterinary Clinic	<ul style="list-style-type: none">• Accessory Use• Adult Entertainment• Brewpub• Bus Depot• Building Supply and Lumber Outlet• Commercial School• Community Facility• Drinking Establishment• Funeral Home with Crematorium• Farm Equipment Sales and Service Outlet• Farmers Market• Mixed Use Development• Parking Facility• Religious Assembly• Retail, Adult• Retail, Cannabis• Signs• Similar Use

Commented [JT26]: Amendment #2.25

6.10.3 District Regulations (C-2)

In addition to the Regulations contained in Part 3.0 | General Regulations, Part 4.0 | Specific Use Regulations and Part 5.0 | Signs, the following regulations shall apply to all Development in this Land Use District:

Minimum Front Yard	9.0 m (29.53 ft)
Minimum Side Yard	3.0 m (9.84 ft) or as required in the Alberta Building Code, whichever is greater.
Minimum Rear Yard	6.0 m (19.69 ft)
Minimum Parcel Width	15.0 m (49.21 ft) adjacent to a service or local Road.
Maximum Parcel Coverage	80%
Maximum Building Height	17.0 m (55.77 ft)
Building Design	All mechanical equipment on a roof shall be screened from view of a Highway, arterial Road, and residential Land Use Districts.
laneless Parcels	On a laneless Parcel in a commercial Land Use District, 1 Side Yard shall not be less than 6.0 m (19.69 ft). This does not apply to an Accessory Building where such Building is located to the rear of the Principal Building and maintains a minimum distance of 12.0 m (39.37 ft).

6.11 Commercial Local District (C-3)

6.11.1 Purpose

To facilitate the Development of local convenience trade centres to serve adjacent to residential neighbourhoods or non-commercial areas only.

6.11.2 Permitted and Discretionary Uses (C-3)

PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none">• Accessory Building• Commercial Service Facility• Daycare, Minor• Food Service, Restaurant• Gas Bar• Retail, General• <u>Retail, Liquor</u>• Office	<ul style="list-style-type: none">• Accessory Use• Car Wash• Daycare, Major• Live Work Unit• Recreation Facility, Indoor• Public Facility• Signs• Similar Use

Commented [JT27]: Amendment #2.26

6.11.3 District Regulations (C-3)

In addition to the Regulations contained in Part 3.0 | General Regulations, Part 4.0 | Specific Use Regulations and Part 5.0 | Signs, the following regulations shall apply to all Development in this Land Use District:

Minimum Front Yard	6.0 m (19.69 ft)
Minimum Side Yard	1.5 m (4.92 ft) except adjacent to a residential Parcel, where it shall be 3.0 m (9.8 ft).
Minimum Rear Yard	3.0 m (9.84 ft)
Minimum Parcel Area	2,000.00 m ² (0.2 ha)
Maximum Parcel Coverage	80%
Maximum Building Height	8.5 m (27.89 ft)
Building Design	All mechanical equipment on a roof shall be screened from view of a Highway, arterial Road, and residential Land Use Districts.

Laneless Parcels	On a laneless Parcel in a commercial Land Use District, 1 Side Yard shall not be less than 6.0 m (19.69 ft). This does not apply to an Accessory Building where such Building is located to the rear of the Principal Building and maintains a minimum distance of 12.0 m (39.37 ft).
------------------	---

6.12 Business Park District (C-4)

6.12.1 Purpose

To provide a broad range of commercial uses in a Business Park that create a diverse and walkable Business Park, comprehensively designed on a single site that are complementary of each other.

6.12.2 Permitted and Discretionary Uses (C-4)

PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none">• Accessory Building• Business Support Service• Commercial School• Commercial Service Facility• Daycare, Minor• Food Service, Restaurant• Health Services• Office• Retail, General• Veterinary Clinic• Veterinary Hospital	<ul style="list-style-type: none">• Accessory Use• Brewpub• Daycare, Major• Drinking Establishment• Patio• Public Utility Building• Retail, Adult• Retail, Cannabis• Signs• Similar Use

6.12.3 District Regulations (C-4)

In addition to the Regulations contained in Part 3.0 | General Regulations, Part 4.0 | Specific Use Regulations and Part 5.0 | Signs, the following regulations shall apply to all Development in this Land Use District:

Minimum Front Yard	At the discretion of the Development Authority
Minimum Side Yard	At the discretion of the Development Authority
Minimum Rear Yard	At the discretion of the Development Authority
Minimum Parcel Width	15.0 m (49.21 ft)
Maximum Parcel Coverage	70%
Maximum Building Height	<u>Flat Roof Buildings</u> <ul style="list-style-type: none">• 9.5 m (31.17 ft) <u>Pitched Roof Buildings</u> <ul style="list-style-type: none">• 12.0 m (39.37 ft)

Building Design	All mechanical equipment on a roof shall be screened from view from any Road and Adjacent Land uses.
Laneless Parcels	On a laneless Parcel in a commercial Land Use District, 1 Side Yard shall not be less than 6.0 m (19.69 ft). This does not apply to an Accessory Building where such Building is located to the rear of the Principal Building and maintains a minimum distance of 12.0 m (39.37 ft).
Landscaping	At the discretion of the Development Authority
Outdoor Storage	None allowed

6.13 Commercial Mixed Use District (CMU)

6.13.1 Purpose

To provide a site that is comprehensively designed to encourage a mixture of commercial and residential and other uses herein listed that are complimentary of each other.

6.13.2 Permitted and Discretionary Uses (CMU)

PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none">• Business Support Service• Commercial Service Facility• Home Based Business 1• Daycare, Minor• Food Service, Restaurant• Health Services• Mixed Use Development• Office• Recreation Facility, Indoor• Retail, General	<ul style="list-style-type: none">• Accessory Building• Accessory Use• Car Wash• Apartment• Daycare, Major• Gas Bar• Public Utility Building• Retail, Liquor• Signs• Similar Use

Commented [JT28]: Amendment #2.27

6.13.3 District Regulations (CMU)

In addition to the Regulations contained in Part 3.0 | General Regulations, Part 4.0 | Specific Use Regulations and Part 5.0 | Signs, the following regulations shall apply to all Development in this Land Use District:

Minimum Front Yard	nil or at the discretion of the Development Authority, taking into consideration the amenities of adjacent properties.
Minimum Side Yard	At the discretion of the Development Authority.
Minimum Rear Yard	At the discretion of the Development Authority.
Floor Area Ratio	At the discretion of the Development Authority.
Maximum Building Height	At the discretion of the Development Authority.
Density	

	For residential portion of the Development the Density shall not exceed 30 units/ha based on the total Parcel area.
Outdoor Storage	none allowed
Laneless Parcels	On a laneless Parcel in a commercial Land Use District, 1 Side Yard shall not be less than 6.0 m (19.69 ft). This does not apply to an Accessory Building where such Building is located to the rear of the Principal Building and maintains a minimum distance of 12.0 m (39.37 ft).
Amenity Space	<p>Amenity Space for Mixed Use Development and Apartments and may consist of a single area or be divided into multiple areas. The Amenity Space shall include outdoor Open Space that provides an area for unstructured passive or active recreation to the satisfaction of the Development Authority and includes 2 or more of the following:</p> <ul style="list-style-type: none"> • Playground equipment • Benches, picnic tables, or other form of seating • Gazebo or other shelter • Patio • Courtyards • Gardens • Other recreational or amenity uses that would satisfy the needs of the residents for the Development. <p>Each Apartment and Dwelling within a Mixed Use Development shall provide a private outdoor Amenity Space or not less than 4.5 m² (48.44 ft²) in area</p>

6.14 Industrial Light District (I-1)

6.14.1 Purpose

To provide an area for light industrial uses and other uses herein listed, compatible with the area which do not cause any objectionable or dangerous conditions beyond the Parcel boundary.

6.14.2 Permitted and Discretionary Uses (I-1)

PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none">• Automotive Service• Business Support Service• Car Wash• Contractor Operation, Minor• Commercial School• Funeral Home without Crematorium• Gas Bar• Greenhouse, Minor• Light Equipment Sales, Service and Rental Shop• Manufactured and Modular Home Sales and Service• Office, for Accessory Uses listed herein• Recreational Vehicle Sales, Rental and Service• Recycle Depot• Retail, General (as Accessory Use)• Shipping Container• Veterinary Clinic• Veterinary Hospital• Warehouse Sales• Warehouse and Storage	<ul style="list-style-type: none">• Accessory Building• Animal Boarding or Breeding Facility• Auction Facility, No Livestock• Autobody Repair and Paint Shop• Automobile Sales and Rental• Brewpub• Building Supply and Lumber Outlet• Bulk Fueling Depot• Cannabis Production and Distribution• Canvas Covered Structure• Communication Facility/Communication Tower• Contractor Operation, Major• Distribution Facility• Farm Equipment Sales and Service Outlet• Funeral Home with Crematorium• Greenhouse, Major• Heavy Equipment Assembly, Sales, and Service• Heavy Vehicle and Equipment Wash Facility• Industrial Business Service• Industrial Training School• Landscaping Sales and Service• Moved-in Building• Municipal Shop and Storage Facility• Open Storage Yard• Outdoor Fabrication Units• Patio• Parking Facility for uses listed herein• Public Utility Building• Residential Security/Operator Unit• Signs• Similar Use

6.14.3 District Regulations (I-1)

In addition to the Regulations contained in Part 3.0 | General Regulations, Part 4.0 | Specific Use Regulations and Part 5.0 | Signs, the following regulations shall apply to all Development in this Land Use District:

Minimum Front Yard	Minimum Front Yard
Minimum Side Yard	3.0 m (9.84 ft)
Minimum Rear Yard	6.0 m (19.69 ft)
Minimum Parcel Width	15.0 m (49.21 ft)
Maximum Building Height	<u><i>Flat Roof Buildings</i></u> <ul style="list-style-type: none">• 9.5 m (31.17 ft) <u><i>Pitched Roof Buildings</i></u> <ul style="list-style-type: none">• 12.0 m (39.37 ft)
Density	For residential portion of the Development the Density shall not exceed 30 units/ha based on the total Parcel area.
Outdoor Storage	Shall be to a maximum of 30% of the site and shall be screened to the satisfaction of the Development Authority.
Laneless Parcels	On a laneless Parcel in an industrial Land Use District, 1 Side Yard shall not be less than 6.0 m (19.69 ft). This does not apply to an Accessory Building where such Building is located to the rear of the Principal Building and maintains a minimum distance of 12.0 m (39.41 ft).

6.15 Industrial Heavy District (I-2)

6.15.1 Purpose

To provide an area for service, repair and manufacturing and processing and other heavy industrial uses, herein listed that are compatible with the area and which may cause objectionable conditions beyond the Parcel boundary.

6.15.2 Permitted and Discretionary Uses (I-2)

PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none">• Animal Boarding or Breeding Facility• Concrete Plant, Minor• Contractor Operation, Major• Farm Equipment, Sales & Service Outlet• Food Processing Facility• Funeral Home with Crematorium• Funeral Home without Crematorium• Greenhouse, Major• Heavy Equipment Assembly, Sales and Service• Industrial Business Service• Industrial Training Facility• Landscaping Sales and Service• Public Utility Building• Shipping Container	<ul style="list-style-type: none">• Accessory Building• Auction Facility, with Livestock• Bulk Fueling Depot• Cannabis Production and Distribution• Canvas Covered Structure• Communication Facility/Communication Tower• Concrete Plant, Major• Heavy Manufacturing and Processing• Heavy Vehicle and Equipment Wash Facility• Industrial Training School• Moved-in Building• Municipal Shop and Storage Facility• Open Storage Yard• Outdoor Fabrication Units• Recycling Depot• Residential Security/Operator Unit• Signs• Similar Use• Solid Waste Transfer Station• Wrecking and Salvage Yard

6.15.3 District Regulations (I-2)

In addition to the Regulations contained in Part 3.0 | General Regulations, Part 4.0 | Specific Use Regulations and Part 5.0 | Signs, the following regulations shall apply to all Development in this Land Use District:

Minimum Front Yard	9.0 m (29.53 ft)
--------------------	------------------

Minimum Side Yard	3.0 m (9.84 ft)
Minimum Rear Yard	6.0 m (19.69 ft)
Minimum Parcel Width	15.0 m (49.21 ft)
Maximum Building Height	12.0 m (39.37 ft)
Maximum Parcel Coverage	80%, except adjacent to Highways 2 and 2A, Highway 597, or a residential Land Use District, in which case it shall be 70%.
Outdoor Storage	Shall be screened by white vinyl fencing 1.83 m (6.00 ft) in Height, and / or to the satisfaction of the Development Authority.
Laneless Parcels	On a laneless Parcel in an industrial Land Use District, 1 Side Yard shall not be less than 6.0 m (19.69 ft). This does not apply to an Accessory Building where such Building is located to the rear of the Principal Building and maintains a minimum distance of 12.0 m (39.41 ft).

6.16 Public Facility District (PF)

6.16.1 Purpose

To provide an area for the Development of public land for multi-use facilities and other uses herein listed, for the benefit and enjoyment of the public.

6.16.2 Permitted and Discretionary Uses (PF)

PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none">• Accessory Buildings• Accessory Uses• Campground• Cemetery• Community Facility• Daycare, Minor as Accessory Use• Farmers Market• Information Centre• Municipal Uses• Parks• Parking Facility• Recreation Facility, Indoor• Recreation Facility, Outdoor• Religious Assembly• School	<ul style="list-style-type: none">• Assisted Living Facility• Canvas Covered Structure• Daycare, Major as Accessory Use• Farmers Market• Group Home• Moved-in Building• Municipal Shop and Storage Facility• Office as Accessory Use• Recycle Depot• Senior Citizen Housing• Shipping Container• Signs• Similar Use• Temporary Care Facility• Solid Waste Transfer Site

Commented [JT29]: Amendment #2.28

6.16.3 Development Regulations (PF)

In addition to the Regulations contained in Part 3.0 | General Regulations, Part 4.0 | Specific Use Regulations and Part 5.0 | Signs, the following regulations shall apply to all Development in this Land Use District:

Minimum Front Yard	9.0 m (29.53 ft)
Minimum Side Yard	3.0 m (9.84 ft) or as required by the Alberta Building Code, whichever is greater.
Minimum Rear Yard	6.0 m (19.69 ft) except where a Rear Yard abuts a railway where no Rear Yard Setback is required.
Minimum Parcel Width	

	15.0 m (49.21 ft)
Maximum Building Height	<u>Flat Roof Buildings</u> <ul style="list-style-type: none"> • 11.5 m (37.73 ft) <u>Pitched Roof Buildings</u> <ul style="list-style-type: none"> • 14.0 m (45.93 ft)
Maximum Parcel Coverage	70%
Outdoor Storage	Shall be screened by white vinyl fencing 1.83 m (6.00 ft) in Height and / or to the satisfaction of the Development Authority.
Minimum Landscaping Requirement	As determined by the Development Authority

6.17 Parks and Recreation District (PR)

6.17.1 Purpose

To provide land for Parks and recreation areas and facilities for the use and enjoyment of the public.

6.17.2 Permitted and Discretionary Uses (PR)

PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none">• Park• Trails	<ul style="list-style-type: none">• Accessory Building• Accessory Use• Community Garden• Farmers Market• Off-leash Dog Park• Parking Facility• Public Utility Building• Recreation Facility, Outdoor• Signs

6.17.3 Development Regulations (PR)

In addition to the Regulations contained in Part 3.0 | General Regulations, Part 4.0 | Specific Use Regulations and Part 5.0 | Signs, the following regulations shall apply to all Development in this Land Use District:

Minimum Front Yard	9.0 m (29.53 ft)
Minimum Side Yard	3.0 m (9.84 ft) or as required by the Alberta Building Code, whichever is greater.
Minimum Rear Yard	6.0 m (19.69 ft) except where a Rear Yard abuts a railway where no Rear Yard Setback is required.
Minimum Parcel Width	15.0 m (49.21 ft)
Maximum Building Height	<u>Flat Roof Buildings</u> <ul style="list-style-type: none">• 11.5 m (37.73 ft) <u>Pitched Roof Buildings</u> <ul style="list-style-type: none">• 14.0 m (45.93 ft)

Maximum Parcel Coverage	70%
Minimum Landscaping Requirement	As determined by the Development Authority

6.18 Environmental Open Space District (EOS)

6.18.1 Purpose

To provide an area for either the preservation of public land in its natural state, or for its Development for benefit and enjoyment of the public.

6.18.2 Permitted and Discretionary Uses (EOS)

PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none">• Campground• Community Facility• Farmers Market• Information Centre• Park• Public Utility Building• Recreation Facility, Outdoor	<ul style="list-style-type: none">• Accessory Use• Patio• Signs• Tree Clearing

6.18.3 Development Regulations (EOS)

In addition to the Regulations contained in Part 3.0 | General Regulations, Part 4.0 | Specific Use Regulations and Part 5.0 | Signs, the following regulations shall apply to all Development in this Land Use District:

Minimum Front Yard	9.0 m (29.53 ft)
Minimum Side Yard	3.0 m (9.84 ft) or as required by the Alberta Building Code, whichever is greater.
Minimum Rear Yard	6.0 m (19.69 ft) except where a Rear Yard abuts a railway where no Rear Yard Setback is required.
Minimum Parcel Width	15.0 m (49.21 ft)
Maximum Building Height	<u>Flat Roof Buildings</u> <ul style="list-style-type: none">• 9.5 m (31.17 ft) <u>Pitched Roof Buildings</u> <ul style="list-style-type: none">• 12.0 m (39.37 ft)
Maximum Parcel Coverage	70%

Outdoor Storage	Shall be screened by white vinyl fencing 1.83 m (6.00 ft) in Height and/ or to the satisfaction of the Development Authority.
Minimum Landscaping Requirement	As determined by the Development Authority

6.19 Urban Reserve District (UR)

6.19.1 Purpose

To allow existing uses to continue until such time as the land is required for urban Development.

6.19.2 Permitted and Discretionary Uses (UR)

PERMITTED USES	DISCRETIONARY USES
	<ul style="list-style-type: none">• Accessory Buildings to support existing Uses• Accessory Uses to support existing Uses• Existing Uses• Signs• Tree Clearing

6.19.3 Development Regulations (UR)

In addition to the Regulations contained in Part 3.0 | General Regulations, Part 4.0 | Specific Use Regulations and Part 5.0 | Signs, the following regulations shall apply to all Development in this Land Use District:

Minimum Parcel Area	All the land contained in the existing Certificate of Title, unless otherwise approved by the Municipal Planning Commission, having regard to future use of the Parcel and the form of future subdivision and Development.
Outdoor Storage	Shall be screened with solid fencing, 1.83 m (6.00 ft) in Height to the satisfaction of the Development Authority.

6.20 Agricultural District (AG)

6.20.1 Purpose

To allow existing uses to continue and to support a variety of agricultural operations and reserve land for future subdivision and Development. Uses should not negatively impact or impede future urban subdivision and/or Development.

6.20.2 Permitted and Discretionary Uses (AG)

PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none">• Accessory Building• Agricultural Building• Agriculture• Home Based Business 1• Home Based Business 2	<ul style="list-style-type: none">• Accessory Use• Accessory Suite• Animal Boarding or Breeding Facility• Auction Facility, Livestock• Bed & Breakfast• Campground• Canvas Covered Structure• Detached Dwelling• Farmer's Market• Food Processing & Manufacturing Facility• Greenhouse, Minor• Greenhouse, Major• Home Based Business 3• Industrial Business Service• Landscaping Sales• Manufactured Home• Moved-in Building• Moved-in Dwelling• Public Utility• Public Utility Building• Residential Kennel• Shipping Container• Signs• Tree Clearing

6.20.3 Development Regulations (AG)

In addition to the Regulations contained in Part 3.0 | General Regulations, Part 4.0 | Specific Use Regulations and Part 5.0 | Signs, the following regulations shall apply to all Development in this Land Use District:

Minimum Parcel Area	All the land contained in the existing Certificate of Title area, unless otherwise approved by the Subdivision Authority.
---------------------	---

Setbacks	<ul style="list-style-type: none"> • Setbacks from rights-of-way shall be in accordance with this Bylaw • Setback from any Property Line adjoining a Lot located in any other Land Use District in this Bylaw shall be a minimum of 22.86 m (75.00 ft) • Setback from the property boundary in the Agricultural District shall be 7.62 m (25.00 ft) • Where a Lot adjoins a lake or river, no Building shall be placed in the area outside the Lot Property Lines as shown on the registered plan of subdivision or the original land survey, or on lands claimed by the Crown.
----------	---

Objects Prohibited or Restricted in Yards

- a) No person shall keep in their yards:
- any unlicensed, dismantled, wrecked, or dilapidated vehicle, unless it is suitably housed or screened from view to the satisfaction of the Development Officer
 - any object or chattel which, in the opinion of the Development Officer, is unsightly or tends to adversely affect the amenities of the area
 - more than 2 Recreational Vehicles on a regular basis, unless otherwise approved by the Development Authority
 - a Recreational Vehicle that is used as permanent residence. However, a Recreational Vehicle may be used for living and sleeping accommodation by visitors on a temporary, short-term basis, no longer than 2 weeks, or as temporary accommodation by the landowner(s) or their building contractor for a period not exceeding 1 year following the issue of a Development Permit for the construction of a Dwelling on the property and where arrangements, satisfactory to the Development Officer, have been made for the disposal of wastewater effluent.

6.21 Alderwood Close Overlay District

6.21.1 Purpose

The purpose of this overlay District is to allow for a Rear Yard setback relaxation on Alderwood Close within the R-1M District.

6.21.2 Application

- a) The regulations in this overlay District apply to the lands legally and municipally described in Table 1:

Table 1: Alderwood Close Overlay District Application			
Lot	Block	Plan	Civic Address
1	7	082 4628	1 Alderwood Close
2	7	082 4628	5 Alderwood Close
3	7	082 4628	9 Alderwood Close
4	7	082 4628	13 Alderwood Close
5	7	082 4628	17 Alderwood Close
6	7	082 4628	21 Alderwood Close
7	7	082 4628	25 Alderwood Close
8	7	082 4628	29 Alderwood Close
9	7	082 4628	33 Alderwood Close
10	7	082 4628	37 Alderwood Close
11	7	082 4628	41 Alderwood Close

Legend

- Affected Properties
- Rear Yard Setback 7.5m

6.21.3 Alderwood Close Overlay Development Regulations

In addition to the Regulations contained in Part 3.0 | General Regulations, Part 4.0 | Specific Use Regulations, Part 5.0 | Signs, and the R-1M District, the minimum Rear Yard Setbacks in the underlying R-1M District are modified as follows:

Minimum Rear Yard	7.5 m (24.61 ft) where it abuts a major collector Road as designated in the Municipal Development Plan
-------------------	--

PART 7.0 DIRECT CONTROL DISTRICTS

7.1 Purpose

This Land Use District will be for specific uses and regulations as decided by Council to accommodate specific designs for specific Parcels of lands as approved by Council where control by other Land Use Districts would be inadequate. In the creation of a Direct Control District, regard to the surrounding Development, existing or future, and to the interest of the applicant and public are to be considered.

7.2 Application

- a) The following criteria shall apply, if in the opinion of Council that:
 - i) the proposed Development, having regard for the policies and objectives of the Municipal Development Plan and other applicable statutory the proposed Development, is considered appropriate for the site
 - ii) using any other Land Use District of the Bylaw would result in a conflict with the character and scale of existing or future surrounding Development when the full Development potential of such a Land Use District would be utilized
 - iii) the complexity, scale and character would require comprehensive planning and implementation; is unique or not contemplated or regulated reasonably by any other Land Use District.
- b) In addition to the requirements of section 2.4, the applicant shall provide supporting rationale explaining why a Direct Control District is appropriate for the site having regard for the conditions of application set out in section 7.2 (a) above and any additional information that may be required by Council.

7.3 Uses

- a) Where a Direct Control District is applied, all uses in the Direct Control District shall be specified by Council.

7.4 Regulations

- a) Regulations of this Bylaw, as amended, shall apply to all Development within Direct Control sites, unless such regulations are specifically excluded or revised by the Direct Control District.

7.5 Interpretation

- a) Direct Control Districts shall be included in DC Schedule "A" of this Bylaw.

SCHEDULE "A"

Schedule	Direct Control District	Affected Lands	Referencing Bylaw
Part 8 A1	DC-1	Blocks 1 - 24 (Inclusive), Plan 092 3733 (Formerly Lot 97, Block 14, Plan 072 4357)	Bylaw 1072/08
Part 8 A2	DC-2	Lot 1A, Block 1, Plan 162 2461	Bylaw 1070/08
Part 8 A3	DC-3	Lot 2, Block 1, Plan 122 4194	Bylaw 1177/14

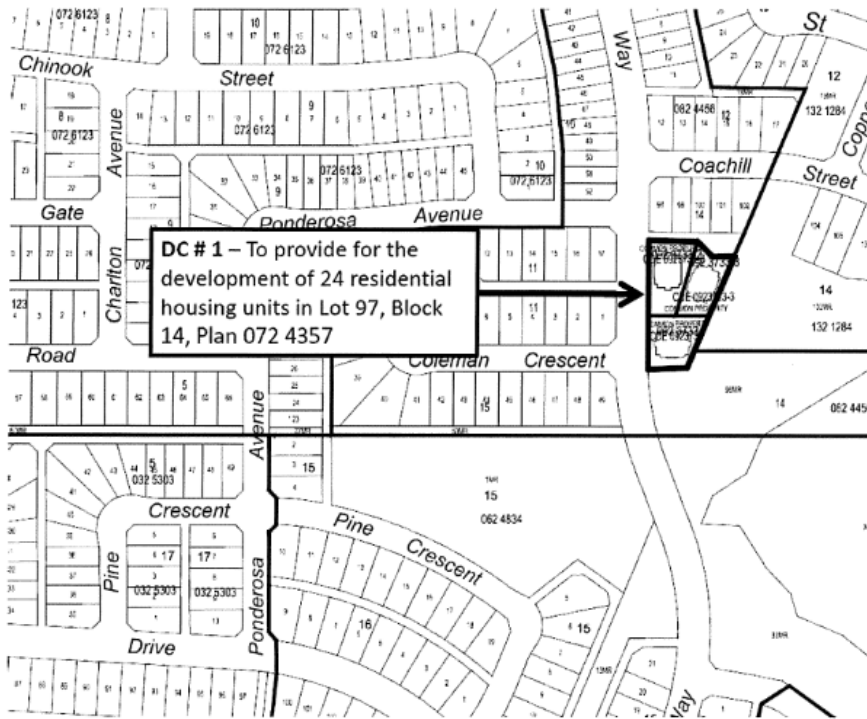
Direct Control District #3 (DC-3)

- a) All Signs to be applied for under separate Development applications and Council hereby authorizes the Development Officer as the approving authority for the Signs.
- b) All construction to be in accordance with all provincial regulations including the *Safety Codes of Alberta*.
- c) In accordance with sections 2.7 and 3.15 of this Bylaw that a Letter of Credit be submitted to cover 100% of the cost of Landscaping and paving until such time as the work is completed.
- d) That the storm water, sewer, water, and grading plan be followed as per approvals given by the Director of Infrastructure and Property Services.

PART 8.0 SCHEDULES

Schedule A1 – Direct Control District #1 (DC-1)

DIRECT CONTROL DISTRICT #1 (DC-1) MAP



Schedule A2 – Direct Control District #2 (DC-2)

Purpose

To provide for the Development of a 35-unit Apartment Building on a Lot known as *Lot 1A, Block 1, Plan 162 2461* located east of the Parkwood Road and west of the Highway 2A Storm Pond.

Permitted Uses

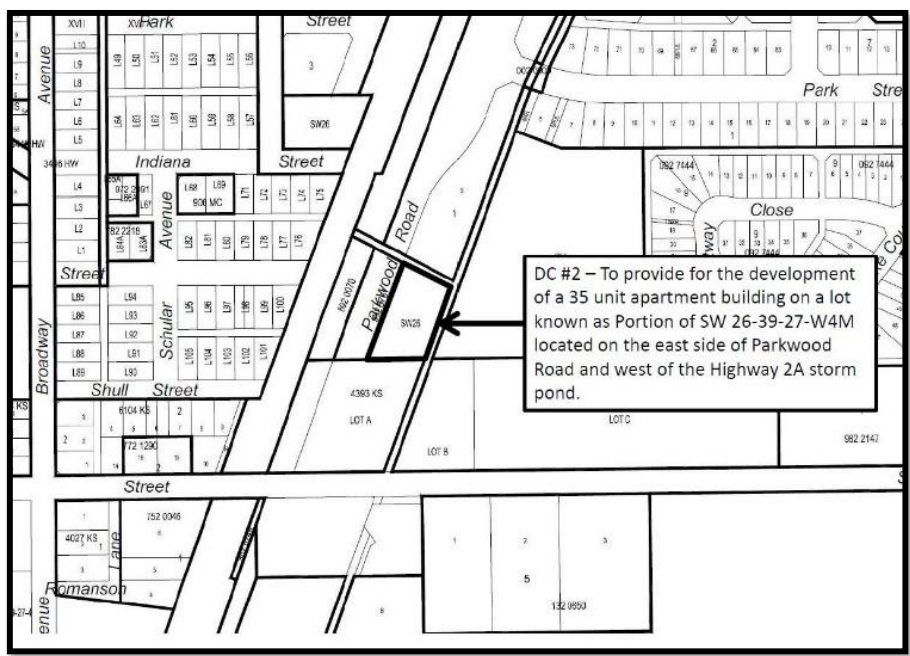
- Accessory Uses
- Apartment
- Public Utility Buildings
- Any use that, in the opinion of Council, is similar or complementary to the Use listed above.

Development Criteria

- a) The land and Buildings in this Land Use District shall be developed to the satisfaction of Council and shall be developed in a manner that is sensitive to the surrounding neighbourhood taking into account the potential impacts on the neighbourhood, including visual impact, sight lines, sunlight, parking, and privacy.

Development Standards

- a) Yard fronting Parkwood Road shall be a minimum of 3.0 m (9.84 ft) landscaped area with parking after.
- b) All yards shall be landscaped except for Walkways, Driveways, and parking areas.
- c) Density shall be 35 units for the project. Parking shall be 1.5 stalls per unit or 53 stalls and additionally a minimum of 7 stalls for visitor parking be provided and that the Building shall not exceed 4 storeys in Height.



Schedule A3 – Direct Control District #3 (DC-3)

Purpose

To provide for the Development of a commercial Building on a Lot known as *Lot 2, Block 1, Plan 122 4194* located south of Womacks Road and west of Leung Road – South of the Abbey Centre north of the Iron Ridge Junior Campus.

Permitted Uses

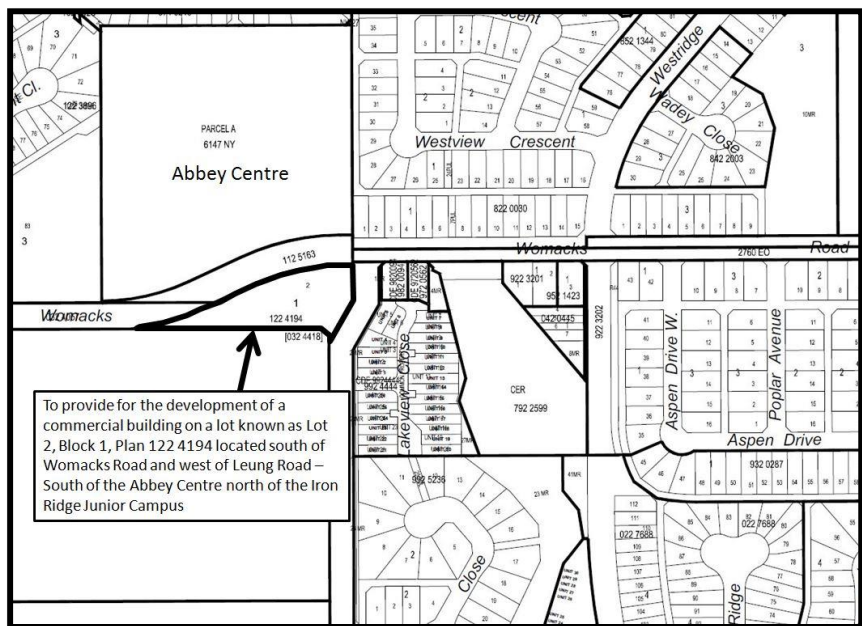
- Accessory Uses
- Offices
- Personal Service Uses
- Public and Quasi Public Uses
- Retail, General
- Food Service, Restaurant
- Signs
- Any use that, in the opinion of the Development Officer (as authorized by Council) is similar or complementary to the use listed above.

Development Criteria

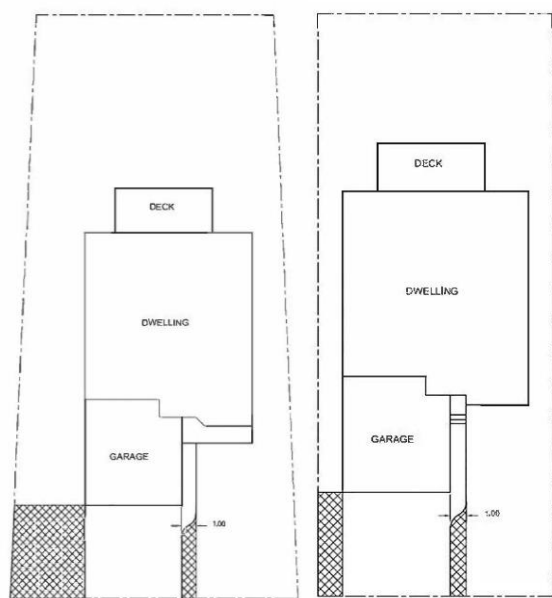
- a) The land and Buildings within this Land Use District shall be developed in accordance with the plans attached forming part of this Direct Control District.

Development Standards

- a) All Landscaping to be as per the plans submitted.
- b) No access is to be allowed off Leung Road.
- c) Future Development area for Phase 2 is to be landscaped until such time as it is constructed.

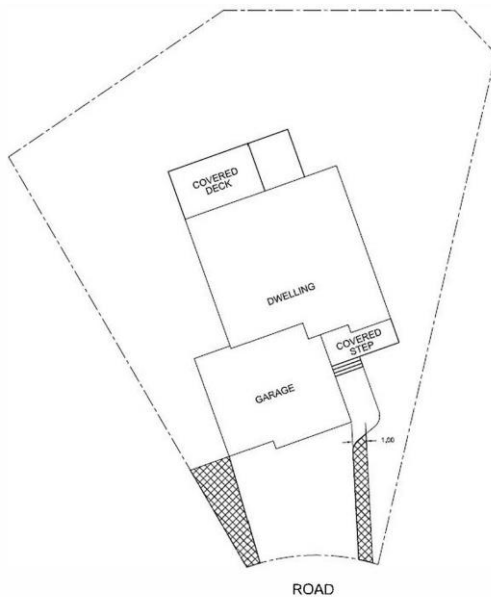


Schedule A4 – Parking Pads



ROAD
 ALLOWABLE LEGAL PARKING PAD AREA
 ALLOWABLE LEGAL PARKING PAD
 EXAMPLE DRAWING 1

ROAD
 ALLOWABLE LEGAL PARKING PAD AREA
 ALLOWABLE LEGAL PARKING PAD
 EXAMPLE DRAWING 2

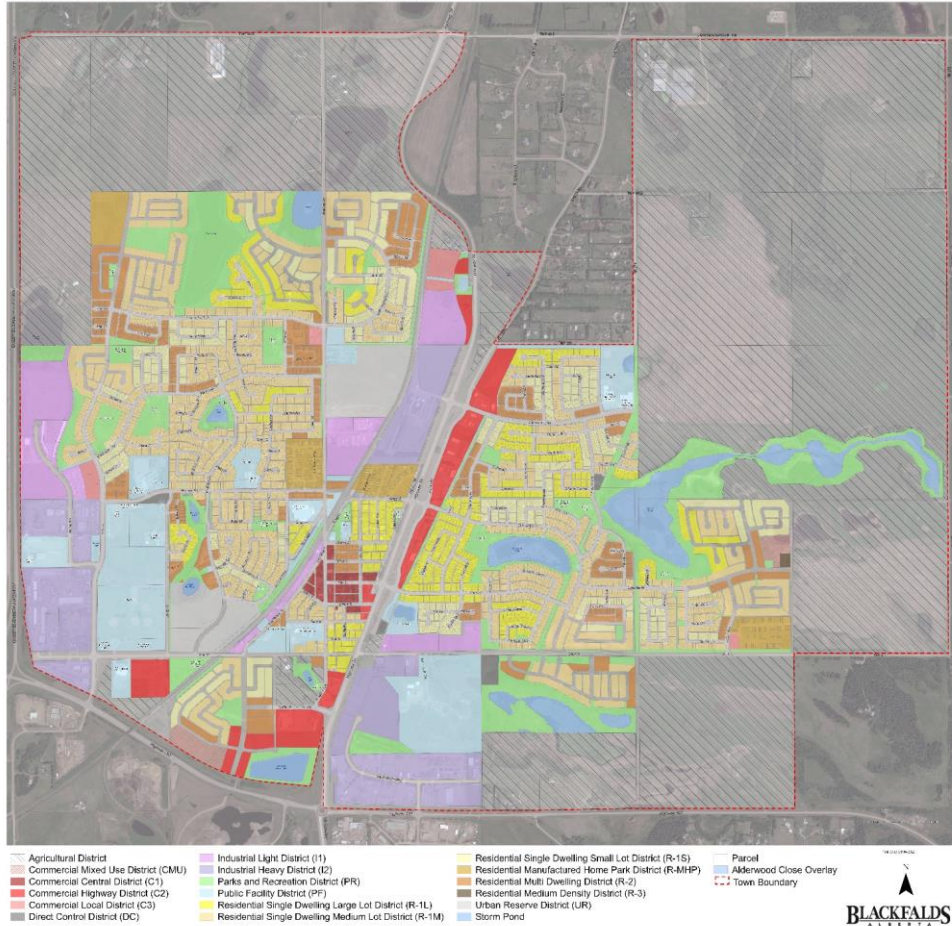


ROAD
 ALLOWABLE LEGAL PARKING PAD AREA
 ALLOWABLE LEGAL PARKING PAD
 EXAMPLE DRAWING 3



PART 9.0 LAND USE DISTRICT MAP

Town of Blackfalds: LAND USE DISTRICT MAP



MEETING DATE: May 23, 2023

PREPARED BY: Jolene Tejkl, Planning & Development Manager

PRESENTED BY: Jolene Tejkl, Planning & Development Manager

SUBJECT: **Proposed Subdivision S-01-23
To Subdivide Condominium Plan 972 0562, Units 1 & 2 into Two
Separate Fee Simple Parcels**

BACKGROUND

The landowners of Unit 1 and Unit 2, Condominium Plan 972 0562, are wanting to dissolve their Condominium Plan and create two separate fee simple lots, which requires them to go through the subdivision process. A copy of the Subdivision Application form is included in Attachment 1.

The subject property is accessed by way of Womacks Road and is developed with a duplex unit and is subject to the requirements of the *Condominium Property Act*. To absolve the landowners of their requirements under the *Condominium Property Act*, the landowners request a dissolution of the existing Condominium Plan and the creation of two separate fee simple lots, as shown in the proposed subdivision sketch in Attachment 2.

DISCUSSION

Section 654 of the *Municipal Government Act*, Section 9 of the *Matters Related to Subdivision and Development Regulation*, and Policy 3.12 of the Town's *Municipal Development Plan* (MDP) outline considerations the Subdivision Authority must consider when processing an application for subdivision. Administration is satisfied that the proposed subdivision meets these considerations; copies of the relevant considerations are included in Attachment 3.

There is no governing Area Structure Plan for the subject parcels.

The subject parcels are designed Residential Multi-Dwelling District (R-2) under the Land Use Bylaw, which prescribes a minimum parcel area of 280.0 m² (3,013.89 ft²) for interior parcels; both proposed parcels exceed the minimum parcel area for a duplex. Each newly created parcel will be configured the same and will require registration of a Party Wall Agreement onto the Certificate of Titles on both lots. All existing access points from Womacks Road are to be maintained.

Reserve Dedication

The proposed subdivision does not require any reserve dedication, pursuant to Section 663 of the *Municipal Government Act*.

Subdivision Notification and Responses

The proposed subdivision was referred to adjacent landowners, as shown in Attachment 4, and all required local authorities and agencies listed below. To date, no objections have been received.

- Alberta Health Services, Central Zone

- Alberta Transportation and Economic Corridors – no objection, pursuant to Section 20 of the *Matters Related to Subdivision and Development Regulation*, the department grants approval for the Subdivision Authority to grant a variance to Section 18
- ATCO
- Canada Post
- Fortis Alberta
- Shaw Communications
- Telus – no objection
- Town of Blackfalds Departments

FINANCIAL IMPLICATIONS

None.

ADMINISTRATIVE RECOMMENDATION

That Council, being the designated Subdivision Authority for the Town of Blackfalds, is satisfied that the proposed subdivision meets the relevant considerations, move to APPROVE the subdivision of Unit 1 and Unit 2 Condominium Plan 972 0562, subject to the following:

1. That pursuant to Section 84 of the *Land Titles Act*, the subdivision, as shown on the attached sketch, is registered by Plan of Survey.
2. That pursuant to Section 654(1)(d) of the *Municipal Government Act*, all outstanding property taxes are to be paid, or some other arrangement satisfactory to the Town of Blackfalds for payment thereof be made.
3. That satisfactory arrangements be made with the Town of Blackfalds for the provision of separate water and wastewater services to individually service proposed Lot 1 and Lot 2.
4. That any subdivision takes in consideration the conditions set by the Utility companies.
5. That proposed Lot 1 and Lot 2 maintain separate accesses via Womacks Road.
6. That the developer enters into a Party Wall Agreement, ensuring it is registered onto the Certificates of Titles for proposed Lot 1 and Lot 2 for the adjoining common boundary line existing between Lot 1 and Lot 2. The preparation and registration of the Party Wall Agreement are at the developer's expense.

ALTERNATIVES

- a) That Council refuses the subdivision with reasons.
- b) That Council refers this item back to Administration for further information.

ATTACHMENTS

- *Attachment 1 - Subdivision Application*
- *Attachment 2 - Proposed Subdivision Sketch*
- *Attachment 3 - MGA Section 654 and MDP Policy 3.12*
- *Attachment 4 - Adjacent Landowner Map*
- *Attachment 5 - Referral Responses*

APPROVALS



Justin de Bresser, Interim Chief
Administrative Officer



Department Director/Author



BLACKFALDS
ALBERTA

REQD/RECEIVED

14-04-2023

**TOWN OF BLACKFALDS
APPLICATION FOR SUBDIVISION**

File # S-01-23

The Registered Owner(s) of the land to be subdivided, or a person authorized to act as agent, must complete this application form in its entirety.

Landowner Section 17(4)(g)(i) Address Section 17(4)(g)(i)
Phone Section 17(4)(g)(i) Fax _____ City Blackfalds Prov AB Postal Code T0M0J0
Contractor _____ Address _____
Phone _____ Fax _____ City _____ Prov _____ Postal Code _____

LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED

All/Part of the 4 $\frac{1}{4}$ sec. 27 twp 39 range 27 west of the forth meridian,
being all/part of Lot 4MR Block 1 Plan 972 0559

Certificate of Title No. 142 295 242 Area of the parcel of land to be subdivided _____ hectares.

LOCATION OF LAND TO BE SUBDIVIDED

The land is located in the Town of Blackfalds.

- a. Is the land situated immediately adjacent to the municipal boundary?
☒ No ☐ Yes, and the adjoining municipality is _____
- b. Is the land situated within 0.8 kilometers of the right-of-way of a highway?
☒ No ☐ Yes, Highway # _____
- c. Does the parcel contain or is it bounded by a river, stream, lake or other body of water, or by a drainage ditch or canal?
☒ No ☐ Yes: if yes, state the name: _____
- d. Is the parcel within 1.5 km of a sour gas facility?
☒ No ☐ Yes

EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

- a. Describe the existing use of the land: Residential property
- b. Describe the proposed use of the land: Residential property
- c. The designated use of the land, as classified under the Land Use By-law is _____

PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED

- a. Describe the nature of the land's topography (flat, rolling, steep, mixed) flat
- b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc; sloughs, creeks, etc.) minimal shrubs (residential gardens), no water, lawn
- c. Describe the kind of soil on the land (sandy, loam, clay, etc.) loam

EXISTING BUILDINGS ON THE LAND TO BE SUBDIVIDED

Describe any buildings and any structures on the land and whether they are to be demolished or moved:
duplex #4635 & 4639, to be subdivided. no demolition or moving. see attached survey.

WATER AND SEWER SERVICES

If the proposed subdivision is to be serviced by other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage:

n/a

REGISTERED OWNER(S) OR PERSON ACTING ON OWNER'S BEHALF

I/We, Section 17(4)(g)(i), hereby certify that:
(Please print full name)

- ☐ I/We are the registered owner(s); or
☐ I am the agent authorized to act on behalf of the registered owner

And that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision.

Signature: Section 17(4)(g)(i) Date: 2023-Apr-13

Signature: Section 17(4)(g)(i) Date: 2023-Apr-13

AGENT AUTHORIZATION (WHEN APPLICABLE)

I/We, _____, being the registered owner(s) of the land being subdivided do hereby authorize _____
(individual or firm seeking application)

to make application for subdivision affecting the above noted property.

Signature: _____ Date: _____

Signature: _____ Date: _____

RIGHT TO ENTRY

Pursuant to Sections 653 and 542 of the Municipal Government Act, I hereby do ☐ , or do not ☐ grant consent for a designated officer of the Town of Blackfalds to enter upon the land described above, which is subject to an application for subdivision, for the purpose of a site inspection.

Name (please print): _____

Signature: _____ Date: _____

COMMENTS (FURTHER INFORMATION MAY BE PROVIDED ON AN ATTACHED SHEET)

seeking a tentative subdivision plan as the first step of dissolving condominium
corp Plan 972 0562, similar to what was done at 4637/4627 womacks road.

FOR OFFICE USE ONLY

Date Completed Application Submitted _____ Fees Submitted _____

Clear

Submit

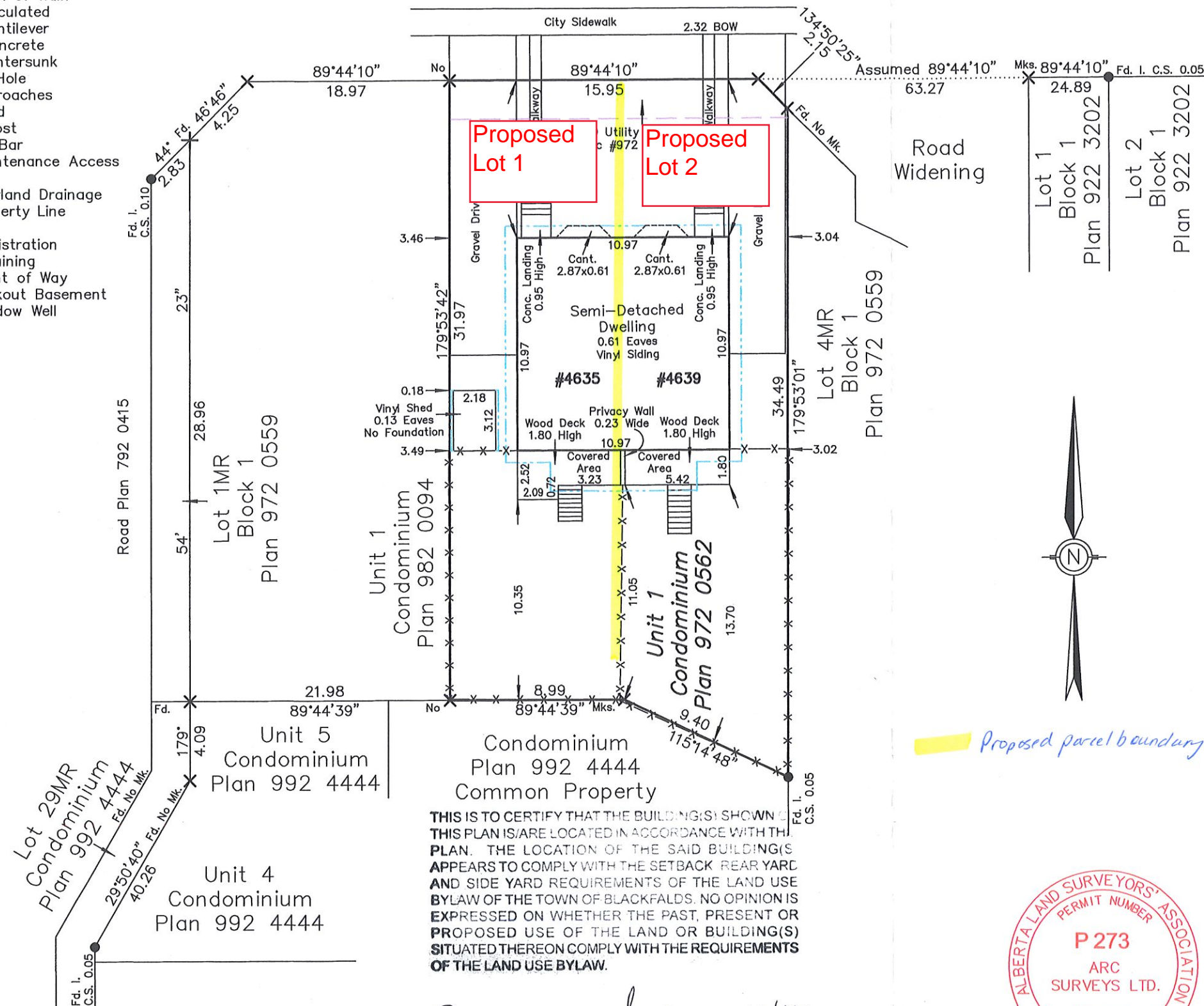
Personal information is collected under the authority of the Municipal Government Act and Section 33 (c) of the Alberta Freedom of Information and Protection of Privacy Act (FOIP), and will be protected under Part 2 of the FOIP Act. This information will be used solely to administer Applications for Subdivision for the Town of Blackfalds. Questions regarding this collection of personal information may be directed to the Town of Blackfalds FOIP Coordinator at: Town of Blackfalds, Box 220, 5018 Waghorn Street, Blackfalds AB T0M 0J0; by phone at 403.885.6248; or by email at foip@blackfalds.com

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

ABBREVIATIONS

A---Arc Length
Acc---Accessory
A/C---Air Conditioner
Bldg---Building
BOC---Back of Curb
BOW---Back of Walk
Calc---Calculated
Cant---Cantilever
Conc---Concrete
C.S---Countersunk
DH---Drill Hole
Enc---Encroachments
Fd---Found
I---Iron Post
I.B---Iron Bar
M.A---Maintenance Access
Mk---Mark
O.D---Overland Drainage
P/L---Property Line
R---Radius
Reg---Registration
Ret---Retaining
R/W---Right of Way
W/O---Walkout Basement
W.W---Window Well

Womacks Road
(Road Plan 2760EO)



THIS IS TO CERTIFY THAT THE BUILDING(S) SHOWN ON THIS PLAN IS/ARE LOCATED IN ACCORDANCE WITH THE PLAN. THE LOCATION OF THE SAID BUILDING(S) APPEARS TO COMPLY WITH THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS OF THE LAND USE BYLAW OF THE TOWN OF BLACKFALDS. NO OPINION IS EXPRESSED ON WHETHER THE PAST, PRESENT OR PROPOSED USE OF THE LAND OR BUILDING(S) SITUATED THEREON COMPLY WITH THE REQUIREMENTS OF THE LAND USE BYLAW.

NOTE:

UNLESS NOTED OTHERWISE LINES OUTSIDE OF PROPERTY ARE NOT TO SCALE.

LEGAL DESCRIPTION:

Unit 1
Condominium
Plan 972 0562

MUNICIPAL ADDRESS:

4635/4639 Womacks Road
Blackfalds, Alberta

DATE OF SURVEY: September 5th, 2018.

LEGEND

Distances are in metres and decimals thereof.

Found Iron Posts are shown thus: ●
Drill Holes are shown thus: ✕
Found Iron Bars are shown thus: ◆
Found Concrete Nails are shown thus: ▲
Calculation points are shown thus: ✕
Pillars and posts are shown thus: □
Property lines are shown thus: —
Utility Right of Ways are shown thus: —
Eaves are shown thus: —
Fences are shown thus: —x—x—
All fences are within 0.2 metres of the property lines unless otherwise shown.
All eaves are measured to fascia unless otherwise shown.

PURPOSE:

This Report and attached plan have been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purpose of a land conveyance, support of a subdivision application, a mortgage application, or a submittal to the municipality for the compliance certificate, etc. Copying is permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered easements and utility rights of way affecting the extent of the property have been shown on the attached plan. Unless shown otherwise, property corner markers have not been placed. The attached plan should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. The information shown on this Real Property Report reflects the status of this property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.

NOTE:

Title information is based on the C. of T. 142 295 242 which was searched on the 7th day of September, 2018, and is subject to:

Utility Right of Way No.: 972 051 986

CERTIFICATION:

I hereby certify that this report, which includes the attached plan and related survey, was prepared and performed under my personal supervision and in accordance with the Alberta Land Surveyors' Association Manual of Standard Practice and supplements thereto. Accordingly within those standards and as of the date of this Report, I am of the opinion that:

- the Plan illustrates the boundaries of the Property, the improvements as defined in Part D, Section 8.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered easements, and rights-of-way affecting the extent of the title to the property;
- the improvements are entirely within the boundaries of the Property
- no visible encroachments exist on the Property from any improvements situated on an adjoining property
- no visible encroachments exist on registered easements or rights-of-way affecting the extent of the Property
- unless otherwise specified, the dimensions shown relate to the distances from property boundaries to the foundation walls of buildings at the date of survey.

Dated at Red Deer, Alberta on this
17th day of September, 2018.

[Signature]

Rheal Bourgouin, A.L.S.
This document is not valid unless it bears an original signature in blue ink and an Arc Surveys Ltd. permit stamp in red ink.



© Copyright Arc Surveys Ltd. 2018

Arc Surveys Ltd.

Unit 9, #104-4808 Ross Street,

Red Deer, AB T4N 1X5

Ph.: 403-348-0051

Fax: 403-775-4340

www.arcsurveys.ca

info@arcsurveys.ca

Surveyed: TF Drawn: JW Scale: 1:250 0m 2.5 5 10 File No.: 189294

Approval of application

654(1) A subdivision authority must not approve an application for subdivision approval unless

- (a) the land that is proposed to be subdivided is, in the opinion of the subdivision authority, suitable for the purpose for which the subdivision is intended,
- (b) the proposed subdivision conforms to the provisions of any growth plan under Part 17.1, any statutory plan and, subject to subsection (2), any land use bylaw that affects the land proposed to be subdivided,
- (c) the proposed subdivision complies with this Part and Part 17.1 and the regulations under those Parts, and
- (d) all outstanding property taxes on the land proposed to be subdivided have been paid to the municipality where the land is located or arrangements satisfactory to the municipality have been made for their payment pursuant to Part 10.

(1.1) Repealed 2018 c11 s13.

(1.2) If the subdivision authority is of the opinion that there may be a conflict or inconsistency between statutory plans, section 638 applies in respect of the conflict or inconsistency.

(2) A subdivision authority may approve an application for subdivision approval even though the proposed subdivision does not comply with the land use bylaw if, in its opinion,

- (a) the proposed subdivision would not
 - (i) unduly interfere with the amenities of the neighbourhood, or

- (ii) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,

and

- (b) the proposed subdivision conforms with the use prescribed for that land in the land use bylaw.

(3) A subdivision authority may approve or refuse an application for subdivision approval.

Matters Related to Subdivision and Development Regulation

Relevant considerations

9 In making a decision as to whether to approve an application for subdivision, the subdivision authority must consider, with respect to the land that is the subject of the application,

- (a) its topography,
- (b) its soil characteristics,
- (c) storm water collection and disposal,
- (d) any potential for the flooding, subsidence or erosion of the land,
- (e) its accessibility to a road as defined in section 616(aa) of the Act,
- (f) the availability and adequacy of a water supply, a sewage disposal system and solid waste disposal,
- (g) in the case of land not serviced by a licensed water distribution and wastewater collection system, whether the proposed subdivision boundaries, lot sizes and building sites comply with the requirements of the *Private Sewage Disposal Systems Regulation* (AR 229/97) in respect of lot size and distances between property lines, buildings, water sources and private sewage disposal systems as identified in section 6(4)(b) and (c),
- (h) the use of land in the vicinity of the land that is the subject of the application, and
- (i) any other matters that it considers necessary to determine whether the land that is the subject of the application is suitable for the purpose for which the subdivision is intended.

Reasons for decision

10 The written decision of a subdivision authority provided under section 656 of the Act must include the reasons for the decision, including an indication of how the subdivision authority has considered

- (a) any submissions made to it by the adjacent landowners, and
- (b) the matters listed in section 9.

Municipal Development Plan Policy 3.12

3.10 Pursuant to Bill 202 (Farming Practices Protection Act), the Town shall provide a notice to accompany subdivision and development approvals for residential purposes, which lie immediately adjacent to or within an Agricultural District. The notice shall advise the applicant that the primary purpose of the Agricultural District is to support agriculture and that agricultural operations have precedence over any other form of land use.

3.11 Blackfalds' growth and development should be monitored in relation to:

- a. The supply of serviced and non-serviced land;
- b. The capacity of the water, sewer and storm water systems;
- c. Highway access and safety;
- d. Internal traffic patterns;
- e. Adequacy of parks and open space; and,
- f. Any other matter as deemed appropriate by Council.

3.12 In considering a proposal to redesignate, subdivide or develop land, the following matters should be considered where applicable:

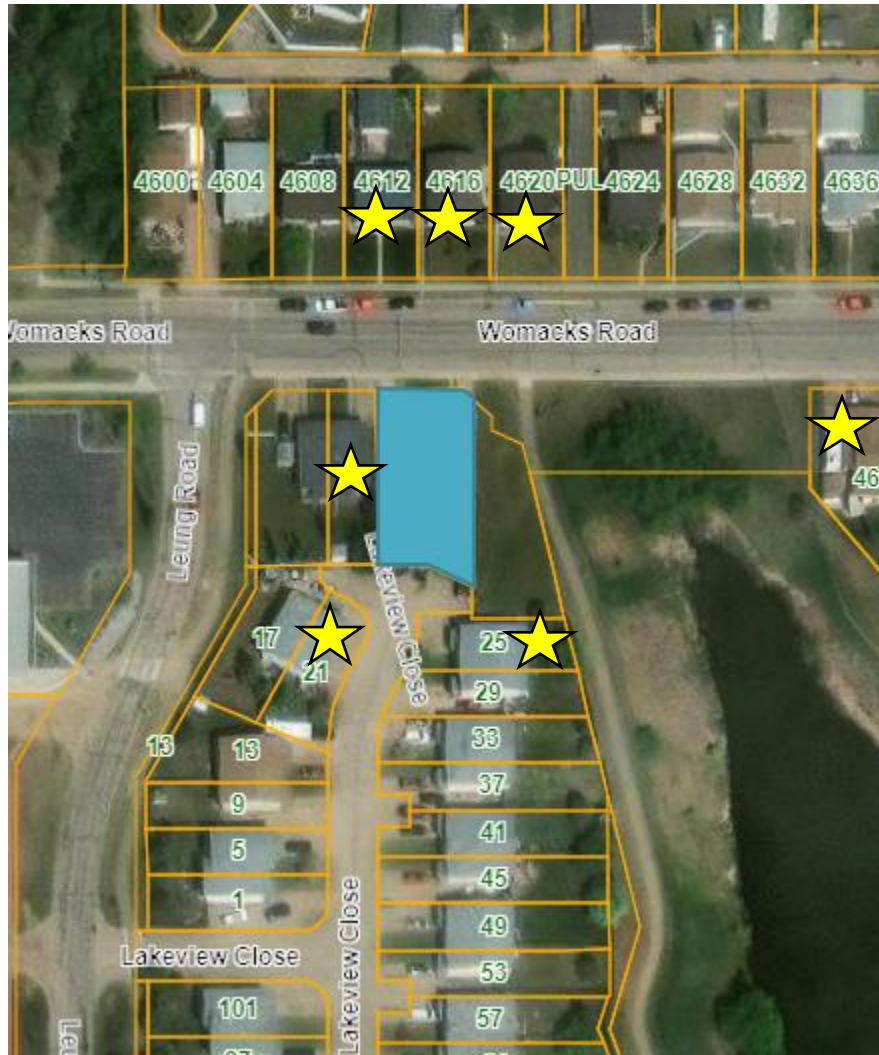
- a. The type and scale of the proposed use or uses;
- b. The suitability of the site for the proposed use or uses;
- c. Site design, where applicable, with respect to natural topography and treed areas, as well as landscape features, including wetlands and steep slopes;
- d. Compatibility of the proposal with surrounding existing and potential land uses;
- e. Proposed access, including the pattern and standards of roads, as well as intersection treatment;
- f. Impacts on the municipal road system;
- g. The availability of utility services;
- h. Provision of open space in terms of public access and use, where applicable;
- i. The adequacy of parcel sizes to reasonably provide for the intended use;
- j. Design and appearance;
- k. Consistency with provisions contained in this Plan, any other applicable statutory plan and Land Use Bylaw;
- l. Proximity to gas wells and pipelines, oil wells and pipelines, wastewater treatment facilities, solid waste handling facilities and water supply facilities;
- m. Effects on non-renewable resources;
- n. The need for the development and the benefits the development would bring to the community; and,
- o. Any other matters deemed relevant by the Town.

3.13 Condominium proposals will be treated in the same manner and be subject to the same location and assessment criteria as proposals for separate title. Condominium development must conform with the requirements of the Condominium Property Act, and its amendments.

3.14 Prior to consideration of third reading of a bylaw to amend the Land Use Bylaw, the Town may require the applicant to:

- a. Submit an application for development permit; or,
- b. Enter discussions with the Town with respect to the conditions under which any related development may occur; or,

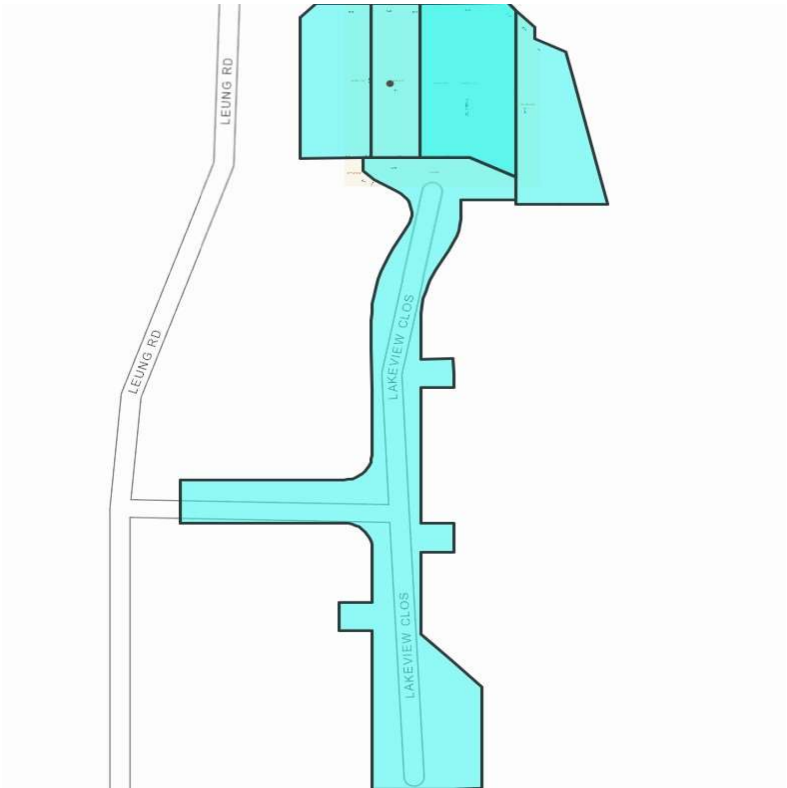
Adjacent Landowner Map (subject parcel in blue)



Transportation and Economic Corridors Notification of Referral Decision

Subdivision in Proximity of a Provincial Highway

Municipality File Number:	S-01-23	Highway(s):	2A
Legal Land Location:	QS-NE SEC-27 TWP-039 RGE-27 MER-4	Municipality:	Blackfalds
Decision By:	Anne Han Development and Planning Technologist	Issuing Office:	Central Region / Red Deer
Issued Date:	2023-04-25	Appeal Authority:	Land and Property Rights Tribunal
RPATH Number:	RPATH0034531		
Description of Development:	To subdivide Condominium Plan 972 0562, Units 1 & 2 into two separate fee simple parcels. Please refer to the attached sketch.		



This will acknowledge receipt of your circulation regarding the above noted proposal. The subsequent subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 597 and 2A.

Transportation and Economic Corridors offers the following comments with respect to this application:

The above noted subdivision proposal does not meet Section 18 of the regulation. Since there is an existing local road acceptable to the Minister, Section 19 has been met. The department anticipates minimal impact on the highway from this proposal. Additionally, there is no direct access to the highway and there is sufficient local road access to the subdivision and the remainder lands. Therefore, pursuant to Section 20 of the Regulation, the department grants approval for the subdivision authority to grant a variance to Section 18 of the Regulation should they choose to do so.

Pursuant to Section 678(2) of the Municipal Government Act, Alberta Transportation requires that any appeal of this subdivision be referred to the Land and Property Rights Tribunal.

Please contact Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information.



Issued by **Anne Han, Development and Planning Technologist**, on **2023-04-25** on behalf of the Minister of Transportation and Economic Corridors pursuant to *Ministerial Order 52/20 – Department of Transportation and Economic Corridors Delegation of Authority*

Date: April 17, 2023

NOTICE OF SUBDIVISION APPLICATION

Alberta Health Services – Central Zone (centralzone.environmentalhealth@ahs.ca)
Alberta Transportation and Economic Corridors ATTN: Anne Han (anne.han@gov.ab.ca)
Asset Management/GIS Coordinator (jhobbs@blackfalds.ca)
Blackfalds Fire Chief (rcote@blackfalds.ca)
Canada Post ATTN: Malcolm Nevers (Malcolm.nevers@canadapost.postescanada.ca)
Director of Community Services (rkreklewich@blackfalds.ca)
Director of Infrastructure and Property Services (pweran@blackfalds.ca)
Fortis Alberta Inc. (landserv@fortisalberta.com)
Shaw Communications (projectmanagernorthernalberta@sjrb.ca)
Telus (circulations@telus.com)

Please advise this office of any comments and/or concerns that you have with respect to the following application for subdivision:

Subdivision File No.:	S-01-23
Civic Addresses:	4635 & 4639 Womacks Road
Legal Land Descriptions:	Units 1 & 2 Condominium Plan 972 0562
Land Use District:	Residential Multi-Dwelling District (R-2)
Landowners:	Julie Hewitt and Stephen Lehr
Proposed Subdivision:	To subdivide Condominium Plan 972 0562, Units 1 & 2 into two separate fee simple parcels. Please refer to the attached sketch.

A response is needed by **Tuesday, May 9, 2023**. If we do not receive a written reply by this date, it will be assumed that you have no objections or requirements relative to the subdivision. To avoid delays by ordinary mail, responses should be emailed to the undersigned.

Regards,



Jolene Tejkl, RPP MCIP
Planning & Development Manager
Email: jtejkl@blackfalds.ca

Enclosure:

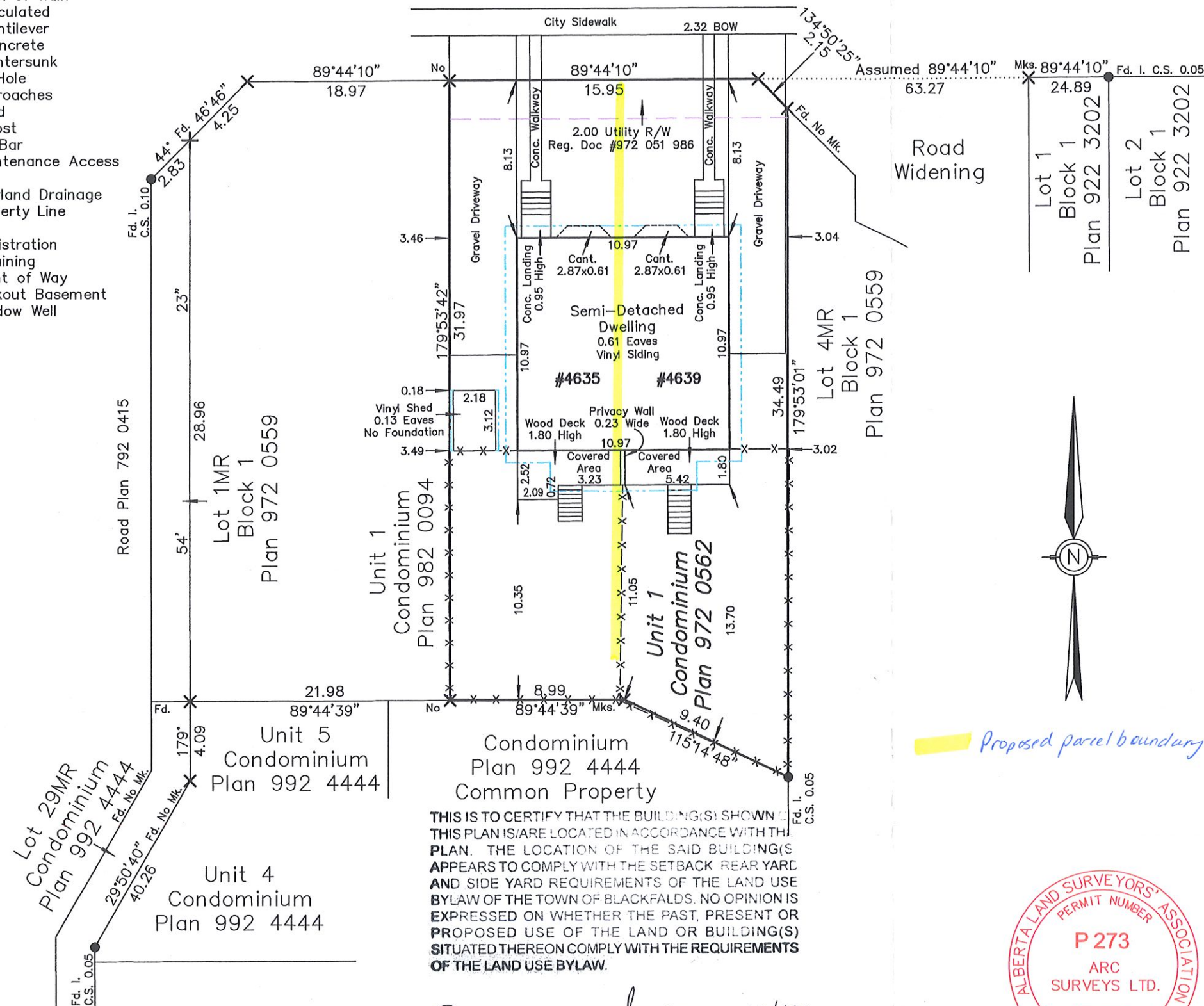
- Proposed Subdivision Sketch

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

ABBREVIATIONS

A---Arc Length
Acc---Accessory
A/C---Air Conditioner
Bldg---Building
BOC---Back of Curb
BOW---Back of Walk
Calc---Calculated
Cant---Cantilever
Conc---Concrete
C.S---Countersunk
DH---Drill Hole
Enc---Encroaches
Fd---Found
I---Iron Post
I.B---Iron Bar
M.A---Maintenance Access
Mk---Mark
O.D---Overland Drainage
P/L---Property Line
R---Radius
Reg---Registration
Ret---Retaining
R/W---Right of Way
W/O---Walkout Basement
W.W---Window Well

Womacks Road
(Road Plan 2760EO)



THIS IS TO CERTIFY THAT THE BUILDING(S) SHOWN ON THIS PLAN IS/ARE LOCATED IN ACCORDANCE WITH THE PLAN. THE LOCATION OF THE SAID BUILDING(S) APPEARS TO COMPLY WITH THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS OF THE LAND USE BYLAW OF THE TOWN OF BLACKFALDS. NO OPINION IS EXPRESSED ON WHETHER THE PAST, PRESENT OR PROPOSED USE OF THE LAND OR BUILDING(S) SITUATED THEREON COMPLY WITH THE REQUIREMENTS OF THE LAND USE BYLAW.

NOTE:

UNLESS NOTED OTHERWISE LINES OUTSIDE OF PROPERTY ARE NOT TO SCALE.

LEGAL DESCRIPTION:

Unit 1
Condominium
Plan 972 0562

MUNICIPAL ADDRESS:

4635/4639 Womacks Road
Blackfalds, Alberta

DATE OF SURVEY: September 5th, 2018.

LEGEND

Distances are in metres and decimals thereof.

Found Iron Posts are shown thus: ●
Drill Holes are shown thus: ✕
Found Iron Bars are shown thus: ◆
Found Concrete Nails are shown thus: ▲
Calculation points are shown thus: ✕
Pillars and posts are shown thus: □
Property lines are shown thus: ———
Utility Right of Ways are shown thus: ———
Eaves are shown thus: ———
Fences are shown thus: —x—x—
All fences are within 0.2 metres of the property lines unless otherwise shown.
All eaves are measured to fascia unless otherwise shown.

PURPOSE:

This Report and attached plan have been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purpose of a land conveyance, support of a subdivision application, a mortgage application, or a submittal to the municipality for the compliance certificate, etc. Copying is permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered easements and utility rights of way affecting the extent of the property have been shown on the attached plan. Unless shown otherwise, property corner markers have not been placed. The attached plan should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. The information shown on this Real Property Report reflects the status of this property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.

NOTE:

Title information is based on the C. of T. 142 295 242 which was searched on the 7th day of September, 2018, and is subject to:

Utility Right of Way No.: 972 051 986

CERTIFICATION:

I hereby certify that this report, which includes the attached plan and related survey, was prepared and performed under my personal supervision and in accordance with the Alberta Land Surveyors' Association Manual of Standard Practice and supplements thereto. Accordingly within those standards and as of the date of this Report, I am of the opinion that:

- the Plan illustrates the boundaries of the Property, the improvements as defined in Part D, Section 8.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered easements, and rights-of-way affecting the extent of the title to the property;
- the improvements are entirely within the boundaries of the Property
- no visible encroachments exist on the Property from any improvements situated on an adjoining property
- no visible encroachments exist on registered easements or rights-of-way affecting the extent of the Property
- unless otherwise specified, the dimensions shown relate to the distances from property boundaries to the foundation walls of buildings at the date of survey.

Dated at Red Deer, Alberta on this
17th day of September, 2018.

[Signature]

Rheal Bourgouin, A.L.S.
This document is not valid unless it bears an original signature in blue ink and an Arc Surveys Ltd. permit stamp in red ink.



© Copyright Arc Surveys Ltd. 2018

Arc Surveys Ltd.

Unit 9, #104-4808 Ross Street,
Red Deer, AB T4N 1X5
Ph.: 403-348-0051 www.arcsurveys.ca
Fax: 403-775-4340 info@arcsurveys.ca

Surveyed: TF Drawn: JW Scale: 1:250 0m 2.5 5 10 File No.: 189294

Subject: Notice of Subdivision Application - S-01-23

From: circulations <circulations@telus.com>
Sent: Wednesday, April 19, 2023 12:58 PM
To: Amanda Partridge <APartridge@blackfalds.ca>
Subject: RE: Notice of Subdivision Application - S-01-23

Good afternoon,

TELUS Communications Inc. has no objection to the above circulation.

Thank you,

Tanya Roberts
Senior Real Estate Specialist | TELUS Rights of Way
Network Engineering & Operations (NEO) | TELUS | Rights of Way
2930 Centre Avenue NE, Calgary, AB T2A 4Y2
circulations@telus.com



[Facebook](#) [Instagram](#) [Twitter](#) [LinkedIn](#) [YouTube](#)

TELUS Restricted – Privileged & Confidential
Not to be forwarded or copied without express consent of the originator

From: Amanda Partridge <APartridge@blackfalds.ca>
Sent: Tuesday, April 18, 2023 9:29 AM
To: centralzone.environmentalhealth@ahs.ca; anne.han@gov.ab.ca; Jamie Hobbs <JHobbs@blackfalds.ca>; Robert Cote <RCote@blackfalds.ca>; Malcolm.nevers@canadapost.postescanada.ca; Rick Kreklewich <RKreklewich@blackfalds.ca>; Preston Weran <pweran@blackfalds.ca>; landserv@fortisalberta.com; projectmanagernorthernalberta@sjrb.ca; circulations <circulations@telus.com>
Cc: Jolene Tejkl <JTejkl@blackfalds.ca>
Subject: [WARNING: SUSPICIOUS URL] [WARNING: SUSPICIOUS SENDER] Notice of Subdivision Application - S-01-23

ATTENTION: This email originated from outside of TELUS. Use caution when clicking links or opening attachments. | Ce courriel provient de l'extérieur de TELUS. Soyez prudent lorsque vous cliquez sur des liens ou ouvrez des pièces jointes.

Good Afternoon,

Please find attached a notice of subdivision application for 4635 & 4639 Womacks Road in Blackfalds.

Thank you.

Amanda Partridge
Infrastructure and Property Services Clerk

MEETING DATE: May 23, 2023

PREPARED BY: Jolene Tejkl, Planning & Development Manager

PRESENTED BY: Preston Weran, Director of Infrastructure and Property Services

SUBJECT: **Urban Hens Survey Results and Program Pilot**

BACKGROUND

The concept of having urban hens in the Town of Blackfalds was introduced by a member of the public in 2019, which resulted in a Community survey to gauge the Community's desire to introduce urban hens. The 2019 survey resulted in a split community, with 50% of respondents in favour of a hen program and the other 50% not in support. Council accepted the Urban Hen Review and public survey as information at their September 10, 2019, meeting. At the January 16, 2023, Standing Committee of Council Meeting, a delegation reintroduced the concept of an urban hen program and provided a presentation that included resources provided by The Alberta Farm Animal Care and various Urban Chicken Bylaws from other municipalities. The delegation encouraged Council to revisit an urban hen program in the Town of Blackfalds.

Administration brought this matter back to Council at the February 28, 2023, Regular Council Meeting, where the following motion was carried unanimously:

052/23 Councillor Stendie moved That Council direct Administration to assemble an urban hen survey together with education information for the residents of Blackfalds to complete and have the results of the survey be brought forward to Council.

CARRIED UNANIMOUSLY

DISCUSSION

Administration has completed the public engagement survey with education information which ran from March 20, 2023, to May 1, 2023. The following means were used to get the word out about the survey:

- April edition of "Talk of the Town";
- Advertised on the Town's website sliders;
- Town's social media channels; and
- At the April 12, 2023, Open House held in the Blackfalds Public Library on April 12, 2023.

The survey results indicate that a total of 1213 responses were collected from Blackfalds residents. 756 Blackfalds residents were in favour of seeing urban hens allowed within Blackfalds residential areas, while 457 Blackfalds residents were not in favour.

Of those in favour of seeing urban hens allowed in Blackfalds residential areas, 731 residents were in favour of a 2-year pilot program, and 209 were not in favour.

It is noted that 55 responses provided by non-Blackfalds residents were not included. However, non-resident comments are available in Attachment 1 on page 37.

In summary, most Blackfalds resident respondents are in favour of a 2-year pilot program. Therefore, Administration is recommending preparations to begin to develop the program for future rollout with revisions to the Animal Control Bylaw to have the following rules and regulations:

1. An urban hen license will cost approximately \$50 annually. This permit fee will help offset the additional administration and enforcement resources required; however, this fee will not cover this effort completely.
2. A maximum number of urban hen licenses issued by the Town would be 25 under this 2-year pilot program.
3. A Coop (a structure where hens will be kept) size will be capped at under 100 sq. ft. to avoid needing a Development and Building Permit.
4. A Premise Identification Number (PID), a provincial requirement to ensure the flock is registered on a provincial database, would be required.
5. Applicants must notify neighbouring properties in writing within 150 metres of the proposed hen location before applying to the Town. For the urban hen application to be successful, a minimum neighbour approval of 75% would be required.
6. A minimum property size of 5,000 sq. ft would be required to apply.
7. If renting, tenants must have the landowner's written permission.
8. Any complaints received would be the urban hen license holder's responsibility to communicate with the complaining party to rectify.
9. The Town will revoke an urban hen license if there are any valid complaints, in the opinion of the bylaw officer, regarding smell, the well-being of hens, predators becoming more prevalent due to the hens, slaughtering hens, or the sale of eggs.

Many Alberta municipalities have an Urban Hen Program, and the above requirements are similar to the program requirements we see elsewhere. It is important to note that at the end of this 2-year Urban Hen Pilot Program, Council may decide to extend the program indefinitely, revise criteria or may not extend it at all. We look forward to a good discussion on the proposed requirements above to allow proper amendment of the bylaw accordingly to Council's and Administration's final criteria.

FINANCIAL IMPLICATIONS

None other than administrative time to process and enforce the new Urban Hen Licenses to allow urban hens.

ADMINISTRATIVE RECOMMENDATION

1. That Council moves to accept the Urban Hen Survey Results Report as information.
2. That Council directs Administration to revise the Animal Control Bylaw with urban hen rules and regulations in preparation for the 2-year Urban Hen Pilot Program and bring it back to Council for authorization.

ALTERNATIVES

- a) That Council refer the item back to Administration for further information.

ATTACHMENTS

- *Urban Hen Survey Results Report*

APPROVALS



Justin de Bresser, Interim Chief
Administrative Officer



Department Director/Author

URBAN HEN SURVEY

Responses

The following data was collected via the Urban Hen Survey which ran from March 20 - May 1.

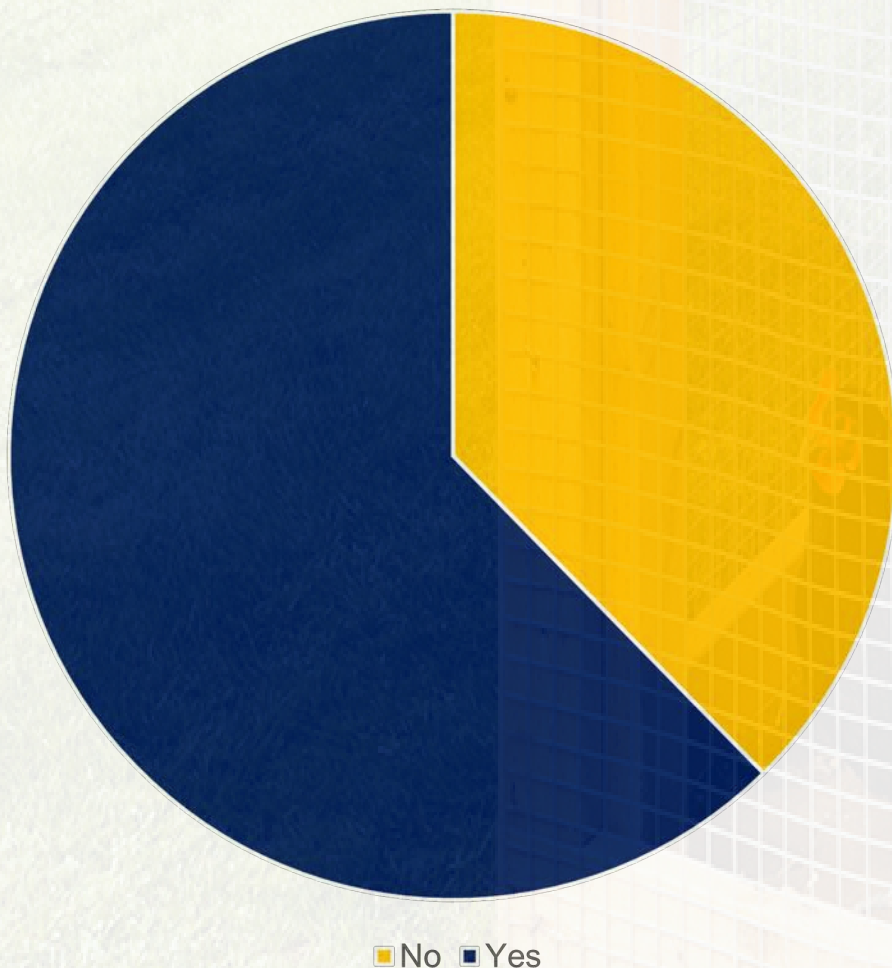
Urban Hen Responses

1213 responses were collected from Blackfalds residents

- **756 Blackfalds residents were in favour**
- **457 Blackfalds residents were not in favour**

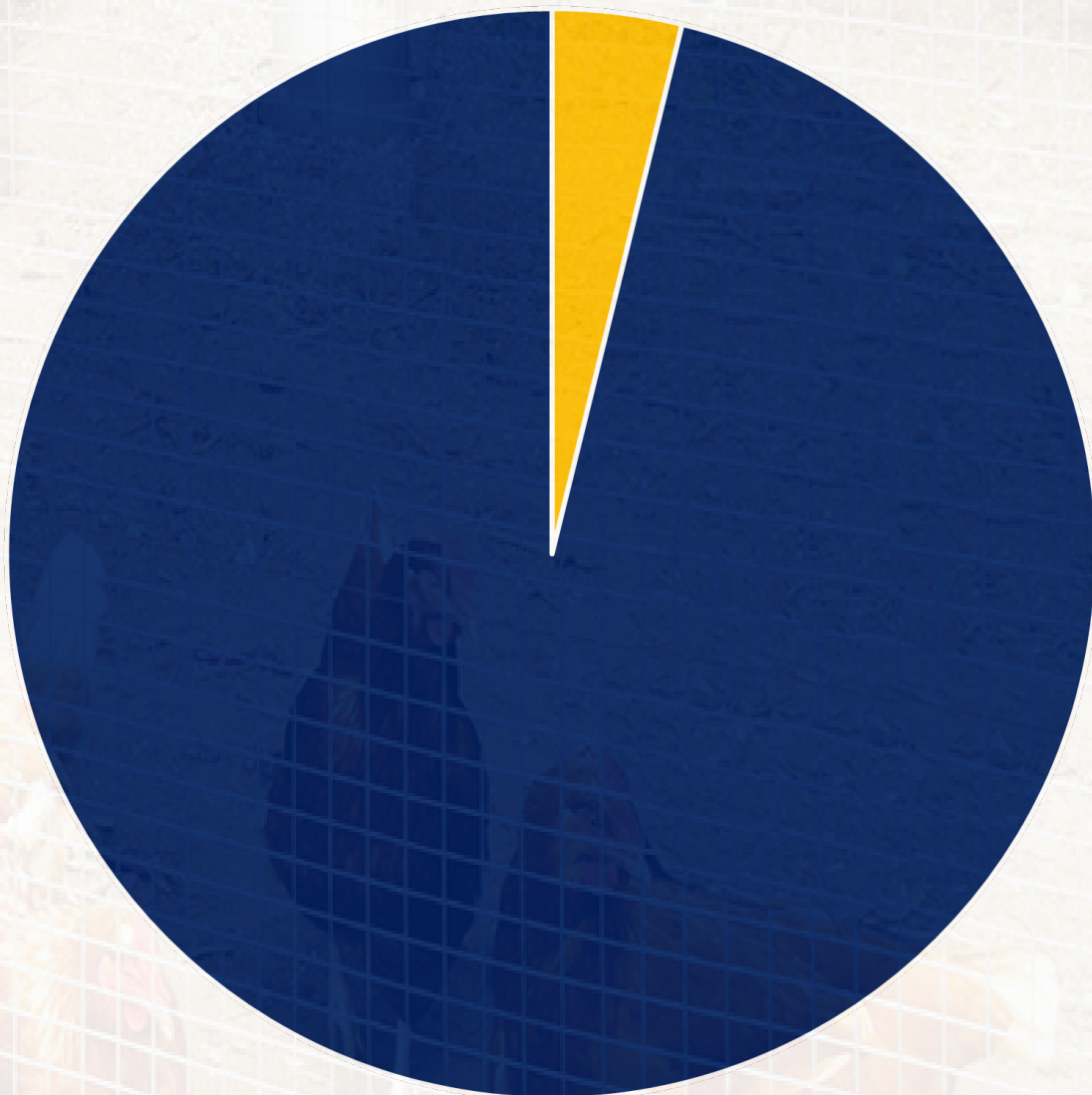
Please note that the 55 responses provided by non-Blackfalds residents were not included, however, non-resident comments are available in the document on page 37

(Residents) **Would you like to see urban chickens allowed within Blackfalds residential areas?**



(Residents) If you selected Yes for answer 2,
do you support a 2- year pilot program?

- **731 Blackfalds residents were in favour**
- **209 Blackfalds residents were not in favour**



■ No ■ Yes

If you answered No to question 2, why not?

NOT IN FAVOUR (Comments)

I don't think a resident should require a license to raise chickens for egg production. Sounds like another money grab by the town.

Why have a pilot program, people have dogs, cats and pigs in town, chickens shouldn't be a problem either.

As stated it already exists in other communities. Copy a method that works and let it run. Any fee should be a onetime fee, its bad enough we have to pay to own dogs and cats.

Agricultural is the basis of organized social civilization and the ability to take part in it in a very basic way seems it should be a god given right as part of humanity. The production of food for your family is extremely rewarding and should be very lightly regulated as outlined in your regulations shared. I see no reason to limit this pilot to only two years or 25 licenses, it should be expanded within the confines of regulations set out by council as requested by the public.

4 hens should not require any government involvement at all. Mind other business not people's yards.
That said, I did not know we could not have chickens, they do less damage than children. Just sayin

Why do you think, this requires a permit, let alone a fee for it? Government needs to stop regulating and restricting every aspect of peoples lives! Government is supposed to work for us, we are not your slaves!!! Stop wasting our money and ripping us off more and more ever year and start doing your job! The roads in and around Blackfalds are in terrible condition, for example!

I would love to have Urban Hens however do not want to invest in a coop hens and all the necessities to raise them and potentially have to get rid of everything at the end of the two years

Waste of resources (\$).. licences can be revoked if problems so why have a pilot program just implement

I think the amount of licenses "25" is unrealistic considering too many people missed out on the ability to self sustain through the limited gardens.
I'm not opposed to the pilot program I'm apposed to the licence limit.

I don't believe there needs to be a pilot program

I won't support a 2 year pilot project as that's a waste of money and resources. So many other towns, villages, hamlets, cities and rural communities have them and that work is already there. Reach out to them to answer any questions that you may have, see their results, check out their programs. Why reinvent the wheel when it's already there

The rules are way to strict for the pilot. The land size rules are way to large, just remove them. The taxing is stupid, we don't need to tax everything. You can't manage the cat problem why take on more hen problems with these rules. Just make the rules simpler and shorter and more open to everyone. You only need a few hundred square feet not thousands. You can make rules about bothering neighbours and leave it at that. Also why require licences at all? What's the point?

Why run a pilot program? Many small communities are already doing this with great success.

Most urban cities allow hens. A pilot program, especially for the length of 2 years seems highly unnecessary. With the right bylaws put in place there is no need for a 2 year trial period. I support having hens allowed within city limits but I do not support a trial period of 2 years, especially with only 25 permits going out.

Only 25 people in Blackfalds can get the license? Seriously ?? \$50-\$100 annually? Seriously??

Its just chickens, not criminals. Just let people have chickens. We need less government and more freedom. For the amount of property tax the town charges, town council should have zero right to stop me from feeding my family. The only reason the town wants this crap pilot idea is to make sure they make a profit and no one else does. If Blackfalds wants to worry about predators, start by going after the human ones. All animals are controlled by bylaws already. Predators shouldn't be an issue.

I would support 2year pilot as long as there was a short assessment after the first year to ensure there were no major issues or concerns. If not proceed with the 2nd year and make a final decision afterwards

Because if I invest the money in building a proper enclosure for hens I don't want my investment to be wasted if the town changes their minds.

I am in favour of the hem program but why do we need to spend money on a pilot project when other municipalities has already have similar programs that are working? You said so in the information above. Also why the fee for chickens when you state the hen owner will have to rectify the problems? This seems a cash grab like some of the other by laws that aren't even enforced such as snow and ice removal. And people complaining about noise is ridiculous the magpies and crows are worse.

There shouldn't be a pilot. If any a 1 year pilot. And there should not be a licence fee for this either. Taxes are high enough in this town, you shouldn't be paying a thing for trying to put better food on your table.

Not interested in owning hens and I reside on the outskirts of town where coyotes already frequent. But i fully support someone wanting to do this.

I don't think if people have them should have to get rid of them in two years. That's not fair to the people who get attached to them and it's not fair to the chicken who would then have to leave. I support having chickens in blackfalds it's a great idea.

No need for a pilot program. Allow licenses and pull the licenses for homes with issues. This has been done in many municipalities without issue. No need to study and rewrite the book on it.

It should be allowed outright, not just for 2 years.
People keep noisy and dangerous dogs, they keep cats that become strays... hens are fine

I think it should be allowed especially with the cost of food due to our governments inflation also I think you guys need to scrap your license money grab.
Hens are to produce eggs and help feed your family it costs money to feed and house the hens then a added license will not make it worth raising hens.

That's just ridiculous about having to pay annually for a license to have hens. like seriously. if i want to hold hens i will not ask anyone to have hens. eggs are overpriced in the store and then still charge 100 bucks plus the hen costs and food supply cost like grow up. Make it free for everyone then people will actually be proud to be in Blackfalds. corrupt bullshit council. money grab everywhere. give people a break seriously!

I feel if we are making the change, let's just do it. The review process does not need to be completed as a pilot - other municipalities have urban hens without issues, the reviews can be individual based on licensed property.

A pilot program is a waste of time and money especially when there will only be 25 licenses given. Also 5000 sq feet seems very large. How many yards in Blackfalds would actually qualify for this minimum size? There are many communities with successful urban hen programs just copy one of those instead of reinventing the wheel. Urban hens are a great idea. But not if it's going to be so difficult or expensive to participate in. Make things simple town council! And not restrictive and unattainable

Additional feedback

NOT IN FAVOUR (Comments)
They stink, bother dogs, attract coyotes into town, if the people caring for them do not clean properly they stink even worse. they are loud. Half the people in this town can't even clean up after their own dogs let alone allowing them to have chickens in their yards. I vote a HARD no and I have been a resident for over 40 years.
Noise and smell pollution. Alot of residents cannot handle their cats let alone chickens.
Property value...my comfort.. my right to enjoy my taxes paying property with my neighbors lifestyle choices not inflicting n trickling onto my yard.ppl who want to raise livestock belong outside of residential neighborhoods.
I chose to live in town, not on a farm. The smell, the noise, the poop filth, are all reasons to keep chickens out of town limits. For those citing the cost savings on purchasing eggs, the expense of feed and proper cages, with winter heat, will never be recovered against the cost of a few dozen eggs. Leave the chickens on the farm where they can roam, not in cages in town where they don't belong
People don't clean up after their dogs, what makes you think they will clean up after chickens?
increased noice levels. Other communities have tried and several have found residents loose interest and livestock are destroyed. Residents don't know how to care for hens and they die. Increase neighbor conflicts. Farms are where hens belong.
This is not what residential living is about. Why sacrifice a happy neighborhood by allowing hens. I can only see this being a nuisance to neighbours trying to enjoy their properties if they were in an area that a coop is approved.
As a dog owner, I am concerned that if a neighbour had hens in their yard, my dog would be more likely to bark as a result, with noise complaints then being made about my dog, and my dog then being confined only to indoors. I also think it could result in strained relationships between neighbours if the Town has the hen owner deal directly with a complainant. Lastly, I am concerned that hens may bring more coyotes into the neighbourhood, putting pets and children at risk of attack.
Smell.
Smelly. Noisy. Attract pests.
People can barely take care of their own kids and pets and now you want to give them chickens?? We already have natural predators around the area that go after the cats that are around that people can't keep in their homes and this will only attract the predators more and pose a risk to existing pets in our backyards and our kids.
Smell and noise

They smell and are too loud, no thank you!!!
If chickens move in, I'm moving out!
Increased noise
There is already a problem in Blackfalds with noise from dogs - how does Blackfalds intend to take care of additional noise pollution from chickens?
I have concerns about people actually caring for their chickens like they should. They're happiest in free range, larger areas.
No I believe the smell will outweigh this option as who is overseeing this part of the program. Shift workers being woken up by chickens I would be opposed as I work shift work. The smell can be unbearable and our town cannot clear our roads as our drains are plugged by snow our streets have water everywhere and our sidewalks are filled with water as well. So until we can maintain what we currently have maybe leave this out of the scenario for now
Chickens increase the potential for predators in town, and no matter how clean a coop is the smell from chickens cannot be contained. Even though there will be rules and policies around a potential pilot project. Bylaw officers are already not enforcing what is currently in need how does the town ensure that addition bylaws/policies would be enforced.
They stink, are loud and there is no need for them. We have enough dogs and cats running wild
The smell and noise. Town is not a place for farm animals.
Chickens smell terrible, will cause trouble between neighbors, will attract mice and maybe bugs as well. Chickens should be out in the country, not in towns. If they get out of their enclosures and run loose they will make an awful mess, etc.
Not an animal that should be housed in town. Also all other pets ie-cats and dogs, should be limited to one per property
Chickens smell and I enjoy spending time outdoors around town when the weather warms up. I would rather not smell barn feces in such a beautiful community.
There is plenty of land in Lacombe County
The smell, noise and what happens to the chicken after 2 years if it doesn't work out? There's already a huge problem of people letting their cats roam and poop everywhere, dog owners not picking up their dogs poop, chickens would just add an extra smell to the town that we truly do not need.
Smell and mess, predators.
This will encourage undesirable wild animals.

<p>Chickens can be a nuisance if not properly managed.</p> <p>Blackfalds, evidently has irresponsible residents that can not properly care for their pets. This will further contribute to that problem.</p> <p>Common concerns for backyard or urban poultry include disease, noise, odor, pests and waste management.</p> <p>I decided to grow with Blackfalds in 2012 when I purchased my first home in this lovely town. If at the time, chickens were allowed in back yards, I would have decided to live elsewhere.</p>
<p>Because this is a town not a farm!! Or a zoo!!! There is a reason why people choose to live inside of a town or a village or a city, one of the reasons they all have in common is the fact that there is no chickens or hens smelling and making noise, as well as of course cows and pigs, but if chickens are allowed then I say we should get a Cow to because that would really help the cost of living a lot more then some chickens!</p>
<p>They will not be maintained properly. Guaranteed of that! We have enough problems with cats, dogs roaming our street's tgis will be a bigger ptoblem with smell and noisr from hens</p>
<p>People can't look after their current animals properly. I would not have to be forced to be a neighbor to chickens. If I wanted to live next to farm animals I would live on a farm.</p>
<p>The smell and the noise. I grew up with chickens. They are smelly and noisy.</p>
<p>They belong on farms not urban residences.</p>
<p>Don't want the smell or noise</p>
<p>I just don't think it's necessary for people to be keeping chickens in town. They are a farm animal. Can I have a goat??? People can't keep their cats and dogs contained now we have to look for chickens that get out? Some dogs will also try to get into peoples yards to eat the chickens. Could be a waste of resources in town as well.</p>
<p>Noise and smell, I don't want to see chickens in my neighbours yard from my deck.</p>
<p>Absolutely no, this will not only be the owners burden but a burden for all around them.</p>
<p>They are incredibly noisy and most importantly bring in unwanted predators</p>
<p>The smell would be disgusting.</p>
<p>We have enough farm land around, we don't need chicken in town</p>
<p>Our family are all allergic to feathers.</p> <p>We worry the dander from the feathers will make our allergies worse. Could also lower the value of our property when it comes to sell our home</p> <p>We also don't want the noise or the smell from the chickens.</p>
<p>I remember the smells from the chicken barn</p>
<p>Noise & the smell. Yards are close enough for both these to happen</p>

I don't want the noise or smell
Noise, smell, my neighbours can't even control their other pets or kids.
They stink, attract rodents, are loud and I believe farm animals belong on farms. I think the problems that would arise between neighbors would be overwhelming. This is a terrible idea and would not support it and would not want to live anywhere close to a chicken coop.
In the above reading it states any complaints would be the urban license holders responsibly to rectify. Tell me how well you do you see that working out? This town has an abundance of by-laws already that are not enforced, or are I. A complaint based system. This is not creating good neighborhoods when you ask neighbors to tattle on each other. People in this town don't take care of the animals they have, now you want to for the most part eliminate bylaw, I think you are asking for trouble.
I just cannot imagine it in my beighbourhood, the houses are close together and I have a dog. The barking alone at the hens clucking would drive me and the neighborhood crazy
Mostly because after speaking to people who tried owning hens the cost outweighs the benefits. Hens don't lay daily, so for the cost of a coop, feed, ect and then to possibly have it taken away in two years is a hassle. Also they stink. So No thanks!
I live beside an ignorant dog owner who leaves their yappy mutt outside to bark all night. I don't want to hear fucking chickens all night either.
We can barely maintain enforcement for the animals keep now. Also, having kept chickens before, how do you ensure that those applying have the knowledge to take care of them. People are already complaining of coyote/ cougar sightings in the Aspen Lake area and I'm sure it will rise with this
Although I can understand why people would want to have hens, I don't believe it to be viable in an urban setting. Urban areas are busy with people, traffic and the trains that go by. Wouldn't that pose a problem for the hens to lay their eggs? I'm not familiar with urban hens, however, I'm not keen on having any near my home due to the noise they would produce, the smell and possible health issues.
Would create odor and noise, I grew up on a farm with chickens; I sure would not want them anywhere near where I live. if this comes in even as a pilot project, will probably sell my house and leave Blackfalds.
They smell. One can contain the smell of a cat litter, pick up dog poop. You cannot control the smell of chicken, we had them. It seeps into wood & plastics. You would be forcing individuals who chose an urban life to experience something they have chosen not to against their will. House proximity and yard size all of course to be considered. How about I go smoke 2 packs a day & blow that smoke directly at their kids trampoline? Same concept. Polluting my fresh air...the very reason I moved here
Noise, smell, people unaware on how to care and to keep chickens. The draw of predators such as coyotes and cougars into town.

noise, odor, pests and waste management would be a big concern. I know many people complain about people not taking care of their dog feces. I can only imagine what it would smell like with hens.
Noise, smell, lack of bylaw enforcement if noise/cleanliness conditions not followed. There have been chicken coops on my block as recently as last year with no hens allowed and bylaw didn't enforce it then, why would they now?
They're gross.
As mentioned above, dog barking can occur with the presence of hens. We already have to ensure too much dog barking in my neighbourhood.
They smell and are very loud
I think chickens belong on a farm
Worried about the smell
<ol style="list-style-type: none"> 1. Neighbors don't clear yards of dog poop - you think they'll do better with chickens? 2. Smell - chicken coops stink, I don't want one on my fence line 3. Bird flu/diseases - Agriculture is extremely important. Urban hen flocks being monitored by amateur can jeopardize proper and professional ag operations 4. Seems like A LOT of admin work/time/money to monitor a program for a fad.
Smell and noise would be too much.
I do not think that farm animals should ever be in town. As much as people say they will look after them they don't. I was raised on a farm and had chickens. They are noisy stinky and not a sight that should be in an urban setting! On the farm is where they belong and I will fight it all the way
The smell
Residents can't handle their kids, Pets, allowing this will allow residents to have stinky yards, not clean, loose hens
The smell and possibility of attracting predators
Worries about predators & smell
Have you smelled a chicken barn?
Chickens are farm animals!! Why do we want chickens in town, they would be against the noise violation bylaw, in order to have eggs you need a rooster. Who wants this racket next to you. If you don't realize, they are extremely loud and very annoying especially in the early hours. Nothing but an eye sore also!! All you would have is a very very angry neighbor, and now the town would have to deal with this issue also. The town would also have to deal with coyote problems. Move out of town!!

I live in a residential area, not a farm. I understand that the cost of living is atrocious, but the cost of raising chickens/hens isn't cheap either.

- building the coop
- building the pen
- heating costs in the winter
- feeding

And number 1 reason for a HECK NO is I bought my home in a residential area not a farm.

If you want hens live on an acreage! The smell would be quite awful living next door to the hens! Same reason why we don't have cows in neighborhoods!

Chickens are farm animals and belong on a farm. Not a tiny yard or in a tiny coop. The amount of dogs barking on a constant basis because of the hens will be enough to make a person not so happy.

The smell and the noise

Animal welfare, smell, noise, roaming etc all issues for cats and dogs already in this town with 0 enforcement and even if you call you have to provide proof before anything can even be done. If anything is even done because bylaw can only do so much. Why add to the issues in the town with animal issues already. also bylaw I feel at the moment has enough to handle without adding to their workload.

Having chickens requires a lot more work then just feeding them and gathering the eggs. They need to be cleaned up after daily to keep the smell down and where are people to dispose of the chicken poop? For those of us that have lived here for many years, we remember the chicken barns. We don't want that smell coming from our neighbours yard.

Pls don't have chicken in town, unsightly, smell, noisy

No chickens please

"People have issues picking up their dog' poop, I can't imagine the mess and smell that chicken coops would cause. If I wanted to smell that I would like on a farm. I believe people would not care for them properly and it would cause more issues than solutions. We already have issues with roaming cats then add chickens to the mix and we would have even more complaints cause cats would be after these people's chickens. No thank you. "

Chickens smell! The normal sized lot and pets would create noise and stink.

Already cat problems in town and many dogs. Chickens are smelly unless properly managed. Avian flu is circulating in mammals in BC. Seems a poor time to introduce another animal into the mix

Chickens are meant for farms, not suburban back yards.
I don't pay \$5000 a year to smell chicken manure in my own back yard

They will attract more wild animals.

Multiple reasons

Noise, smell, yards are too small and close together. Farm animals belong on farms.
Stink.
I don't think mist are considering we already have close encounters with coyotes on the NW side of Blackfalds, introducing a food source in our backyards will only increase these encounters.
I don't want the noise or smell in my neighbour hood and as a home owner with dogs, having hens next door would nearly torment them
I'm worried there would be a lack of knowledge when raising hens for some residents. Manure, and poorly managed hen houses will draw Coyotes, foxes, and potentially other predators closer to the neighbourhood. This could danger the current cats, and dogs population. I also worry the current population of cats and dogs will react adversely (attempting to kill, or increased levels of barking). Coop require daily cleaning, Iâ€™™m not worried about passionate, or experienced operators, but amateurs.
I feel there is no reason for this to be in our neighborhood. We lived here when the big chicken farm was in town. Smell was horrid. We pay a lot to live in a small community. There seems to be a lot of other animals in town already. I don't know when 3 dogs were even allowed.
We don't need chickens in town that's what farms are for
The town doesn't keep on top of the stray cats so I don't have faith that they will enforce the rules on this. I for one do not want to be living next door to chickens that my dogs will constantly bark at and deal with the smell. I want to be able to enjoy my backyard and listening to and smelling chickens will not be enjoyable.
Noice. Smell.
If not taken care of could be smelly. Noise and the attraction of predators into town. More roaming cats trying to get at the hens. More resources and people needed to process hen paperwork and follow up for timelines and things. Could create neighbor disputes causing more time used by bylaw and police on hen issues.
Farm animals belong on a farm.
The smell and the noise
They will attract coyotes, cats dogs plus they produce fowl odour. Chickens should be on a farm. I didnt but farmland or close to farmland and this will force me to move. I already pay very high taxes and dont get the service I should. This eould be last straw
Do I support my neighbours having chickens, no. Who is going to ensure that the home owners do not exceed 4-6 hens? Who is going to ensure that the hen houses that will be constructed likely next to my property, potentially using a fence that I built as a division won't use that fence for a wind break or part of the choop? My neighbours dog barks from 7;45 daily, nothing is done. The town like many others hides behind pilot projects but has no teeth to enforce ending these pilot projects.

What makes a Blackfalds, so appealing to live in is its entire focus on residential culture, growing families, and a sense of communities. As someone who lives in a residential area, I know that the possibility of this pilot program kicking off, would cause not only myself, but many others to feel uneasy, especially if you are the direct neighbor, or the neighbour behind your home, etc. we didn't choose to set roots in Blackfalds to see coops out our window. Respectfully.
They stink!!! They're noisy!!! They will attract wild animals!!!
The smell. People not taking care of them properly
We don't need chickens and roosters making as much noise as all the dogs who bark all night. Plus the smell and the coops will be unsightly in peoples yards
Chickens would be a loud and smelly addition to our beautiful aspen lakes area
Agricultural concerns such as bird flue affecting farmers. Noise. Smell. Attraction of coyotes.
I don't believe it will be managed. Structures can easily changed and not effectively managed with the town resources. The town has other issues and needs that are more important and would like to see resources contributed to that rather than this.
Neighbor two doors down had them a couple years ago. Yes Bilaw was notified by their immediate neighbors. The black flies were terrible and the odor was awful.
There is already a huge issue with all the barking dogs at all hours of the night lets not add chickens and roosters to that list as well. I already can't leave my windows open at night from all the noisy dogs. Roosters crowing in the morning will be loud as well
Only because most of the owners of urban hens do not clean up enough - and I feel this would not be heavily enforced by blackfalds (as they rarely enforce anything). The smell can be horrendous.
There is quite a number of dogs in neighborhood which could result in more barking if chickens are noisy. Sanitation issues. Smell etc.
If they want chickens, move to a farm
I don't want the smell or noise. People can't even take care of normal household pets in Blackfalds, introducing this will cause more time being taken away from Peace Officers trying to catch speeders in town.
We have dealt with this before and the smell is awful along with the noise at times. Love the idea but it just doesn't work agreeable within all parties within in town/city properties.

They smell. They're loud.

Would likely not be regulated as the current bylaws are not enforced for cats, dogs, yard upkeep, etc. already.

Noise and attracting predators. If you want farm animals live out on an acreage

They are loud, dirty, disease carrying animals.

I grew up on a farm and chickens require daily attention that I feel most people won't know how to care for. Or just won't be able to give proper care for everyday.

They're are too many cats that run around this town adding chickens is just a bad idea

The smell!!!!!! And the noise!!!!

Noise, people won't follow the rules and. BRing in roosters Smell unless kept very clean odors will be an issue .. we all remember the chicken barns

Predators will be drawn into town

Allowing one type of farm animal will lead to requests for other livestock. Why can't I have a goat to keep my grass trimmed, or a pig to eat scraps

People are already non compliant with pet bylaws , why add to the problem .

Increased complaints will tax bylaw enforcement more

People already have trouble keeping their cats and dogs on their own property and cleaning up after them. I definitely don't want the smell of chicken droppings anywhere near me.

More noise from neighboring dogs it would drive indoor cats crazy also attract more outdoor cats a well as coyotes.. The smell, the noise from hens, if i wanted to live next to chickens/ hens i wouldn't have bought a house in a town. You already can't sit outside in the summer without listening to dogs barking , now your asking people to put up with hens clucking, just NO

I believe that the enforcement of these coops would be too much. Hens would invite more predators into Town and they may also entice cats, rodents, etc. into yards where the hens are located. If someone isn't taking care of their hens and coop how would the Town deal with it if the hen owner isn't doing their due diligence? This will likely use taxpayers money for enforcement issues. I believe that issues will happen with neighbors as the hen owner is responsible for communication.

Concern for noise or attraction of wild animals into urban areas. If a person wants farm animals. Live out of town on an acreage

There are already so many problems with animals in this town. Giving people the right to have another type of animal will not fix that. If people want to have hens they should go on a acreage. Having hens does not alleviate the financial strain of groceries as there is still a cost associated with raising them. This is the most ridiculous idea ever, if it was such an amazing thing every town would do it and they don't.

The costs of extra administration for the greater community could be put elsewhere as the likelihood of many resident taking advantage of this program for the long term is low. The benefit to the greater community does not out weigh the costs of the program in my opinion. The cost to a household of keeping chickens does not account for the cost of egg consumption. With this , the long term viability of the program is unlikely.

I do not want to hear chickens in my neighborhood we already have a problem with barking dogs and roaming cats. The hens will be targeted by dogs going bezerk and I do not want to deal with more noise or animal problems. Chickens can escape very easily and we already deal with other peoples dog/cat poop in our yard I do not want to deal with chickens.

Chickens smell, make lots of noise, and attract predators into the town. Chickens belong on farms.

I feel that this is a fad for a lot of people. I've know some people that are having difficulty getting rid of the hens when they no longer want them. Also the the hens food is an attraction for mice and skunks, which there is already a problem. Not all people will have a coop that is structurally pleasing and out of site of neighbours. We have a neighbour who has not maintained his backyard for over 4 years and I've complained to the Town and by law, and nothing gets done.

Viruses and bacteria that chickens can carry can also infect people, Chickens coops and chickens are dirty and smelly (ammonia smell). I don't want to be out on my patio and have to smell the chicken coop next door. We pay 3000 in taxes a year, I'd like to be able to enjoy our property. We already have to deal with the outdoor cats peeing all over our patio furniture and yard they attract rodents and small animals, they are noisy as well. What's going to be done with the waste and smell?

Please do not do this

They smell, can carry diseases, and are noisy. They will attract coyotes and other predators in. Hard no on this!

The smell,noise,more predators in neighborhoods, disease, property size is not big enough, it would also cost more to raise the hens(permit,food,coop) than it would to go and buy eggs. People have many farmers markets or grocery stores to buy eggs from.

Nieghbor if property values could be affected

Chickens stink

Dirty, noisy, smelly.
Chickens belong on a farm.
They will make dogs bark more and attract predators such a coyotes.

Smell,noise,humans not taking proper care of the birds. Acreages or farms are where the birds should live not in a residential town.

Livestock should not be allowed within town limits. The moment you allow it, people will abuse it and it will become an enforcement nightmare

They are noisy- hens and all other hens in the flock make a ton of noise when laying eggs. They are destructive to property if free range. They are very expensive to feed and properly take care of- people will get them thinking they are a cheap source of food and not be able to afford proper care and then sick chickens will become a big problem

Chicken can spread disease, attack rodents and predators, they are noisy and smell. Most people don't know how to properly take care of them. Hard no.

The smell, no thank you

1. Increased risk of transmission of the avian flue.
2. Increases draw of wildlife in search of food such as skunks, foxes and coyotes.
3. Centennial Park already has a significant problem with off leash cats stalking and killing birds around the park environments. Complaints to bylaw and animal control have not improved the situation. I really don't have faith in their ability to address complaints as outlined in the proposal.

They will smell even if well kept. Many will get them without knowing how to raise them and they will die.
Will they attract more coyotes into neighborhoods, endangering pets. Avian bird flu a concern right now.

Because they stink

Hens are not something i want to hear or smell, i bought a house in a town to avoid the possibility of living around any farm animals or smells.

I strongly feel that the potential drawbacks (dog barking, smell, predators, etc) outweigh any potential benefits. Farm animals should be raised on farms.....period.

We don't want farm animals in town. There's already too many issues with stray cats and dogs

They stink

Irresponsible pet owners in town. Not only
Dogs running around but cats too. Now it will be chickens

Blackfalds has enough issues with unpoliced barking dogs and roaming cats. Residents could care less about the impact of pets to their neighbors, how can they be trusted to properly care for farm animals? These belong exactly there... on the farm! Hens are not as noisy as roosters, but they still make noise, stink to high heaven, and will attract other undesirable wild predators, including those from the sky. Putting our little dogs at risk. Fresh eggs? Go to the farmers market! NOOOOOO to hens!

Because they stink.

They smell and are annoying

Because we finally got rid of the chicken farm which had an atrocious smell.

have enough concerns with other municipal bylaws being enforced - unsightly properties, etc. have also lived in other communities that have allowed hens and other animals and it was not a good experience.

I object to urban hen keeping as the increase in dog barking would disturb my peace & rest. This is why I moved to BF - peace & rest. Hens too, attract night (& day) feeding predators .. critters looking for eggs or hens. Farms, not towns, are appropriate for hens imo.

They smell and are loud and people aren't responsible enough for goldfish let alone chickens and hens

Neighbors not looking after them.

As someone who grew up on a farm, chickens are noisy and smell. I live in town because I do not want to deal with that and if my neighbors were to be approved, it would cause a very high stress living environment. The town should partner with local farmers and have a list of those who are able to provide eggs/whole chickens or any other food for sale. The farmers know exactly what they are doing and dealing with, so leave the raising and producing to them and make an affordable network.

I don't mind the idea, but just thinking of the dogs that already bark non-stop in my neighbourhood, we do not need to add to that. I feel that people with larger properties that have more space between neighbours is more suitable for housing chickens. Another concern is whether the people that want chickens know how to properly care for chickens, and will they research if they do not?

Chickens do not belong in town. They are dirty ,they are noisy and they stink and carry diseases. Years ago there was a chicken farm where the Police station now sits, people continuously complained about them trying to get rid of them. It was a detriment to the entire town,

We can't handle the cats & dogs, much less chickens

Noise, the smell. If I wanted to have farm animals around me I would be living in the county.

The program will not be properly overseen, as usual. The officials can't even keep up with the current bylaws and numerous infractions that go unaddressed all over town. Let alone adding a chicken coop into the mix.

Has all the hallmarks of a program that will end up being a runaway, and a gateway to more outrageous asks from the community.

Absolutely not! If you want chickens move to an acreage! No one should have to put up with that noise or smell.

This is a BAD idea that is going to cause tension with neighbours who are pro and against. Chicken coops smell badly, and they are noisy. We already have a barking dog problem. We don't need more noise.

In theory, it could be a great learning experience. However, you will have responsible hen owners and non responsible hen owners. The non responsible hen owners will create headaches for their neighbors creating more conflicts the town does not need. Grow a garden instead, and leave the farms on the acreages and farms.
Noise smell mess I didn't move to be next to a farm...nononono pls
Our neighbours already don't clean up after the animals they have or let roam free & the town has failed on upholding existing pet bylaws, as a resident I don't feel supported enough by the town to add something like this to the list.
I bet the same people that have 15 cats they don't take care of that are constantly in my yard are the same people that want chickens. Farms and acreages are for chickens and farm animals. But if we are bringing farm animals into a residential area and those chickens also end up in my yard I hope there's no penalty when that chicken ends up being a meal for my dog. Yes there are cages but they will be let out to run around the yard and for the kids to chase. I guess worse case free dog food.
They stink and are not quiet
I feel this should be on farms or acreages only.
They stink, they attract mice & coyotes. They are loud & annoying. A lot of people in this town can't even shovel their side walks in the winter let alone be responsible enough to have chickens. My family chose to live in the city/town, Not on a farm.
The cleanliness and people starting this project and not maintaining.
The neighborhood dogs barking is bad enough already. Having hens or chickens around would only exacerbate this. I don't know how people would be able to control the smell either. The last thing I want is to be trying to enjoy hanging out in the backyard and smelling chicken crap
Smells bad and they can be loud
Do not want chickens. They smell bad and I do not want more dogs barking.
I think this is a bad idea cause people will not take proper care of the animals I feel like they will be neglected and it will cause major issues and I feel like it may drive people away from Blackfalds which is such an amazing town. We need more people to come and enjoy the town.
We lived on a farm for years. The noise, smell & hearing dogs barking at the hens would be annoying. We moved to Blackfalds because it is a nice, small, quiet town. If people want chickens, move to a more rural area just outside of town
Hens first, next year it'll be pigs.
No thanks

No no no no no!! Dirty, stinky, noisy, and will attract predators
The sound and the smell.
I'm concerned about the smell and know my dog will bark if the hens are near our home. I'm also worried about attracting unwanted predators as there are already posts about dogs being attacked by coyotes on the edges of town.
Mess , noise, smell ! I didn't choose to live on a farm or acreage .
I grew up on a farm. There's a reason I moved to town. They are loud and stinky, but I sure love to eat their eggs.
Brings predatory animals into the area. Chickens smell bad. Noisy. Not going to help the town in any way. If I want to have a bunch of chickens I will move to an acreage.
I don't like the idea of the noise from chickens, the extra dog barking, the smell, the bugs etc. I buy eggs from local farmers and that's where chickens belong
I live in town not on a farm.
I am not confident in the ability of the town to enforce the rules to insure that the pens be kept clean. Our neighborhood has a lot of dogs and we do not want excess barking due to the hens. This type of animal belongs on an acreage or farm, not in urban areas.
I bought a property in town, if I wanted Chickens I would have bought a farm. Chickens are a farm animal, people in town have enough troubles keeping their yard clean...our neighbor for instance has a broken down vehicle and broken down motor home in the backyard which is a eye sore. You want Chickens buy a farm!!!
The noise, mess and smells.
Smells bad enough in town with the horse manure in the air, don't need to add chicken poop to it too.
Because my neighbours already have had chickens in town about two summers ago and they literally smell up the neighborhood. They are dirty, and disgusting. And as a neighbour it's not pleasant to be around
Nope
Some people already have a hard time keeping their back yard clean. Imagine with chickens how gross it would be.
Noisy. Ugly. Agitate neighbour hood dogs who are already noisy. If you want a farm life buy a farm. People can't take care of their cats never mind take care of chickens. It's cheaper to buy eggs at the store than to take care of chickens - gathering eggs daily, washing them, cleaning the coop, etc. They will lower property values. Don't wake up the neighbours, but they will. It's a terrible ideas!

If any of my neighbours get them, I'm moving out!! Hens and chickens belong on a farm!
Having the urban hen license holder deal with complaints without a third party involved means you are asking for more complaints that will arise from the altercation between the license holder and the complainant. The town wont deal with the clean up/ dismantle of coops if they revoke a license due to non compliance? The citizens of blackfalds dont want their tax money to go to the costs of this program when it could be used in multiple better places to help everyone. Focus on the current issues
The smell the noise. The town can't control cats and dogs why add chickens.
Don't want to deal with my neighbours having chickens
Smell and mess, predators.
I do not want a chicken coop next door.
Just worried about irresponsible people not keeping a clran pen that would result a bad smell.
I hear enough trains, and barking dogs, I would not like to hear roosters crowing. Also the pet owners who don't properly clean their dog poo makes the yards smelly, chickens are way more smelly. Having foul fowl will also attract more pests and predators like foxes and more coyotes into town. These folks should explore moving to an acerage/ farm.
By the time a license is purchased, feed provided, man hours, it is cheaper to purchase the eggs at the local grocery.
The smell and sound
Ugh, where do I begin? Continuous sqwaking!! Please, just NO!
No
Lot sizes in Blackfalds are too small for such a program. The noice and smell would really annoy neighbors.
Chickens stink
they will attract wild predators into peoples yards such as coyotes and wolves. They belong on a farm, not within town limits. They stink and are noisy. I already endure the sounds of dogs barking. I don't want my peace disrupted by this. Those who approached council are a minority. This has been discussed in other forums and it seems the majority are against it. Please don't do a pilot project based on the few who want it.
will lead to a lot of conflict between neighbors,
Not interested in having them attract rodents.

BOTTOM LINE Chickens belong on a farm,!! I lived on a farm for over 20 years. Had chickens for 3 years. Their chicken coop stinks and they are noisy. Most people in town can't clean sidewalks, mow lawns, in the their yards and alleys. So adding chickens is a huge mistake

There would need to be strict guidelines and inspections as this will disturb neighbours that do not wish to have the smell or noise associated with this.

I had a neighbour who tried this about 15 years ago. It was noisy and smelly. Our alley has alot of foot traffic with people using it as a shortcut to the park with kids and dogs. I dread the idea of dogs barking if chickens are present. Some yards are small and placement of the coop would always impede on someone else's fence. We had a bad experience with this. I don't want to have to be the one to face a neighbour and say no causing unhappiness between neighbours or call and complain.

Our property has already depreciated a great deal. Chickens as neighbours will probably depreciate or properties further

We already have enough animals in Blackfalds that disturb the peace of their neighbours. My understanding is that hens will not only be noisy, but dirty.

I don't want to have the smell of chickens in town or any unnecessary noise.

It attracts vermin!!

By the way you can't even keep away the goose on the walking patch during spring and summer. Imagine what will happened with the hens!!!
Thanks a taxes payer !

They stink if not properly maintained!

Chicken smells bad during the summer and they are farm animals.

You guys want to bamm campfires because of the smell yet allow chickens that smell?
Let alone the noice

People will not take care of them properly, therefore I can not see this going well.

If I wanted chickens in my yard or neighbourhood I would be living on a actual farm.

Hens attract predators such as coyotes, foxes, skunks, and badgers. The Town of Blackfalds will be surprised at how quickly these predators make their way into the town and begin to make other residents' lives unpleasant. Careful consideration is needed for this topic, allowing a few residents to have hens in their backyard will have an effect on all the homes around that ONE home. It is about the balance of "one or many".

I live in town for a reason. If I wanted to be next to farm animals I would live on a farm

Dogs barking are already a problem. Now you want to allow hens that will cause dogs to bark more???

This would be too cumbersome to enforce and I would like to avoid any avian flu occurrence with migratory birds.

I am against this project as I have experience in raising chickens. Chickens smell, they carry disease, and they require experienced care, and medicated food. What structures are they being housed in to protect them from the elements? People will not adhere to the existing by-laws already in place without adding one more for the peace officers to enforce. How are these structures going to be heated in the colder months that won't constitute a fire hazard? It's a novelty, not a necessity.

I've just moved here from BC and my neighbor had chickens and they were so noisy it was horrible. Fly over the fence and poop in our yard. Disgusting. Please no.

If I wanted to smell and hear chickens in my neighbors yards I would move to the country.

Will the town of Blackfalds compensate me for the loss of property value once hundreds of back yards have chickens.

Currently there is not enough law enforcement resources to properly enforce dog and cat bylaws. Why would anyone want more animals bylaws that could not actually be enforced.

This is a really bad idea and will leave the Town and tax payers liable.

It would smell up this already terrible place to live. With all the strong winds we have here, we would then have to eat sand and smell chicken poop most days. Many Residents of Blackfalds are too lazy to shovel their sidewalks in the winter let alone go out and clean the chicken coops!

Smell mostly

They can bring predators to our backyards, risk of diseases close to where my children are playing and they can be extremely loud through the day/night.

-no indication that ppl applying for licence will be required to complete a course or obtain certification to ensure proper care of hens

-will a hen house be allowed to be placed anywhere on the property? Are there setbacks from neighbouring properties or maximum height restriction on coops?

-will taxpayers be the ones who will end up paying for enforcement of regulations by Town?

There are too many unknowns and I think proceeding on a ""figure it out as we go"" is a terrible idea

Don't need or want the smell,rodents,predators that come with chickens in town.

Blackfalds is a residential area, and already animal by laws are not followed nor are they enforced. It seems there is intention to enforce this but what is the sustainability of that intention? The license fee will not cover the hen pilot and therefore tax payers will be on the hook to offset the additional costs of administration. I would be curious to see the data and budget behind the benefits of such a project before I would be willing to support it.

<p>Smell.</p> <p>Inconsiderate neighbours who already don't maintain their yard and whom are babysat by the town.</p> <p>I already have coyotes, fox, rabbits and deer in my yard.</p> <p>Absolutely zero renters should be permitted a hen license.</p>
Nope, go to live in the country
They are very stinky. My parents live in red deer and they have chickens next door and the smell is unbearable. If you want to have farm animals move outside towns and cities to a rural property.
Smell and noise. Plenty of people have chickens and farm fresh eggs available. Shouldn't be allowed in a municipality
I lived in revelstoke where this was allowed. It was loud and smelly even from a few houses away. It was great getting a good sniff when trying to relax in your own yard
Well the hens/chickens will Violate the noise bylaw as well chickens/hens are very stinky. The upside to them will prove the people that own them with maybe enough eggs for a month depends on how many chickens they have. But the smell and noise they make will be more overwhelming and powering for everyone else that doesn't choose to have them. Chickens/ hens also can escape small spaces so instead of just cats all over the roads you will have chicken and hens as well.
Too close to our neighbors already, I don't want to see, hear, or smell chickens
I do not want to deal with the smell, attraction of rodents and coyotes
Keep the smelly noisy animals on the farm!!!! If I wanted to live on a farm I would have bought a farm. Instead I live in town away from farms and farm animals
People will not take care of them properly and properly clean them.
They do not belong in town. The smell is horendous. Neighbors shouldn't have to deal with that in town
<ol style="list-style-type: none"> 1. The smell can not be contained the property. 2. Raises town costs if the permit does not cover it. 3. Lack of knowledge of requirements for the hen's health. 4. Applicants neighbors within 75 meters will be affected 100% of the time. 5. Applicants should be required to get 100% approval in writing from neighbors within 75 meters due to how they are effected. 6. Needs to have a minimum yard space regardless of property size.
Hens/chickens are noisy and will annoy neighbors, leave farm animals on farms. Hens/ chickens attract predators- we already have cougar sightings, and coyotes tracking residents on walks (with dogs) within town limits. Let alone other types of predators that may be attracted to them. Pet cats will be curious to investigate them closer too. Chicken feces stinks! I donâ€™t want nor need a neighborhood smelly like a barnyard- iâ€™d have moved to an acreage if I wanted farmyard neighbours.

They stink in the summer heat.. it's gross.. people can't pick up behind a dog or cat because they are busy.. why a chicken?
They will attract rodents
Do not want urban chickens allowed within town. Noise and smell are the biggest complaints from previously living in areas where they were allowed.
Highly doubt towns people will be responsible enough To keep the smell, noise and and well being of hens in extreme weather under control. Takes more then A coop and shovel to provide a fit life for the animal. Up keep on cleaning, feeding and cage maintenance and updates seasonally is a must and most won't. Sorry.
Smell and noise
I do not wish to live adjacent to farm animals due to the smell and the nuisance that will be caused by the many dogs already in the area barking constantly.
Smelly noisy and just Dont want them near my home. I don't think urban people realize how much work and how smelly a chicken coop is. If you want eggs go buy them or move to the country. It is too densely populated to have chickens!
They attract varmints, concerns over derelict maintenance.
I grew up on a farm, and they stink and are annoying. I will never have chickens again, nor do I want my neighbours to have them. I will move to a new town if my neighbours have chickens.
Chickens are noisy, and smell
I was raised on a chicken farm and know exactly the repugnant odour they can emit and I do not want to live around it. The noise, too, can be aggravating. I work shift work and it's hard enough to block out noise.
Farm animals belong on farms, not in town.
Chickens are farm animals for a reason. They are messy, noisy and require more attention and space than the classic urban resistant can provide. If I hear or see any chickens roaming, because if dogs can escape chickens definitely can, you can count on my complaints on a regular basis. these are city people that have no idea what they are getting themselves into other than seeing the hype of collecting your own eggs. If you want farm animals, move out of town and live on a farm.
I believe it's a huge breach for sanitary, infestation and noise issues as the town could not control individual policy compliance. I would be really unhappy if I had neighbors raising hens next to my property.
If a neighbor fails to do this properly it pits their neighbors against them and puts everybody in a poor position. There is a lack of respect prevalent now in respect to neighbors, property etc

The influx of predators and rodents could increase. Animals like cats would be trying to get to the hens and be in peoples yards. If not kept clean the neighbours would have to smell and look at the mess. The noise could create conflict between neighbours. If the hen owner doesn't resolve any conflicts with neighbours then bylaw or police resources would be used and I don't think the \$50 fee would cover that if it's ongoing. Are yearly inspections done to ensure compliance with rules?

If it goes through 1 year is plenty for a trial.

The town already has issues with roaming cats and dogs that are not cared for adequately. Not everyone are bad animal owners however, i would say more are inadequate to care for them. Growing up on a farm myself, chickens can cause horrible odor if pens are not cleaned frequently and are subject to escaping without proper enclosures. I believe people live in town to escape the rural life and responsibilities and allowing chickens would be disrespectful to the town feel.

Noise, mess, disease

The potential for the extra noise from dogs as mentioned. Coops will look junky what does that do for property resale? For the actual property plus neighbouring properties. Monitoring that the allotted number of hens someone goes over the allotment then what? Now the town is inhumane forcing someone to get rid of the extra hens?

I grew up farming with lots of different livestock and despite what the "experts" said at the town meeting, which I watched, chickens do stink, they are loud (even a few) and worst of all, they attract rodents that live in their bedding (straw). Not only will that affect the person with the hens but also their neighbors!! If people start having problems with their neighbors, this will just create more problems in the community. Farm animals belong on the farm!!

My neighbors in particular are advocating for urban chickens. This is why I do not support it. Most of these people cannot handle taking care of their children and pets, let alone farm animals on top of all that. There are an abundance of cats that roam the neighborhood freely that have become everyone else's problem, and now we have to deal with their chickens? Our dogs go bezerk when they see stray cats roaming the streets and our yard, if they hear chickens it will be unpleasant for everyone.

Chickens will piss off the native domesticated dog population when they are being walked. We have enough fucking dogs in this town that I hear their barking for 23/24 hours a day. Add the chickens into the mix and it will be 24/24 hours per day of hearing barking. Also they smell like shit and will bring thefox populations (FROM BEHIND THE UHAUL RENTAL) into town for free caged meals.
Not a Karen. Just perplexed you think this is even worth considering.

The smell of the old chicken barns turns me off of having them right in town. Also if my neighbor has chickens the other surrounding neighbors docks will bark consistently.

Because I don't live on a farm.

I believe that we should be allowed laying hens with no risk of losing that right. As long as the set out guideline is followed there should be no issue.

There goes the neighbourhood!! The stench, the bird poop, the squawking! This will bring down the value of everyone's home.
They're loud, attract mice, coyotes, and not sure how would you regulate that the owners keep their coops clean.
They smell, people do not follow the rules/guidelines. You noted that the fee would not cover the complete cost of admin and enforcement why would put additional fees onto tax payers when people are struggling to pay the 5% increase??
Disgusting filth Dreadful smell Noise If I wanted to live on a farm I would have bought a farm. People don't control or clean up after their dogs and cats so why does anyone think they will control chickens.
I would not want to live next to someone who has a pen. The smell, the noise, and all the other animals it will bring
They stink Rodents will be attacked People can't follow bylaws nowadays for cats or dogs & would pick up from there pets. This town is going to become a nightmare
I work nights shifts a lot and having hens/rooster crowing would definitely not help. The train whistle is one thing but adding this is not good for me. I have no issue with hens. Actually, had them myself years ago but that was in an area away from other people and not next door. Thank you
Chickens belong on farms, not in town.
It's smells, The neighbors we have now can't clean up the area they have now. They can't maintain a small area let alone 4 small hens . I can't imagine the rodents it would attract
I don't think people will abide by the rules as they should and it will be more work than it is worth. We already have a problem with dogs barking and skunks in town - this will only add to it.
There is already an issue with roaming cats and people not looking after their property. This will just give people another thing to not look after.
I'm partially open to the pilot program, but maybe a year would be lengthy enough. I see how many other pets are treated, left alone, barking dogs, random cats in my yard. I don't feel hens would be any different. There's is more mess and they can get very vocal. Glad to see there are requests in place for neighbors. But whether or not people will follow those rules. I feel farm animals needs space and freedom on a farm, not in city limits, not fair to them.

Chickens are gross abs I don't want them anywhere near my home
All people do not have the same cleanliness as others. Would you want the smell next to your property? No. People can't even clean up after their dogs and cats, now add hens to the mix. 1000% No.
I don't believe most people will be able to properly care for these chickens over our winters. If they do not have a proper coop with insulation, which includes an insulated floor, the chickens will freeze. Good quality coops are \$\$\$\$. Other issue would be using heat lamps which pose a significant fire hazard. If they source out chicks, there's a very good chance they'll end up with roosters as well.
People in Blackfalds have not proven they can be responsible dog and cat owners. I'm not interested in squawking, smelly chickens next door.
Concerns about cleanliness and smell, particularly in new developments where yards are smaller and less treed.
There is enough problems with all the barking dogs in town we don't need chickens in everyone's back yard antagonizing the dogs even more
People don't clean up after their cats or dogs. Chickens won't be any different and I don't want my high paying tax neighborhood smelling like chicken excrement. It's bad enough it smells like horse dung some days when the wind blows wrong. I pay too much taxes to be forced to smell chicken poop when I try to enjoy my yard. Thanks but no thanks.
Blackfalds used to have chicken barns and they stunk. Residents can't clean up after their dogs so I can only assume they won't clean up after chickens. Their rate also folks that let their cats run free so that would be more reason for the cats to roam.
Better be on top of it if u have ppl with chickens build proper containment n cleanliness etc.
Chickens belong on a farm not in town. They are messy, smell and can escape even when properly watched. I think a lot of people will think it's a great idea to get chickens and then not properly care for them. They are a lot of work. My parents have a chicken farm, so this is coming from first hand experience. Chickens do not belong in town!
"I do not believe that chickens should be in an urban setting. I would not appreciate chickens being kept in my neighborhood. "
"Residents have a hard enough time keeping their cats in their own yards and cleaning up feces from their pets in their yards or others when their pets stray. The last thing we need is more smells and annoyances"
I like to enjoy my back yard without the smell coming from a neighbor yard.
Smell. Noise. Bird flu.
They would smell , would attract outside predators and this is a town not a farm.

<p>It will be the same people that have feral cats and kids that will think having chickens are a good idea, and like the cats and kids they will eventually neglect them and the neighbours will pay the price.</p> <p>On top of that, even if I where for the stinky chickens, charging \$100 or anything for that matter to allow someone to do some their own tax paying property is theft because the by law can't handle their job as it is let alone forcing people to clean up their back yard chicken coops.</p>
Smelly and loud
<p>Think the towns focus should be on current issues that need worked on; like the lack of snow removal on streets in town, or the stray cat problem.</p> <p>I think the novelty will wear off of peoples hens, and they will end up smelling, and we will see coyotes coming into the town.</p>
<p>I chose to not live in a farming environment. With all the dog feces and stray cats within town limits I don't think there are enough responsible pet owners that would be respectful of their neighbours unfortunately. Would the town ensure urban chicken owners are providing their hens proper veterinary care annually to help mitigate any illness?</p>
<p>I would request the historical data for complaints received, tickets issued and enforcement costs associated with dog/cat/ animal complaints to be compiled and presented to council.</p> <p>If administration already feels the associated permit fee will not cover the estimated cost to the taxpayer then the pilot program should be rejected.</p> <p>I feel the current data will show that many residents are not effectively abiding by current bylaws pertaining to pets/animals that are currently permitted in town</p>
I want to I joy my backyard during our short summers and smell or hear chickens next door
I don't agree with farm animals being in residential areas and support free range.
<p>I realize economy is tough but everyone will want a hen house without meeting minimum requirements. We use to have the big chicken farm where emergency services is today and it was very fowl odour.</p>
If I wanted to live on a farm, I would have bought a farm. Do not allow this to happen
The smell.
<p>There isn't enough space in most yards or distance from neighbors to avoid the smell associated. Have you ever been to a chicken farm?</p> <p>I foresee huge issues with people not Keeping coops and yards clean, and with contaminating rain water,drains, runoff etc. The potential noise and attracting predators into town is also a bad idea.</p> <p>People in town with dogs can't pick up the poop, what makes anyone think people would be responsible ans properly dispose of chicken poop and dirty material?</p>

I am concerned about people not caring for the chickens properly, the smell and possible noise. I feel for a town located in the middle of a farming area, it's not a necessity. One can purchase affordable farm fresh eggs from a number of farmers around Central Alberta. Thanks.
They stink and people here can barely look after their kids never mind stinky friggen chickens. I lived through many ball tourneys when the old coups by the police station were airing out. No thanks.
Don't want to smell neighbors coop if they don't maintain it well.
If I wanted to live on a farm I would have bought a farm. It's bad enough listening to the neighbours dogs barking never mind adding chickens to the mix
People in this town don't look after their dogs or cats so I'm super opposed to this. The smell and noise is a hard no for me!!!
Dont get me wrong i like chickens and eggs just not in town I dont really want to smell them or hear them and it makes the town look like trash
The town of Blackfalds chased a commercial broiler farm out of town after annexation of the land and eventually purchasing the farm. The farm owners then gained approval to build a new farm in the county of Lacombe, which the town attempted to halt. Now the town is considering urban hens, I don't understand. Avian Influenza is also a major concern in Alberta since April of 2022 with more cases expected with the arrival of the spring migration. Currently the CFIA has euthanized over 7 million birds.
Livestock belongs on a farm or acreage.
They smell. Dirty chicken coops have a wretched smell. How will you control how often they have to be cleaned? I don't want one near my house. But maybe all the cats that roam about will take care of the chickens!
They stink! My parents have neighbors in Red Deer that have them and the stench is awful. Urban chickens are a terrible idea
Consider the smell & noise. Absolutely NO!!!
We have a severe lack of enforcement of existing by-laws. By-law enforcement falls on residents and after the initial call there is no follow up and residents are forced to call, again & again & again. How exactly does Council and Administration see this going down well? If people want chickens, hens or any other livestock there are no shortages of acreages in the area, buy a rural property not an urban one. Why not buy an acreage, they don't want the upkeep so how are they going to be with hens
People already can't clean up dog shit how do you expect to keep their yards clean and quiet.
If people want chickens they need to be on a farm. I have lived on a farm most of my life in and around chickens an urban setting is NOT the place for them, they are noisy they smell and will attract domestic and wildlife predators. If you like this town do not do this!

No chickens
I'm sorry but I don't want to be woke up at stupid o'clock when I live in the city & not on a farm. I was raised on a farm & I know about the noise, but if a resident doesn't keep the pen cleaned daily the smell is not pleasant. Thank you for not voting on having chicken pens in town!
Smell and noise already have neighbors with barking dogs
Who is going to ensure smell, noise and predators that are attracted are going to be kept under control? Forcing people with complaints to talk to the coupe owners is a sure fire way to breed neighbourly conflict. Not fair to people who have to make the complaint at all.
In last town I lived in once they allowed urban hens, we had a huge increase in mice in the neighborhoods.
As houses are relatively close smell would be a factor as well as neighbourhood dogs that would perhaps continuously bark at the hens while outside. A lot of people work and leave pets outside so definitely barking dogs would concern me
Reason being, I have been living in Blackfalds for 15 years and can remember the chicken farm just where the Rcmp station is.Come on folks what next a few pigs in your yard .If you want farm animals live on a farm.Not speaking bad about farming.NO,NO,NO Is my answer to this.
Smell
The odour and noise is terrible. The chickens also attract fox and other predators that neighbours have to deal with. There is a reason urban centres have been considered inappropriate for these animals throughout history - even before cities had running water - people knew better. If you must - perhaps your select a few brand new subdivisions where you will allow it. Then people can make an informed decision about whether or not they want to take the chance of living next to a coupe.
Worried about smell, and noise.
I feel like people can't take care of their cats and dogs enough to take care of chickens. Chickens are very smelly if they are not properly cared for. We have enough issues residents cats roaming around, using gardens as litter boxes. As well people let their dogs sit out side and bark for hours on end. If they can't take care of these animals how are they going to take care of chickens??
I don't want to sit outside and smell the coop's and listen to their noise. They belong on a farm!

<p>Possibility of rodents, Neighbors have dogs that already bark continuously without chickens... The way of handling complaints will create animosity in the neighborhood My thoughts: if you want chickens you should be living in the country The rate Blackfalds is growing, this could become a bigger problem I love the subdivision I live in...I chose it for the way it is....I would not have purchased in Blackfalds if people around me were allowed to have chickens</p>
I live in a mobile home park. It would be far too noisy!!
Don't want the noise and related smell.
Because you are not responsible to take complaints. With the crime rate and people being on edge lately, asking neighbors to rectify such situations would not be reasonable and unfair as I pay tax dollars too and I don't want to deal with a dispute by a neighbor.
This is a bad idea
Sadly there is a lot of other issues that need priority, I 've lived on a farm most of my life and I commonly would be the first to advocate for this, but not in Blackfalds :(
"I think this will cause a nuisance to the town of Blackfalds residents. Not only the noise of the chickens but also the stench. I used to work in and near chicken Coupes, and it is an unpleasant scent, especially in the summer months. Not only that, this will increase community complaints and will take up the majority of our community police services. If people want chickens, they should be living in the county. "
Chickens are noisy and they smell bad. No thank you
Because they are noisy and stinky, bad enough when neighbors let their dogs out at 430am and they bark and wake the neighbors.
Increase possibilities of neglect to farm animals. Increase risk to local birds animals and children the diseases chickens may carry bird flu (avian influenza), E. coli, and Salmonella bacteria spread through their droppings to animals small children and other birds. Wandering chickens and roosters no longer wanted and abandon which will increase wildlife that could harm domestic pets and children. Increase mice/rats to neighborhoods. Noise complaints. It is just not worth it.
Noise..smell..cost..
<p>"I would be concerned about the smell and mess. Another concern is the slaughter of the hens. When and how? Hens do not lay eggs forever. Recent bird flu cases in the province create a risk. Will there be inspections of these small flocks? Dealing with neighbours concerning their dogs and cats can be very difficult, now we are adding chickens to already existing problems. "</p>
I don't want to deal with the smell . It's bad enough when neighbours yards smell like dog . Forget adding chickens to the mix

The smell and the noise! No thanks! I was never so happy to see the chicken coops go years ago!!!!
Already issues with bylaw enforcement around noise, unsightly yards, etc. Concern town resources being stretched too thin, and negative impacts to property values by allowing chickens.
I have dogs. Increasing dog barking complaints. Smell.
I do not want to hear or smell chickens in my town
I have no desire to live near a farm if I did I would have stayed in the country. My biggest concern is what will be next pigs, cows etc it is a slippery slope when you allow one to not allow all. If they want to raise chickens move to an acreage or farm.
Chickens are farm animals and that's where they belong. I don't want to listen to chickens or smell the stink coming from a neighbor's yard.
My mother in law neighbor in red deer had chickens And it was a nightmare with the smell from the chicken coop And the skunks that were attracted by the chickens
They are messy, noisy and smell awful. Definitely not something Blackfalds should accept. If people want to own chickens they should live in a more rural area.
I don't think it's a good idea. Chickens produce a foul odour and they will attract other animals and rodents. Council will be setting a precedent by introducing farm animals in residential areas. We pay very high taxes for our properties and in my opinion adding chickens will decrease property values. Perhaps a community garden with chicken coop would be more appropriate.
"I can see it like when people get pets, great til the novelty wears off, then stinky neglected chickens and chicken crap Tgat a neighbour gets to enjoy while trying to relax in their backyard, only get so many nice days eggs are pretty cheap "
Smell, noise, cats will be getting into coop and killing the hens.
I don't think it's a good idea. Chickens produce a foul odour and will attract coyotes and rodents. Council will be setting a precedent by allowing farm animals in residential areas. We already pay very high taxes and in my opinion, chickens will decrease property values and potentially increase taxes due to waste management issues.
There are already too many irresponsible pet owners in the neighbourhoods.
I am concerned about odor and noise.
Smell, noise. The farm that Aspen Lakes backs onto has them it is all we hear in the summer. We have also seen foxes kill them.

Because some people do not keep yards clean. Plus the smell & noise. Chickens belong on acreages and farms. Some people do not want birds as neighbours. Doesn't look great especially if selling next door to chickens.
"People cannot even control their cats and dogs, and now you want chicken in the cold. This town needs to learn how to be responsible with their other pets before you add more. No no no no.. and the stink. NO"
Smell and noise issues
Worried about the smell and noise of chickens
I feel we have enough concerns with cats and dogs not being look after properly that I feel chickens would be worse. The smell the clean up no thank you no hen or chickens
They are smelly fowl
Hens/chickens stink. If the owners aren't diligent about cleaning up properly then the smell will be an issue. I think it would affect ressele value as well. I also see problems with dogs and cats, skunks etc.
I wish there was an option that said ABSOLUTELY NOT! Good Lord, what are people thinking? The stench, the noise, the upkeep, the dogs barking, predators lurking around our homes. Whoever wants this should move to a farm where farm animals need to be!!
Chickens are stinky and noisy. People are already careless with their dogs and cats in this town.
Dirty, smell, people have trouble looking after the pets they have, potential health hazards If I wanted to live by hens I would have bought a farm
I am not interested in the noise they could possibly make and the smell!!!! No thank you!!! We already have barking dogs, and free roaming cats everywhere, I fear this will just add to the nuisances as people slip from following the bylaw rules so quickly anyway!
Chickens require much care and if neglected for any period of time become noisy and create unpleasant odor. Many backyards are too small in Blackfalds to accommodate chicken pens without infringing on neighbor rights. I lived on a farm and familiar with chickens.
They are noisy and smell bad. If you want a farm then move out of town.
With the rising cost of food items, I understand why people want to have a way to cut down those costs. But having farm animals in a somewhat urban area shouldn't be a thing. They belong in rural areas, not my neighbours backyard.
There are already too many noisy animals in Blackfalds disturbing the peace. This is bad idea!! Chickens belong on farms only!!!
The noise/smell

They are noisy and really messy and they smell terrible
The resident's house(backyard) will become rank in smell. I once lived beside someone who had 5 chickens under her deck with a coop and it was terrible on a hot day. Unless cleaned on a regular basis the smell never goes away, the grass never grows back unless sod was to be laid. They arent very loud but loud enough when you don't want to hear chickens. I live in town for luxury reasons and cleanliness. If I wanted to not have those I would live on a farm, this is why I live town.
Odour.
If I wanted farm animals around my home, I would live on an acreage or a farm. They have no place in town, especially with all the avian bird flu currently in the world. Poor timing to even consider this pilot project.
Chickens are loud and smelly. And with a large population of outdoor cats no one is willing to do anything about, you are asking for a major mess.
We had chickens here before. The smell is atrocious. I do not want to smell that anywhere in Blackfalds again.
Do not want the smell or what animals it will bring to town!!! Or to hear it!!
This is not a practical project for a town. Chickens or any livestock should be kept in rural environments where they belong.
Don't want the smell, noise and anything that this brings with it for germs, feathers, ext. NO NO NO!!! Move to the country if you want chickens!!!!!! HARD NO!!!!
Noise from not only the hens but from neighbouring dogs barking at them would be an ongoing issue as well as the smell would be bothersome. I feel this would just cause problems between neighbours
Farm animals like HENS belong on farms, not residential areas. If I have a neighbour with a HEN coop attached to the back side of my fence, my fence will be negatively impacted (extra weight put on my fence, deterioration (rot), etc. I should not have to spend my time to deal with complaints regarding smell, the well-being of hens, predators becoming more prevalent due to the hens, slaughtering hens, or the sale of eggs. We have dogs in our neighborhood; we do not need the added noise.
They can attract more dangerous wildlife into the town and they smell. I like the idea of people being able to provide for themselves but I believe chickens should stay in a farm.
Smell. Cost. Disease.
Chickens are for farms, not towns
More dogs barking Will attract wildlife such as coyotes, foxes, weasels Smells
They want chickens they can go live on a farm. I'm dead set against it

The smell would be awful if the residents don't clean and we all remember the chicken barns
As well as chickens on the loose

Even with best intentions I don't believe bylaw will have the ability to enforce the bylaws in this. We don't have enough officers to even enforce the bylaws currently. Example all the trailers parked illegally in the summer. I personally would not be ok with having a neighbor who has a coop

Not all people are responsible enough to keep the enclosures clean. If the council could ensure that cleaning would be strictly enforced I'd have no issue, but that chicken stink could get overwhelming fast. I like the idea, but I remember what the old chicken farm used to smell like and I don't think I could handle living near someone who didn't keep the coop clean.

Already hard enough to get neighbours to stop their barking dogs - chickens would only add to that. Also hard enough to get people to clean up their dog crap - would people really clean hen houses appropriately? Also potential for drawing more wild life - seeing more coyotes and have heard cougars a few times as well as the pass by - ? could draw them in more?

Smell, stray animals hunting for chickens, lazy owners, more dogs barking, something new to get vandalized, complaints not being addressed and fights between neighbours.

We have too many loose cats & dogs as is we do NOT need chickens. Town lots are small already, if they want chickens live in Lacombe county

I moved out to Alberta from Ontario last year. I can see where this is going, if allowed. You are going to have noise, predators, diseases and smell. I didn't sign up for any of this, If this is going to be allowed. I will be moving. It's bad enough now, I put up with neighbours uncontrolled dog barking and trains every hour. Chickens belong outside city limits on a mini acreage perhaps. I am so disappointed at the fact that this was even brought up!!!!!!!

This is not feasible as a municipal initiative. The town does a poor (non-existent) job of enforcing existing bylaws regarding animals. Cats are constantly running loose with no controls and no bylaw enforcement present. Take care of what we have in place now before turning the place into Old McDonald's Farm.

I have lived on a farm with chickens, and an urban setting is not the place for them.

Non-Resident Feedback

No no no no no
Will result in complaining neighbours
I am a property owner in Blackfalds and I feel that having a chicken coop next to my rental property will lower the property values. I am fully against allowing chickens in town. They belong on a farm.
My inlaws live here and they wouldn't want that next door to them.
I lived in a different town that allowed them and it brought a ton of mice. Also, they smell so bad. A hard no for me!!
I feel like there is no need for a pilot program just let people do what they want
There is no point in a pilot program just change the bylaw and allow chickens. Use other Canadian cities even Albertan cities as an example of how it works! It's chickens For crying out loud. It's not like your going to suddenly see a massive increase in chicken attacks and injuries to humans come on! 4 chickens will make less noise and less mess than a dog!
Great idea
I live in Lacombe County but have chickens. Chickens are quiet (hens), easy to keep and will help residents in offsetting their food costs. There's really no downside. I would approach CLUCK Red Deer to host a quick how-to webinar on raising backyard chickens.
It's a wonderful Idea!!
Chickens are wonderful for many different reasons. Eat tons of bugs great fertilizer and you get eggs everyday. I definitely support urban hens.
Growing a persons own food is a divine right. No permit tax or trial program is required. Times are tough enough for people now, dont take advantage of them. A few hens are not noisy, smelly, or disruptive in any way.
No pilot needed as property owners already pay taxes, just allow them this measure. \$10 annually should be enough for a permit. Better yet, no fee, as again, it's their property.
I'm considering a move to blackfalds Suggest all coops go on rear property line to keep noise and smell away from neighbours windows. No problem with coops. Don't want one right beside my house.
I lived in Fort McMurray and participated in the hen pilot program. The worry i always had was what happens after the pilot if council doesn't vote it through? What will people do with their hens? That wasn't communicated well. So if you decide to go with a pilot make sure you have plan.
I am in the county close to Blackfalds. This is great except out of respect for the animal welfare there should be a mandatory educational course.

MEETING DATE: March 23, 2023

PREPARED BY: Preston Weran, Director of Infrastructure and Property Services

PRESENTED BY: Preston Weran, Director of Infrastructure and Property Services

SUBJECT: **CP Train Whistle Cessation Update and Survey Results**

BACKGROUND

At the February 28th Regular Meeting of Council, a member of the public appeared before Council as a delegation outlining concerns for the numerous train whistles happening on a number of occasions during the day and nighttime hours as the CP trains travel through the Community. The key concern was the disruption of sleep that the train whistles cause as they travel through the Community during nighttime hours. It was also indicated that the train whistles are a deterrent for people to take up residency in Blackfalds. The individual outlined several other communities that have or are moving to train whistle cessation and implored Council to take similar action.

The train whistle is utilized by CP in our area as a safety device communicating the presence of a train approaching a level crossing. Approximately 100 people per year are killed at rail crossings in Canada, and this is the reason that Transport Canada considers the whistles an important safety device.

Canadian Pacific Rail Line Information for Blackfalds is as follows:

Subdivision	Mileage	Street Name	Latitude	Longitude	Xing ID	Xing Type	Ttbl Speed ES	Ttbl Speed WN	Num of Tracks	Warning System	Stop Sign	Train Count	Count Year	Whistle	Road Authority
LEDUC	11.35	South St.	52.37556	-113.804	24359	Public	55	55	2	Flashing lights, bells, and gates	No	19	2019	Yes	Blackfalds, Town
LEDUC	11.91	Broadway Ave.	52.38133	-113.795	24360	Public	55	55	1	Flashing lights, bells, and gates	No	18	2019	Yes	Blackfalds, Town
LEDUC	12.03	Womacks Road			775008	Public	55	55	1	Flashing lights, bells, and gates		18	2019	Yes	Blackfalds, Town

Administration brought this item back to Council on March 14, 2023, where Council directed Administration to host an open house to gather public feedback. We have attached the survey results to this package and have updated the memo to reflect our discussions with CP Rail and our understanding of their fencing requirements within our Town to achieve whistle cessation.

DISCUSSION

To proceed with whistle cessation, the Town would have to undertake a cessation safety assessment which would be done by a qualified engineering firm. The railway crossings would be inspected for deficiencies, trespassing in proximity and between each location, and any other possible safety factors. From this inspection would be requirements that would need to be undertaken to allow a whistle cessation agreement to be undertaken with Transport Canada. For Blackfalds, without the

engineering assessment study being undertaken yet, but through discussions with CP Rail's whistle cessation contact and their own inspection of the area, we would anticipate the completion of approximately 650 meters of fencing to be added between the South Street Rail crossing and the new pedestrian crossing at the plaza. With CP rail indicating that they do not require the rail ROW to be fenced on both sides, the second line of fencing would not be required. However, a formal pedestrian crossing at the South Street rail crossing or, at a minimum, an interim widening of the northern asphalt shoulder with a physical separation for vehicles and pedestrians would still be needed. The Town would plan to seek funding from CP Rail or through Transport Canada's Rail Safety grant program for this work. The cost for fencing is estimated at \$42,250, the pedestrian crossing at \$25,000, and the engineering assessment study in the range of \$25-50k. The process is highlighted under the link below:

<https://tc.canada.ca/en/rail-transportation/grade-crossings/apply-stop-train-whistling-public-grade-crossing#a02>

There would be a public notification period informing the public and others of the new bylaw to stop the whistles blowing through the Town, and the safety assessment would need to be completed along with the associated fencing and other works, then once all the steps are completed and approved by Transport Canada, there will also be a requirement to share in the risk with CP through an agreement to share the liability and cost of insurance for this shared responsibility. The Town would pay an additional fee per year of approximately \$500 extra for this additional insurance; below is the template of the agreement from CP.

"THIS AGREEMENT made this _____ day _____ of 20____

BETWEEN:

CANADIAN PACIFIC RAILWAY COMPANY
(hereinafter called "CP")

OF THE FIRST PART

AND

THE TOWN OF
(hereinafter called the "Municipality")

ON THE SECOND PART

WHEREAS the Municipality desires that locomotive whistling cease at the following crossing in the Town of _____;

1. Township Road
____ Crossing
____ Subdivision

Mile _____ of the

(hereinafter referred to as the "Crossings"); and

WHEREAS the Municipality has passed a resolution prohibiting whistling at the Crossings in accordance with the requirements of section 23.1 of the Railway Safety Act, section 104 of the new Grade Crossings Regulations which came into effect on November 27, 2014, and Appendix D of the Grade Crossing Standards. Which may be revised from time to time (the "Guideline"), and has complied with the Guideline in all other aspects.

NOW, THEREFORE, THIS AGREEMENT WITNESSETH THAT the parties, in consideration of the covenants and agreements herein contained, covenant and agree as follows;

1. CP shall issue special instructions ("**Special Instructions**") pursuant to Rule 14(L)(ii) of the Canadian Rail Operating Rules which will relieve CP of its obligation to sound the whistle at the Crossing.
2. The initial term of this Agreement shall be for a period of one (1) year commencing on the date the Special Instructions came into effect (the "**Effective Date**"). This Agreement shall continue for subsequent terms of one (1) year each. Either party may terminate this Agreement for any reason without penalty upon thirty (30) days written notice to the other party.
3. CP shall obtain liability insurance (the "**Insurance**") with a recognized commercial insurer in an amount of Twenty Five Million Dollars (\$25,000,000) per claim which will extend to cover railway operations and be subject to a \$10,000 self-insured retention for each loss. Subject to its terms and conditions, the Insurance is intended to protect the Municipality and CP against third party claims for bodily injury and property damage arising out of, or resulting from, or connected with the issuance of the Special Instructions as described in paragraph 1, and the consequent cessation of whistling. If requested, CP shall provide evidence of the Insurance to the Municipality. The insurance outlined in this clause is subject to change at policy renewal on an annual basis.
4. The Municipality shall pay, during the term of this Agreement, \$499.50 that includes applicable taxes per annum to CP for each crossing specified herein. Such amount shall be applied towards the cost of obtaining the Insurance and shall be payable in advance on the anniversary of the Effective Date in each year of this agreement. In the event that the cost of obtaining the Insurance should increase at any time during the term of this agreement, CP may increase the pre-crossing amount payable by the Municipality under this agreement.
5. Should the Municipality choose not to opt for the Insurance or in the event that payment is not received in accordance with paragraph 4, CP may remove the Municipality from the Insurance and terminate this agreement without notice.
6. Nothing in this Agreement shall be construed as relieving either party from compliance with any applicable statute, regulation, order, directive, or guideline, including in particular, but without limitation, the provisions of the Railway Safety Act, R.S.C. 1985, c. 32 (4th Supp.) as amended.
7. The rights and privileges of the Municipality under this Agreement shall not be transferred or assigned in whole or part except with prior written consent from CP.

8. *Any notice given under this Agreement shall be in writing and delivered in person, or sent by registered mail, or transmitted by telex, telecopy (facsimile), cable, telegram or electronic mail to the appropriate address shown below."*

Upon receipt of the signed insurance agreement, CP will issue special Instructions to their engineers to eliminate the use of train whistles for the three public crossings. All other train whistle rules will remain in effect.

Transport Canada and CP Rail review period is expected to take several months, and if the train whistle cessation agreement is completed with Transport Canada, the train whistle cessation would then be implemented.

FINANCIAL IMPLICATIONS

Estimated costs to move forward and achieve train whistle cessation would be in the range of \$92,250 to \$117,250 (Without any Grant Funding). Funding was not anticipated in the current budget year. If this initiative is to move forward, Administration will prepare a Request For Proposal for the Rail Safety Assessment to determine the needed upgrades, with the results coming back to Council for a decision on whether to proceed with train whistle cessation.

There are no financial implications to releasing the Rail Safety Assessment Request For Proposal other than internal staff time.

ADMINISTRATIVE RECOMMENDATION

1. That Council directs Administration to prepare a Request for Proposal for the Rail Safety Assessment.

ALTERNATIVES

- a) That Council instruct administration to prepare a Request For Proposal for the safety assessment to gather pricing for 2023 budget amendments.
- b) That Council refers this item back to Administration for more information.

ATTACHMENTS

- *Open House Whistle Cessation Survey Results*

APPROVALS



Justin de Bresser, Interim Chief
Administrative Officer



Department Director/Author

OPEN HOUSE

Responses

The following data was collected via the Open House on April 12, 2023 as well as the electronic submission form which was available to the public starting March 31, 2023 and closed Tuesday, April 18 @ 4:30pm

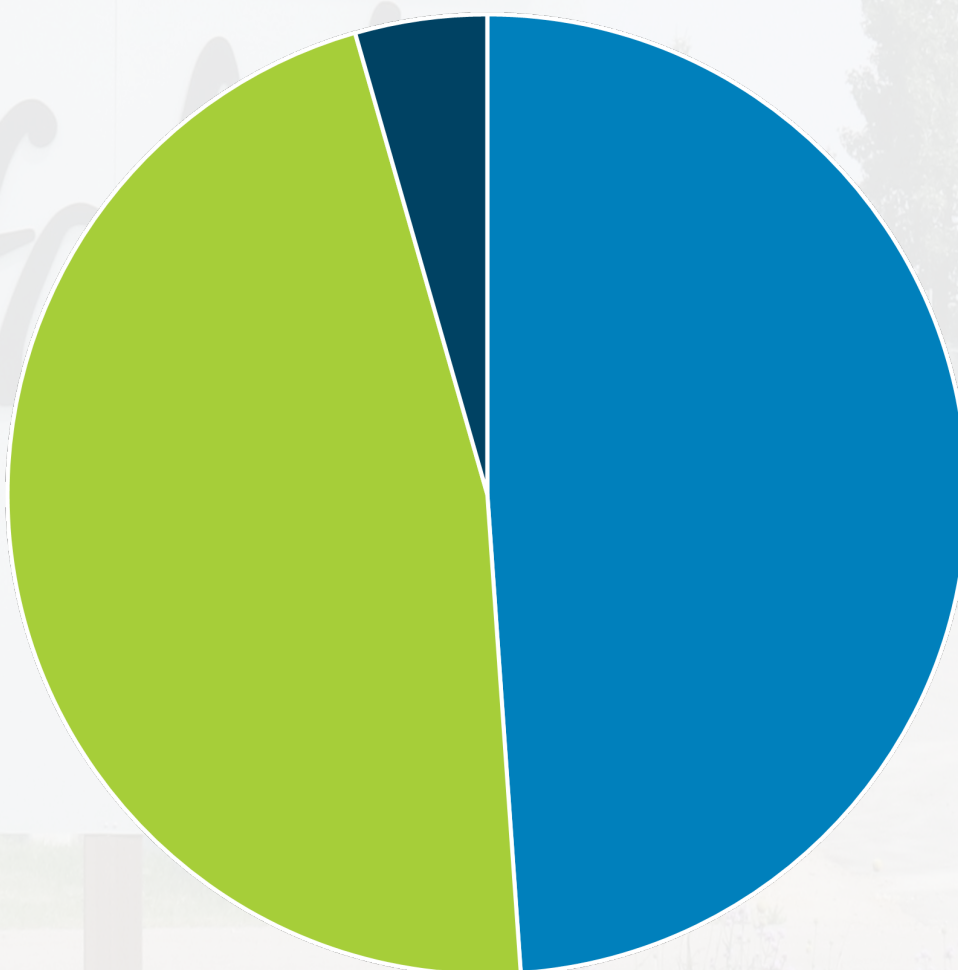
Train Whistle Cessation

Responses

48 responses were collected

- **26 in favour**
- **21 not in favour**
- **1 not sure / needs more info**

Train Whistle Cessation



■ In Favour ■ Not in Favour ■ Not sure / Need more info

Please be advised some comments have been altered to hide personal information, slurs, swears, etc.

IN FAVOUR (Comments)
I agree with the train while cessation. I for one would not purchase a home near a train whistle. I live on the northeast end of Blackfalds and I still hear the whistle button enough to bother me. I think this deters people from buying homes and also makes it difficult for people to sell homes. With the controlled arms in place, whistles are no longer needed
1000%. Eliminate the whistle.
I agree with the train while cessation. I for one would not purchase a home near a train whistle. I live on the northeast end of Blackfalds and I still hear the whistle button enough to bother me. I think this deters people from buying homes and also makes it difficult for people to sell homes. With the controlled arms in place, whistles are no longer needed
I think this is an excellent idea During the evening and night hours.
I agree that whistles in town are not necessary as there are crossing lights and arms as safeguards. The 3 horns are disruptive to most of Blackfalds residents
Totally on board with the train whistle cessation project. Multiple trains and multiple whistles every train creates unnecessary noise pollution, disrupting citizens, especially evenings and overnight.
The train horn would not be as much of an issue if some of them did not lay on it for 1 minute at a time in the wee hours of the morning. But now with the new tracks and warning systems it would be amazing and show that you care about the residents mental health to get the whistle halted or reduced. I understand it costs money, but the town had no issues with footing the bill for all the hockey lovers. Please show some love to your other residents.
It's no secret that since the Gregg St realignment, the train whistles are blowing longer and multiple times, far more than CP guidelines. Take into account - many of these whistles are from midnight to early morning. There's no reason, in our opinion, for extra whistles crossing the pedestrian crosswalk as it is close enough to the main (road) crossing. It is out of control. Cessation is the answer.
I would love to have the train whistle shut off
We moved to Blackfalds about a month ago. We love it here, and were told the train didn't whistle during the night before we moved. Unfortunately, this is not true! It often whistles not just once but multiple times in a row waking us all up. If it was just once, we could probably fall back to sleep, but it goes on for minutes at a time and is really disruptive. It would be great to cease whistling during the night. Please consider this option. Thank you!
Stop the train whistles at night. They seem super unnecessary

I think this would be extremely beneficial to the residents in terms of quality of life to no longer endure the sometime excessive and disruptive whistles.
Please stop the train whistle
Yes please quiet trains at night.
Great idea. The whistle makes sleeping difficult at times.
I think stopping the whistles in town is a good idea. We like to sleep with our window open but can't because the trains are too loud. If it's been successful in other towns, I think we should do it.
I vote to proceed with the cessation
Since moving into Blackfalds eight years ago, I don't think that I have had one decent night sleep because of the train whistles, being woken up every time the horns are blown! This has effected my health physically and mentally! I do not feel that having to resort to sleep medication is the healthiest option for anyone. Installing signage, lights ,arms, as has been done in other centres should be considered. Thank you.
all railway crossings in blackfalds are "controlled" crossings - there is no need for incessant blaring of the train horn.
I think it's time to stop the whistles. It's so loud and the lights are enough and very visible.
I think this is a great idea! And fully support it.
I would support train whistle cessation during the evening between 10pm-7am.
I'm not bothered by the sound of the train, but I can understand people who could be. I would be in favour of the train whistle cessation seeing as how we have the arms that come down and flashing lights at the crossings in town.
Very much in support of train whistle cessation! Didn't know this was even possible. I've listened to the whistle for almost 20 years now and would be elated for it to be gone. The cost is reasonable. Go for it!
Just wondering if it is possible to have a cessation within a certain time frame? Is there somewhere we can find the work that meets to be done before the cessation can happen? I understand the safety concerns, especially with this being a community of young families but mentioned by the resident who spoke at the council meeting, that risk is much less at night time. I think it would be great to have a cessation, especially at night.
The train has been here longer than the majority of us. We all knew it was a part of Blackfalds when we purchased our homes. Over time, you learn to ignore it. No different that listening to a screaming neighbor or worse, a dog barking excessively day and/or night. A small price to pay for safety at the crossings.

NOT IN FAVOUR (Comments)

Hi there I'm a home owner in Blackfalds my wife works in town our kids both go to school in town, they also play various sports in town and my self, I am a Locomotive Engineer for CP rail. We have numerous employees that live throughout town. These whistles in town might be annoying for some people but the look on most kids/parents faces when they hear/see us is priceless. These warning devices on our locomotives is a heads up to let everyone know were coming. I can speak first hand on being involved in a crossing incident, unfortunately mine also came with a fatality. Any accident involving a train isn't good, one involving a pedestrian is horrific which Blackfalds unfortunately knows as one happened in town a few years ago. One person involved from that crew is still off experiencing PTSD. These whistles in town are there to protect everyone our kids, our friends, our family, our neighbours, the crews on these trains and most of all our community. After my incident I was off work for 5 months dealing with the stress of something I had no control over. The thought of one of our residents that supports our beautiful little town being taken away from us because they never heard the train coming is a terrible thought. The track speed in town is 55mph and I guarantee you that CP will not be slowing the train down because there's not a whistle blowing. Second I pay over \$5000.00 a year to taxes and I can't even get my street plowed in the winter time increasing taxes for this purpose is insane and I don't support it at all.

I absolutely love the train. When people buy property it is on them to do the research for what's in the neighbourhood. They don't like it they can solve the problem by leaving. I Live about 2 blocks away and never ever notice it.

Train whistles are here to save lives. I stand with keeping them.

Seems like a waste of money.

Leave it alone. Don't need to spend money on getting a whistle to stop. People need to remember that the train was here first, you don't like the whistle....move. It would be a waste of tax payers money. What happens when someone gets hit, injured or dies from the train and the town votes to remove the whistle....a lawsuit!!!! The whistle is a minor issue and there are bigger issues that the money and time can be spent on

The train whistle does bother me at all! I have become very use to it, and as a safety feature I say let it blow!!! The train and whistle were here way before we were!

The train whistles are important- my husband works for CP rail and people drive through crossings all the time. It dangerous and the whistles are an extra safety precaution that I feel is worth the slight annoyance of hearing them.

Absolute waste of tax payers money!!! Let the trains blow the whistle instead of spending that money on it

Keep the whistle. It's part of living in a community and provides much safety to traffic's and pedestrians

Leave the train whistle. The train whistle is a safety feature. If people moving here don't like the train whistle shouldn't have moved here.

Waste of money. Anyone who moved to Town should realize trains blow whistles. To complain is your problem. Been within blocks of the tracks for years, no problem. Increasing liability to the Town is stupid for this project.

I think the whistle should stay. It's after all for safety.

Please leave the train whistles the way they are! They are blown for our safety and train whistles have been a part of the prairies for a very long time. The train was here before the rest of the town and people should have known that the train would be blowing it's whistle as it passed thru town, yet they chose to move here. That decision is on them, not anyone else. If they don't like it, they can leave.....and leave the train whistles as they are!

I don't agree with the cessation of the train whistle. It's a matter of public safety and should NOT be removed. The conductor of the train has no other means to warn motorists or pedestrians of its approach and if the crossing doesn't have light signals, it makes even more dangerous to remove the whistle. I'm actually happy to hear the train whistle every day.

Train whistles are used for the safety of those around the train, without the train whistle, I am afraid that people wearing headphones or something else that impairs their hearing may not be made aware of the train, which could lead to a potentially fatal situation. In my opinion, the apparent "inconvenience" or "annoyance" of the train whistle is worth potentially saving someones life.

The train whistle is the last defense against tragic train vs person accidents. Trains are surprisingly quiet as sound travels in odd ways. So although Transport Canada may approve the request it in all likelihood would not be in our best interest. As with so many other issues social media has allowed the complainers to be heard over and over again, these were the same people that moved to a location with a train and I feel that their bullying ways on social media is giving them far to much power and sway over council who tend to want to make everyone happy which of course is not possible. With the train running right through the town, schools and community on either side of the tracks we are exposing our children to a much greater danger. Please do not make a decision based on the voice of so few agitators. Keep our community safe, give those poor engineers their last tool to keep citizens safe.

I think it is a bad idea. Train whistles are to alert people and are a big safety issue.

Put safety as number one. Please do not do this and put peoples lives at risk

Love the train whistle! It's also a great safely feature

I understand the noise issues, but I don't support train whistle (horn) cessation for a number of reasons. There's an important safety factor train horns provide at these crossings (in a train - car collision, the train alway wins). Construction and upkeep costs to meet Transport Canada safety standards for whistle cessation at crossing are relatively high. Liability for accidents is shifted from the railway to the Town of Blackfalds. Train whistle cessation also doesn't eliminate other train noise or vibration from the locomotives or wheels and rails.

I like the train whistles. Not only do they serve a purpose of safety, they also are calming to me at night. I can also gauge outside temperature fluctuations during extreme winter cold as volume appears amplified as temperature drops

UNSURE / NEED MORE INFO (Comments)

Where did the town get its estimate for the work on the Train Whistle? Was the Broadway Pedestrian Crossing and the Womack Realignment constructed properly to take this process into consideration. It was discussed previously to consider these into the design. Who did/will be consulting on this, Will it be the Town's Engineering department, The Railway company or a third party with experience such as Watt consulting group The town of Innisfail spent \$75,000 in 2021 to end train whistles (horns) through the town at approximately six different crossings. How is our cost so much higher? Estimates previously by the Town of Blackfalds was \$10,000 for each crossing indicated by Former Mayor Stol. Westwood Parking lot expansion. The green space was suppose to be maintained for the sound deadening from the train for the residents across the road from the tracks. Is the town going to install sound walls, if so what is the cost, if not why?

MEETING DATE: May 23, 2023

PREPARED BY: Sue Bornn, FCSS Manager

PRESENTED BY: Rick Kreklewich, Director of Community Services

SUBJECT: **Seniors' Week Proclamation**

BACKGROUND

The week of June 5-11, 2023, has been declared Seniors' Week and is a time to acknowledge the diversity of seniors and to increase public awareness of their vital role in our Community.

Events are being advertised in the May edition of the Vibrant Living Monthly Newsletter, which is sent to 89 seniors on our mailing list; 26 hard copies are sent to seniors without email access. Information will also be promoted on our Blackfalds FCSS social media page, Town of Blackfalds social media, local media and the Town of Blackfalds digital sign.

DISCUSSION

Seniors' Week has been recognized since 1986 to celebrate and recognize the contributions seniors make to enhance the quality of life in Alberta. It is a week to show gratitude towards the seniors in our community who have helped contribute to the fabric of the Blackfalds Community. Seniors are parents or grandparents, mentors, friends, volunteers, and active community members!

This is the 13th year that the Town of Blackfalds will be celebrating National Seniors' Week! FCSS has partnered with the Servus Credit Union Public Library, Servus Credit Union, Blackfalds Seniors Citizens Cheemo Club, Blackfalds Bulldogs Jr. A Hockey Club, Beyond Food Community Hub, Family Resource Network, Razzle Dazzle and Kids Konnection Family Day Homes, Abbey Centre and Alberta Health Services to host a week of events for seniors in our Community.

This will be a week of celebration, connection, learning, creativity, and, most of all, CONNECTION!

FINANCIAL IMPLICATIONS

The FCSS 2023 budget has \$750 allocated for seniors' activity facilitation. These activities will fall within this category.

ADMINISTRATIVE RECOMMENDATION

1. That Council moves to proclaim June 5-11, 2023, as Seniors' Week in the Town of Blackfalds.

ALTERNATIVES

- a) That Council refer this item to Administration for further consideration.

ATTACHMENTS

- 2023 Seniors' Week Proclamation
- 2023 Seniors' Week Activity Schedule

APPROVALS



Justin de Bresser, Interim Chief
Administrative Officer



Department Director/Author

Proclamation

WHEREAS,

we recognize that seniors have made, and continue to make, many contributions to strengthen our community and our daily lives; and

WHEREAS,

seniors are a vital part of our families, giving generously of their wisdom, experience, and love, and

WHEREAS,

more seniors are independent and active and by challenging the stereotypes of ageing are leading the way for future seniors; and

WHEREAS,

a more positive attitude toward ageing is creating new opportunities for new seniors; and

WHEREAS,

we must honor seniors for their skills, knowledge, experience, and leadership; and

WHEREAS,

it is appropriate that a week of activities be hosted to celebrate with seniors;

NOW THEREFORE,

on behalf of Council, I, Mayor Hoover of the Town of Blackfalds, do hereby proclaim the month of

June 5 to 11, 2023 to be **Seniors' Week**

I call upon everyone in our community and area to join in the celebration of Seniors' Week to recognize the valuable contributions of seniors.

Proclaimed on Tuesday, May 23, 2023

Mayor Jamie Hoover

BLACKFALDS
ALBERTA

Friday, June 9

***Seniors' Soup Time**

Sign up for a homemade soup-making session. Join us for an opportunity to connect, cook and savour a lunch made together!

Grocery items provided.

10:00 AM - 12:30 PM

Beyond Food Community Hub

Complimentary Seniors' Day Admission

Complimentary admission to experience all that the Abbey Centre has to offer for seniors ages 60+.

All Day

Abbey Centre

Carpet Bowling/Floor Curling

The Cheemo Club welcomes its fellow 50+ community members! Annual Membership \$10 + \$1 drop-in fee.

Complimentary coffee, tea and snacks are provided.

12:30 - 4:00 PM

Multi-Purpose Room
Community Centre

***Bingo with the Best**

Grab your lucky charms and join us for an interactive game of Bingo led by the Blackfalds Youth Crew.

Awesome prizes to be won!

1:00 - 3:00 PM

Main Hall
Community Centre



CELEBRATE

Seniors' Week

June 5 - 10, 2023

Seniors' Week is a time to recognize and celebrate the seniors in our community!

~ Connect, Celebrate, and Build Community ~

*Thank You To Our
Community Supporters!*

The Cheemo Seniors' Club



Monday, June 5

Kick off Seniors' Week with **10% off monthly or annual senior memberships for 60+ years of age** (1 per person) on June 5.
Must be activated that day.
Abbey Centre

*Wills & Estate Planning

Come join Blackfalds Servus Credit Union for a seminar on Estate Planning.
Refreshments will be provided.
10:30 AM - 12:30 PM
Performance Room
Eagle Builders Centre

Cheemo Club Open House

Meet the Cheemo crew! Try your hand at floor curling, floor bowling, cards, and if the weather permits some outside activities. The Cheemo Club welcomes new members and encourages you to check out all their club offers.
Join us for cake & conversation!
12:00 – 4:00 PM
Main Hall
Community Centre

*Behind the Bulldogs

There is more to the Bulldogs than just great hockey! Check out the ice plant, weight room, locker room, and other "behind the scenes" secrets of our Blackfalds Bulldogs.
6:00 - 7:00 PM
Eagle Builders Centre

Tuesday, June 6

*Walking Club

Lace up your sneakers, put on your wildest Hawaiian shirt, and join us for a "Hawaiian-themed" walking group.
Complimentary track admission.
10:00 - 11:00 AM
3rd Floor Running Track
Abbey Centre

*Seniors' par"TEA"

Join us for connection, a craft and tea!
Refreshments will be provided.
1:30 - 3:00 PM
Servus Credit Union
Public Library
Eagle Builders Centre

Affordable Market

Come grocery shop for fresh produce at cost! We can help you stretch your grocery-buying dollars. Limited "free to take" items may also be available. Please bring your own bag.
Cash only.
4:00 - 5:30 PM
Beyond Food Community Hub

Wednesday, June 7

*Teddy Bear Tea

Join us for this fun & engaging intergenerational event bringing seniors and children together! This is a fun opportunity to partake in music, crafts, storytime, and a tea party with special little ones in our community.
Refreshments will be provided.
9:30 - 11:00 AM
Main Hall
Community Centre

*It's More Than Just a Movie

Join us for pizza, popcorn, and a movie with a side of laughter and connection with neighbours.
12:00 - 3:00 PM
Main Hall

*Fraud Awareness

Come join Blackfalds Servus Credit Union for a seminar on Fraud.
Refreshments will be provided.
3:30 - 5:00 PM
Main Hall
Community Centre

Thursday, June 8

*Walking Club

Lace-up your sneakers, put on your cowboy hat and join us for a "country-themed" walking group.
Complimentary track admission.
10:00 - 11:00 AM
3rd Floor Running Track
Abbey Centre

*Eating to Stay Strong and Healthy

Nutrition is important at every age! What you put into your body will affect your physical and mental health, chat with a dietitian and explore new ideas for meals and snacks to help you feel your best!
11:00 AM - 1:00 PM
Main Hall
Community Centre

*Get Groovy & Tie-Dye

Bring a plain white piece of clothing and your creativity and engage in a "super groovy" tie dye class with guided instruction and funky tunes.
2:00 - 3:00 PM
Servus Program Room
Abbey Centre

***Please RSVP to Blackfalds FCSS by phone at 403.600.9066 or through email at fcss@blackfalds.ca**

All programs are free of charge!

For more information about our 50+ community programs, please visit our website at www.blackfalds.ca/vibrant50

More activities on the back page!

**BLACKFALDS
FCSS**
FAMILY & COMMUNITY
SUPPORT SERVICES

MEETING DATE: May 23, 2023

PREPARED BY: Sean Barnes, Projects, Events & EBC Manager

PRESENTED BY: Rick Kreklewich, Director of Community Services

SUBJECT: **Blackfalds Days 2023 Pancake Breakfast Donation**

BACKGROUND

Annually, as part of community outreach initiatives, Blackfalds Town Council organizes and hosts a Pancake Breakfast event at the Community Centre during Blackfalds Days, held on the Saturday morning. The event provides an opportunity for those attending to contribute a monetary donation to enjoy an assortment of delectable breakfast items such as pancakes, sausages, coffee or tea, and other culinary delights. This event fosters an environment of community engagement, promotes goodwill, and exemplifies the Council's commitment to the welfare of the Community.

As part of its corporate social responsibility initiatives, the Council allocates the proceeds from the annual pancake breakfast event, collected through generous donations, to a deserving local non-profit organization. In the past, entities such as the Optimist and Ag Society have received financial contributions from the event. The selection of the beneficiary organization is a carefully considered decision by the Council, taking into account the priorities of the Community, the impact of the recipient organization, and the alignment with the Council's social and philanthropic objectives. The event and its contribution to the non-profit organization demonstrate the Council's commitment to the betterment of the Community, its stakeholders, and its values.

DISCUSSION

Given the variety of community initiatives that warrant support, the community services staff have undertaken a proactive approach to identify potential beneficiaries for the funding generated from the annual pancake breakfast event. Here is the list of prospective options that could align with Council's priorities and goals:

- Blackfalds Lunch Box Program
- FCSS Subsidized Programming (Back to School Program, Winter Wear Program, Christmas Bureau)
- Community Food Hub and Blackfalds Food Bank

In past years the funding has been allocated to:

- 2022: Optimist Club of Blackfalds
- 2019: Dual Ice Development Society
- 2018: Dual Ice Development Society
- 2017: IREC Playground Revitalization
- 2016: IRIC Playground
- 2015: Blackfalds Food Bank and the PASS Program
- 2014: PASS Program
- 2013: Blackfalds Octagon Club

- 2012: 1st Blackfalds Scouts
- 2011: Big Brothers Big Sisters of Lacombe and District
- 2010: Back to School Program

FINANCIAL IMPLICATIONS

The budgeted expenses allocated for the Pancake Breakfast event is \$2,000. Donations for the event are typically between \$300 and \$500.

ADMINISTRATIVE RECOMMENDATION

1. That Council accepts the Administrative Recommendation and directs the proceeds from the 2023 Blackfalds Days Councilors' Pancake Breakfast to Beyond Food Community Hub.

ALTERNATIVES

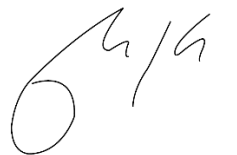
- a) That Council recommend a group or local initiative to support with the proceeds of the 2023 Blackfalds Days Councillor's Pancake Breakfast.
- b) That Council refer this item to Administration for more information.

ATTACHMENTS

- None

APPROVALS

Justin de Bresser, Interim Chief
Administrative Officer



Department Director/Author

MEETING DATE: May 23, 2023

PREPARED BY: Rick Kreklewich, Director of Community Services

PRESENTED BY: Justin de Bresser, Interim CAO

SUBJECT: **STARS Funding Request**

BACKGROUND

STARS (Shock Trauma Air Rescue Service) is a non-profit air rescue organization that operates in Western Canada to provide rapid emergency care and transportation for critically ill and injured patients. The service started operations in 1985 and, since that time, has performed over 55,000 missions at no additional cost to the patient receiving care. In the last six years, STARS has flown 57 missions for residents of Blackfalds and Lacombe County and over one thousand missions for those in surrounding counties. Note that if a resident of Blackfalds (verified by postal code) is in another county or Province and STARS provides care to that individual, that is included in our resident care statistics.

The STARS air fleet contains advanced avionics, superior safety features, night vision capability, highly trained staff and the latest in medical technology/equipment, comparable to an intensive care unit in a hospital. While in transport, staff are able to test, care for and monitor patients and provide updated information to staff at the hospital receiving the patient to expedite further care. In 2022, STARS staff competed in the Air Medical Transport Conference's simulation competition, where they won first place.

DISCUSSION

At the May 9, 2023, Regular Council Meeting, Glenda Farnden, Senior Municipal Relations Liaison for STARS, provided a presentation to Council requesting funding in the amount of \$1 per capita for 2023 to 2025 inclusive. Currently, half of the STARS operations funding is provided by the Province of Alberta, and the organization is looking to enter into a ten-year agreement with the Province to secure future funding. More than 80% of STARS expenses are aviation and medically related and the remaining amount is for the emergency dispatch center and administrative costs.

In the presentation, a map was provided that shows the support provided by various regions in Alberta and northern British Columbia. The map highlighted the counties and municipalities that provided additional financial support that receives logo recognition on their fleet as well as the many annual municipal supporters of their operations. Lacombe County has been a partner in the past years.

FINANCIAL IMPLICATIONS

The funding request from STARS is \$1 per capita. Our population, as per the 2021 municipal census, is 11,015.

ADMINISTRATIVE RECOMMENDATION

1. That Council defer the STARS funding request until the 2024 Budget discussion.

ALTERNATIVES

- a) That Council refer this item to Administration for more information.

ATTACHMENTS

- *STARS Delegation Presentation*

APPROVALS



Justin de Bresser, Interim Chief
Administrative Officer



Department Director/Author



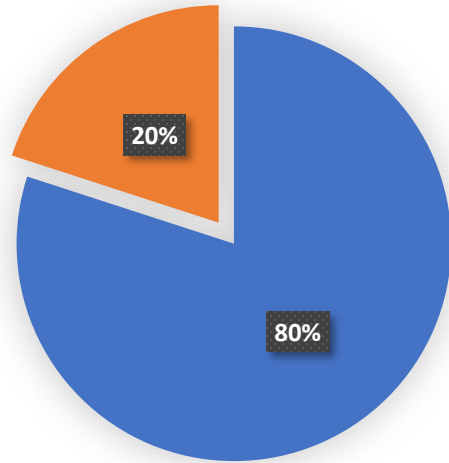
CRITICAL CARE, ANYWHERE.

STARS®

FUELED BY GENEROSITY

Achieving successes together

STARS Alberta Funding

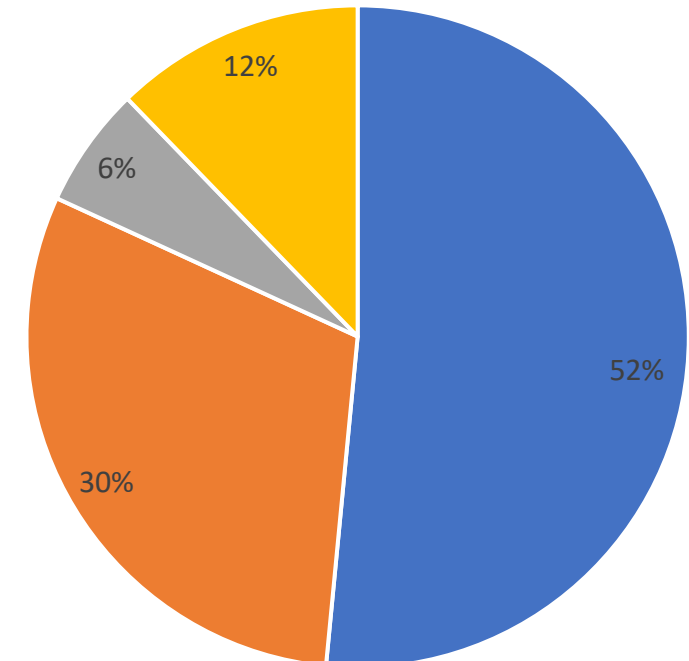


**50% Alberta
Government
Funding
\$15M in 2022**

Funding in Thousands

AB Government Funding	\$	7,990
AB Operating expenditures	\$	39,950
AB Government funding as a Percentage of costs		20%
STARS Gross Fundraising	\$	17,310
AB Lottery (net)	\$	12,810
Calendar (net)	\$	417
Site Registration/Emergency contact centre	\$	2,702

**STARS Alberta Expenditures
(3 Bases)**



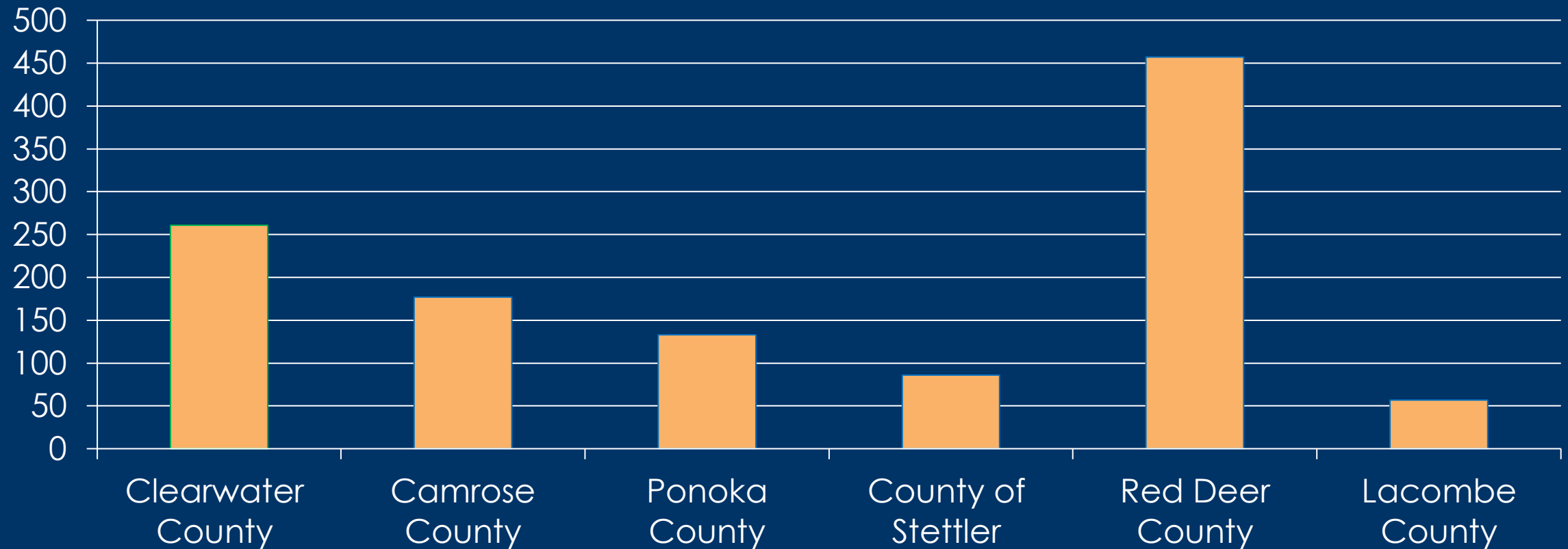
- Aviation operations
- Clinical operations
- STARS ELC
- Base operations and administration



Town of Blackfalds/Lacombe County @ April 30, 2023	2018	2019	2020	2021	2022	2023	TOTAL
Near Alix	1	4		2			7
Near Bashaw (within Lacombe County)					1		1
Near Bentley		1	1		1	1	4
Near Blackfalds			1		1		2
Near Clive		1	1	1			3
Near Eckville					3	1	4
Near Gull Lake			1	1	2		4
Near Hespero		1					1
Lacombe Hospital (critical inter-facility transfers)	3		2	8	5		18
Near Lacombe	1	1	2	2	1		7
Near Mirror			1			1	2
Near Ponoka (within Lacombe County)		1		1			2
Near Rimbey (within Lacombe County)			1				1
Near Sylvan Lake (within Lacombe County)					1		1
TOTAL (overall average 10 missions per year)	5	9	10	15	15	3	57

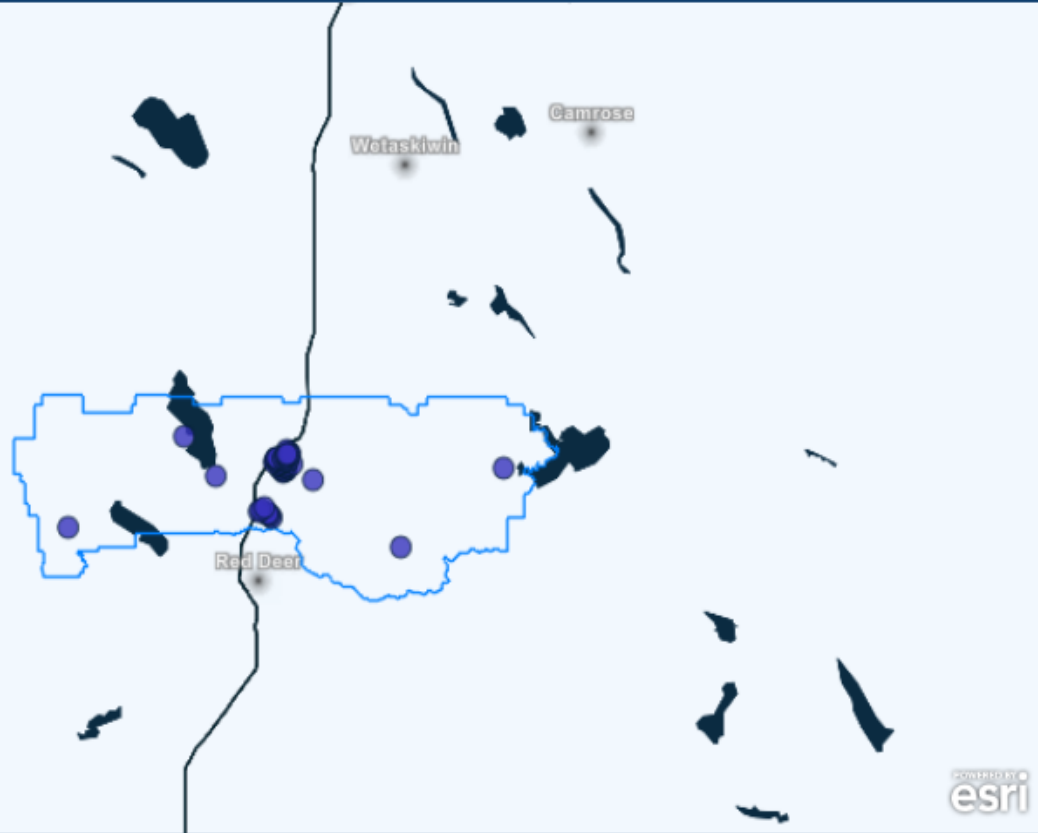
Neighbors Helping Neighbors = 1171 Missions

2018 – 2023 April 30

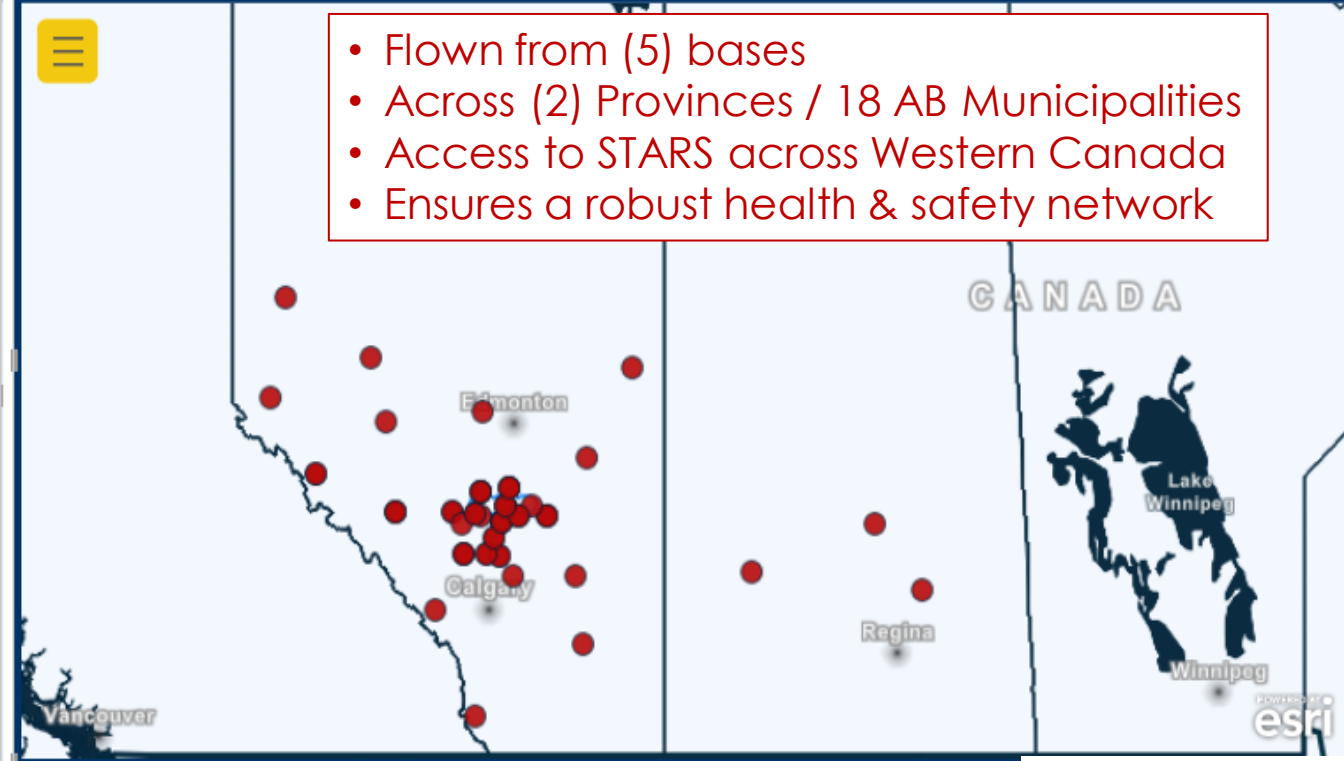


Within Lacombe County Boundaries - Patients Flown by STARS (2010-Present)

Lacombe County Residents Flown by STARS

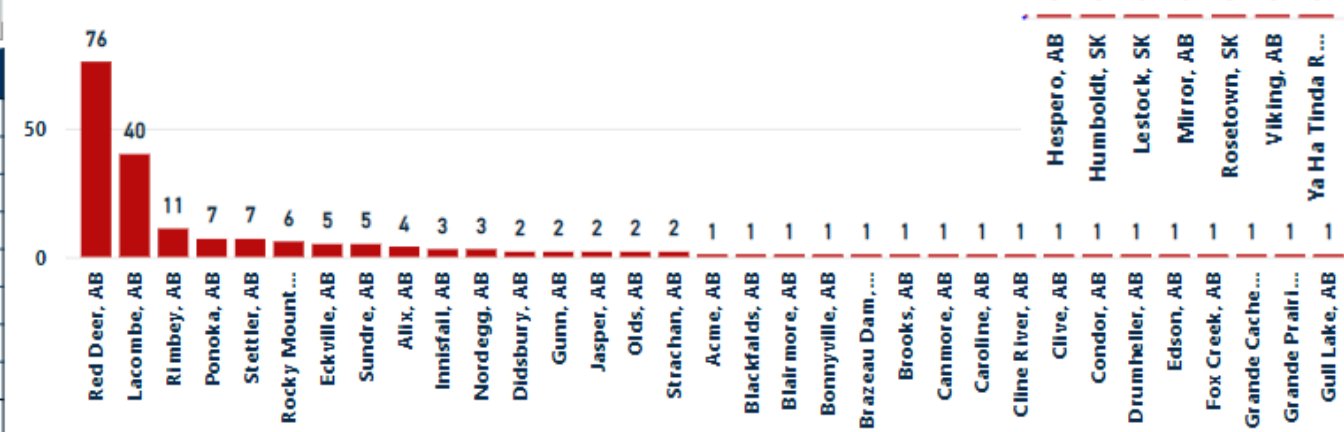


Locations where Lacombe County Residents Travelled and Needed STARS



- Flown from (5) bases
- Across (2) Provinces / 18 AB Municipalities
- Access to STARS across Western Canada
- Ensures a robust health & safety network

Count by Pickup Location



Resident Community	5 Yrs Ago	4 Yrs Ago	3 Yrs Ago	2 Yrs Ago	Last Year	5 Year Total	Total Since 2010
Lacombe	5	4	7	10	9	35	87
Blackfalds	1	1	3	4	5	14	42
Bentley	3	1	1	2	1	8	13
Eckville	2	0	0	2	4	8	35
Alix	0	1	1	1	2	5	12
Clive	2	0	0	0	0	2	7
Mirror	1	0	0	0	1	2	4
Gull Lake	0	0	0	0	0	0	1
Total	14	7	12	19	22	74	201

MUNICIPALITIES SUPPORT STARS

STARS - An essential Service

Over 90% Alberta Regional Partnerships

* New! 5 rural municipalities

* New! 5 urban municipalities

- Fixed rate or per capita
- Majority @ min. \$2 per capita rate
- 45% @ higher rate – up to \$90 per capita

United municipal effort / Ensures every option available

A lifeline for rural residents

\$2M+ sustainable operational support for STARS

(9) Municipal leaders receive logo recognition

*GREEN represents annual municipal supporters of STARS operations



EMERGENCY LINK CENTRE (ELC)

Over 36,000 emergency requests/year

STARS Transport Physicians provide medical oversight on every critical call





- * Advanced avionics
 - * Auto pilot / Auto hover
 - * Superior safety features
 - * Night Vision Goggles (NVG)
- STARS - 1st Civilian Org. in Canada (2002)

COMPLETE FLEET – (10) AIRBUS H145s



- * Outperforms BK117
- * Speed, range, fuel efficiency
- * Powerful twin engines
- * Unique Fenestron tail

GENERATIONAL INVESTMENT



Handheld i-stat Lab

Hemoglobin / Blood Gases
Electrolytes
Vital test results < 2 minutes

H145 INTENSIVE CARE UNIT (ICU)

STARS®



Hamilton T-1 Ventilator

Fully featured (ICU)

Adult / Pediatric / Neonatal

Optimal ventilation therapy in transport



(2) Units Universal Blood

1st HEMS program in North America

Advanced care in trauma patients

The difference between life & death.



Video Laryngoscope

Advancement in intubation

Video screen view of trachea

Difficult airway management

Trauma / Burns / Crushed on impact

TIME – TOOLS – TALENT





EZIO Drill

Time-sensitive

Life-threatening cases

Immediate IV access required

Stabilization / Pain Management



Handheld Ultrasound

(test results for rapid diagnosis)

Collapsed lungs

Trauma-related internal bleeding

Heart abnormalities

Fetal Compromise

* Expedite treatment plans



Pain Management Drugs

Thrombolytics

(stroke patients / requires CAT scan)

Physicians Kit

Central Venous Catheterization
(central lines)

Temporary Pacemaker

TIME – TOOLS – TALENT





1st PLACE
2022 AMTC
SIMULATION
COMPETITION



2022 CHAMPIONS! Kevin Easton and Chris Fay





BORN OUT OF NECESSITY.

- * Critically-ill newborn radically changed the delivery of critical care in Alberta.
- * Today, more 55,000 missions flown.
- * No cost to the patient.

A life is saved every day. Partnerships make it possible.

We welcome Town of Blackfalds
To join your municipal neighbors in partnership.

OUR REQUEST

\$1 per capita commitment

2023, 2024, 2025

(In conjunction with Council term)

Kelly Waldron, 1st patient December 1, 1985





May 2, 2023

Mayor Jamie Hoover
P.O. Box 220
Blackfalds Alberta T0M 0J0

Dear Mayor Hoover:

The 87th Annual PONOKA STAMPEDE will be held this year from June 26th to July 2nd. This year we will be celebrating the 100th year anniversary of chuck-wagon races. We are truly looking forward again to hosting all of our friends from our neighbouring communities, our special guests, and honourable dignitaries. We hope that this letter indicates to you that above all else we consider you a friend, and to that end we would like to invite you to our most special day where you would be a guest of our parade, our Mayor's lunch, and later be with us while we enjoy some afternoon rodeo entertainment.

The parade will be held on Friday, June, 30th. So officially on behalf of Town Council and myself we extend a warm welcome to you to participate in our parade, join everyone at the Mayor's lunch, spend time with the gang at the rodeo, or any combination of the three.

Town Council has arranged for a truck and decorated trailer/float for the Mayors and Reeves to participate in the parade, and of course Ponoka Town Council will act as your hosts on the float. For your information, parade rules stipulate that candy may not be thrown from a vehicle, however, may be passed out by persons walking the parade route. In the event that your community would also like to participate in the parade, we have attached the parade guidelines and registration form. We anticipate a great turnout for this year's three-mile long parade!

The day will start off with a continental breakfast hosted by Ponoka Town Council and served in the Curling Lounge (upstairs) at the Ponoka Culture and Recreation (Arena) Complex located at 4410 – 54th Street, from 8:30 – 9:30 a.m. The parade starts at 10 a.m. and following the parade, you will be escorted to the stampede grounds for the Mayor's Lunch.

The Mayor's Lunch starts at noon and will be held at the **Stagecoach Saloon** located east of the main Stampede Grandstand. Parking passes will be available for the Stampede grounds or additional parking is available at the Arena. Complimentary tickets for the afternoon performance of the rodeo are also available. If you do not wish to join us for the parade, please feel free to attend the luncheon and afternoon performance.

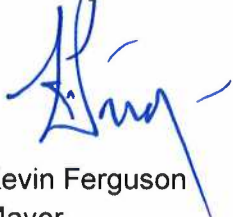
.../2



Please complete the attached form on or before **June 15th** and return by e-mail to legislativeservices@ponoka.ca. If you have any questions, please call (403)783-0130.

We look forward to entertaining you at THE WORLD FAMOUS PONOKA STAMPEDE on Friday, June 30th.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kevin Ferguson', with a long horizontal stroke extending to the right.

Kevin Ferguson
Mayor

Enclosures: Parade Guidelines and Registration
 Ponoka Stampede Events
 RSVP Form



PONOKA STAMPEDE PARADE APPLICATION

***The 87th Ponoka Stampede Parade
Friday, June 30th, 2023***

"Celebrating 100 years of Chuckwagon Racing in Alberta"

Thank you for your interest in participating in the Ponoka Stampede Parade! We invite you to go through the material noted below and ensure that you have read and understood all the information presented.

Should you have any further questions, please contact your Parade Director:
Greg Gordon 403-704-3541

Parade Application DEADLINE June 23rd, 2023

Email applications to Stampede@PonokaStampede.com
Entries received after the deadline may not be assured a position in the parade.

THE 87th PONOKA STAMPEDE PARADE

FRIDAY, JUNE 30TH, 2023

JUDGING 9:00AM AT THE PONOKA ARENA COMPLEX 4410-54TH STREET PONOKA, ALBERTA

Judging 9:00am SHARP / Parade starts at 10:00am

PARADE CATEGORIES:

1. Professional: an entry built by a professional.
2. Non-professional: an entry built by volunteers to represent a business.
3. Non-Commercial: an entry representing a community organization, built by volunteers.
4. Mounted: any group or individual mounted on horses, mules, ect.
5. 4H: any 4H group- beef, dairy, horse clubs, mechanics, ect.
6. Heavy Horse Hitch: an entry featuring heavy horses.
7. Light Horse Hitch: an entry such as horse and buggy, using regular horses to pull.
8. Antique: any antique motorized vehicle.
9. Decorated Vehicle: vehicle of any age 80% decorated.
10. Sports & Rec: any group from a sports or rec activity or organization.
11. Children's: include carts, decorated bikes, novelty items.
12. Best Marching Band
13. Best Non-Marching Band
14. Towns, Cities & Villages: any entry representing a town, city, etc.
15. Complimentary: any entry which does not wish to be judged.

PONOKA STAMPEDE PARADE GUIDELINES

- 1.) There is nothing more important than SAFETY. All participants are responsible for ensuring that the design and operation of their entry is safe and reliable.
- 2.) Entries should be at the Arena marshalling area before 9:00am for judging. Entries need to be completely assembled and all participants ready for judging.
- 3.) The Parade Committee reserves the right to refuse access to the Parade to any entry deemed unsuitable or dangerous.
- 4.) Emergency vehicles are on site in case of any emergencies.
- 5.) Participants whom PS Parade Officials believe have consumed alcohol or prohibited drugs prior to or during the Parade will be removed from the Parade.
- 6.) Entries must not deviate from the established parade route unless directed by a Parade Official or Police Officer.
- 7.) PS Parade Officials will reject any Entry on Parade Day that does not meet these Guidelines and Best Practices or conform to the description on their Parade Application.
- 8.) Each Parade participant or contractor is responsible for the animal(s) he or she uses or provides. All animals in the PS Parade must be healthy and sound. Parade participant(s) or contractor(s) are responsible for ensuring that they have enough feed for their animals.
- 9.) Items such as candy, balloons and toys may be given out to spectators only by walkers who accompany the float and hand out treats from a safe distance by using bags or pails. At no time is anything allowed thrown from Parade Floats.
- 10.) All entries must be 80% decorated and decorations must be securely fastened.
- 11.) Along the parade route you may encounter parade marshals who have the authority to ask you to keep the pace.
- 12.) All sound systems must have the prior approval of the PS Parade Committee. Inappropriate music (profanity/swearing/degrading, etc.) or attire unsuitable for viewing by our family audience is not acceptable.
- 13.) Anyone driving a motorized vehicle must have a valid driver's license for the appropriate class of vehicle.

IMPORTANT:

All parade floats must be decorated before entering the Ponoka Arena Parking Lot. You can prepare your floats on the west side of the hockey Arena or at the VJV Auction Market parking lot. There will be no drop-offs or extra vehicles allowed in the Arena parking lot. The Arena Parking Lot is reserved strictly for Parade ready floats and entries. You may park at the Catholic School or swimming pool and walk over to the Arena to board your floats or join your groups. All horse people and entries must get ready at the VJV Auction Market. There will be mats and gravel over the Texas Gates.

PARADE ENTRY FORM:

NAME: _____ PHONE: _____

MAILING ADDRESS: _____

CITY/TOWN: _____ POSTAL CODE: _____

EMAIL: _____ CONTACT PERSON: _____

PARADE CATEGORY: _____

DESCRIPTION OF YOUR PARADE ENTRY: _____



30

JUNE

FRIDAY - KIDS DAY & PARADE DAY

[Click for more details](#)

- **7:00am - 9:00pm** Dine at Sixth on the Block Smokehouse in the Tommy Dorchester Paddock
- **8:00am - 6:00pm** Calnash Ag Event Centre “Summer Spectacular” Alberta Reined Cow Horse
- **10:00am** Ponoka Stampede Downtown Parade
- **10:00am - 12:00pm** Calnash Ag Event Centre “Canada’s Greatest Horseman”
- **12:30pm** West Coast Amusements Midway opens
- **1:00pm - 6:00pm** Wild West Trade Show at the Arena Complex
- **1:00pm** Ponoka Stampede Pro Rodeo (Kids 12 & under FREE) including Womens Ranch Bronc Riding, Wild Horse Race, Wild Rose Trick Riding
- **4:30pm - 6:15pm** Craig Moritz LIVE in the NEW Showdown Dance Hall
- **6:30pm** Kids Wild Pony Racing, Flying Cross Junior Jockeys, All Pro Canadian Chuckwagons, World Professional Chuckwagons.
- **10:30pm - 1:45am** Craig Moritz LIVE in the NEW Showdown Dance Hall
- Fireworks after dark

- **Meghan Patrick LIVE on the MAIN STAGE**



PONOKA STAMPEDE PARADE

FRIDAY, JUNE 30, 2023

Name & Contact Information:	
Participating on Central Alberta Mayors/Reeves Float?	
Mayor's Luncheon:	Names:
# Attending: _____	
Rodeo Tickets: June 30 th Afternoon performance	# of Tickets: _____

Please return on or before June 15, 2023 to:

Email: legislativeservices@ponoka.ca

If you require additional information, please call (403)783-0130



Box 350
Rimbey, Alberta
T0C 2J0
Ph. 403.843.2113
Fax 403.843.6599
www.rimbey.com

May 8, 2023

Mayor Jamie Hoover
Town of Blackfalds
PO Box 220
Blackfalds, Alberta
T0M 0J0

Dear Mayor ^{Jamie} Hoover,

It is my pleasure to formally invite you to attend the Annual Rimbey Rodeo Weekend Parade as our honored guest. The parade is on **Saturday, July 8th, 2023, at 11:00am**. In addition to the parade, you would be welcome to stay and participate in the rodeo events and activities planned throughout the day.

The parade starts at 11:00am. Complimentary Luncheon after the parade. Local Rodeo starts at 6:00pm.

The parade will officially get underway at 11:00am. Please arrive between 9:30am and 10:15am to get your vehicle assignment and to put up any personal signage on your vehicle. Check-in will be in the playing fields directly west of Rimbey High School and Elementary School. Immediately following the parade, please join myself and members from our council at the **Peter Lougheed Community Centre – Main Auditorium** for a complimentary lunch.

Please RSVP to the Rimbey Recreation Office at 403-843-3151 or programs@rimbey.com to confirm your attendance at your earliest convenience. Please let them know if you will be bringing a vehicle. We look forward to seeing you.

Yours truly,

A handwritten signature in blue ink, appearing to read "Rick Pankiw", written over a horizontal line.

Mayor Rick Pankiw
Town of Rimbey



10 May 2023

Dear Alberta Municipalities:

Re: Alberta Provincial Election

It is time for all parties running in this upcoming election to band together, get a hold of elections Alberta and postpone this Provincial Election.

This election is nothing but a distraction at this point. When we, Albertans, need every government official to roll up their sleeves and fight for this province before we don't have a province to come back to.

At this time, we ask that you postpone this election and form a non-partisan collaborative government for the betterment of all Albertans.

The forecast is for high temperatures again in the near future, and we need to be ready.

I'm calling on all Albertans, all mayors and reeves across Alberta to contact your MLAs to help me get this message out.

Regards,

Wade Williams
Mayor Yellowhead County

Cc: Premier of Alberta
RMA
AB Munis

A Family and Community Support Services regular meeting for the Town of Blackfalds was held on April 13, 2023, at 5018 Waghorn Street in the Tayles Room, commencing at 7:00 p.m.

MEMBERS PRESENT

Dena Thomas
Sheila Giffin
Glenda Brown
Tennielle Gilchrist
Cliff Soper
Melissa MacLeod – joined the meeting at 7:13 pm

REGRETS

Councillor Stendie
Councillor Sands
Rick Kreklewich, Community Services Director

STAFF

Sue Bornn, FCSS Manager
Sue Penner, FCSS Admin Assistant

CALL TO

ORDER: Chair Thomas called the meeting to order at 7:05 p.m.

TREATY SIX LAND ACKNOWLEDGEMENT

A Land Acknowledgement was read to recognize that the Town of Blackfalds is on Treaty Six territory.

ADOPTION OF AGENDA

12/23 Member Gilchrist moved that the Board adopt the April 13, 2023, Agenda as presented.

CARRIED UNANIMOUSLY

DELEGATION

None

BUSINESS ARISING FROM THE MINUTES

OLD BUSINESS

None

NEW BUSINESS

6.1 2023 Grant Applications

- Manager Bornn advised the Board that she has been notified by the provincial government of a recent increase to FCSS funding but, as of today, she is unable to see what this increase will be.
- There is the possibility of one more grant application coming that will be accepted after the deadline if received.
- The process for scoring the matrix was reviewed.

13/23 Member Giffin moved that the Board table this item until the May meeting.

CARRIED UNANIMOUSLY

ACTION CORRESPONDENCE

None

8 INFORMATION

8.1 FCSS Managers Report

- Manager Bornn reported that there is now a concern for the number of seniors that are showing up to participate in our Seniors Walk Program as well as a too early arrival time. Staff are in discussions on how best to handle this situation.
- Reminder that The Best of Blackfalds – Volunteer Edition is next Wednesday, April 19th and the Youth Recognition Night on May 3rd.
- The Easter Event had approximately 200 attendees with great feedback.
- Reminder that the MEGlobal Community Kitchen (Food Bank) Grand Opening is on Monday, April 17th with the ribbon cutting at 1:00 pm and Open House from 2:30 – 4:00 pm.
- Discussion on Social Needs Assessment that will be returning to Council once the consultants have made appropriate changes addressed at the March 28th Council meeting.

8.2 FCSSAA January Board Meeting Highlights

Manager Bornn advised some of the changes that have happened:

- Ministry partners are to have conversations around the prevention priorities and to understand and identify issues. The first meeting was held in early February with Mental Health and Addictions.
- The Program Advisory Team (PAT) will be reconvened to work collaboratively on the development of performance measures, program policies, program guide, training modules, and other program resources.

8.3 Provincial Accountability Framework

- Will be going to Council.

INFORMATION CORRESPONDENCE

14/23 Member Giffin moved to accept information items as presented.

CARRIED UNANIMOUSLY

INFORMATION CORRESPONDENCE

None

ADOPTION OF MINUTES

15/23 Member MacLeod moved to accept the Minutes from February 9th, 2023, as presented.


CARRIED UNANIMOUSLY

CONFIDENTIAL MATTERS

None

ADJOURNMENT

Chairperson Thomas adjourned the FCSS meeting at 8:46 p.m.



Chairperson
Dena Thomas

2023/05/11

YYYY / MM / DD



FCSS Manager
Sue Bornn

Next meeting scheduled for May 11th, 2023, at 7:00 p.m.

MINUTES

In Attendance:	Colleen Ebdon (regrets)	Town of Eckville
	Lenore Eastman	Town of Bentley
	Barb Gilliat	Village of Alix
	Barb Shepherd	Lacombe County
	Tracy Hallman	Village of Clive
	Reuben Konnik (regrets)	City of Lacombe
	Jamie Hoover	Town of Blackfalds
	The Bethany Group	Carla Beck, Shannon Holtz, Melodie Stol (recorder)
	Lacombe Foundation	Ann Hultink
Delegation	Metrix Group	Curtis Friesen

1.	Call to Order The meeting was called to order at 1:00 pm by Board Chair Jamie Hoover.
2.	Approval of Agenda <i>B. Gilliat moved to accept the Agenda as presented.</i> CARRIED
3.	Delegation –Metrix Presentation of the 2022 Audited Financial Statements Curtis Friesen of Metrix Group reviewed the 2022 statements. Highlights: Audit process went smoothly. Testing confirmed good record keeping, A clean audit report was presented. Revenues reflect Covid funding and consistent LAP grant funding. Expenses noted utilities lower than the previous year due to excellent rate contracts. Higher interest rates have impacted the loans related to Affordable Housing, resulting in lower principle paydown. <i>B. Shepherd moved to approve the 2022 Audited Financial Statements as presented.</i> CARRIED
4.	Approval of Minutes <i>B. Gilliat moved to approve the January 30, 2023 minutes as presented.</i> CARRIED <i>T. Hallman moved to approve the February 27, 2023 minutes as presented.</i> CARRIED
5.	Correspondence
	a. Covid Funding Update
	b. Ukrainian Evacuee Eligibility
	c. Virtual Dementia Tour

	d.	Alberta Health – Investment in Continuing Care
		<i>L. Eastman moved to accept the Correspondence as information. CARRIED</i>
6.	Reports	
	a.	<p>Financial Reports</p> <p>Review of the financial statements and explanatory notes for the 2 months ending February 28, 2023</p> <p>Reviewed balance sheet items. Interest rates are being closely monitored to maximize returns on accounts and GICs.</p> <p>Lodges: Rents are very close to budget. LAP grant 2023 will be equal to 2022. Utilities higher related to seasonal usage. Billings have been received more slowly due to changes with 87/60. With lower occupancy, staffing costs are being managed by not filling vacant lines.</p> <p>Affordable Housing: Occupancy very strong. Prepared for 30-day turnaround with some anticipated move-outs.</p> <p><i>T. Hallman moved to accept the financial report as information. CARRIED</i></p>
	b.	<p>Occupancy Report to February 28, 2023</p> <p>DSL Occupancy at Eckville higher, but lodge occupancy is lower. Some viewings are scheduled but seeing slower uptake of units.</p> <p>100 % occupancy in affordable housing.</p> <p><i>B. Shepherd moved to accept the occupancy report as information. CARRIED</i></p>
	c.	<p>CAO Report</p> <p>Provincial Budget 2023 review, Auditor General Continuing Care reports. SHAR and Yardi updates to be implemented for July 1, 2023. Discussed the grants research that has taken place and current status of the project request; it has been difficult to set up a meeting with the Ministry. Lacombe Hub update and discussion on what the role of the Foundation is in the project.</p> <p>Facility Services Manager and Payroll and Finance Officer positions have been filled. Resident surveys, lodge marketing plan development and the new QI initiative will be Move-ins and admissions – Welcome Experience. TBG Outreach Education has delivered some courses at Eckville and the Virtual Dementia Tour will be in Lacombe next week.</p> <p><i>B. Shepherd moved to accept the CAO report as information. CARRIED</i></p>
7.	New Business	
	a.	2022 Audited Financial Statements – see item 3
	b.	<p>ASCHA Convention – Ballot Voting</p> <p>ASCHA uses a weighted voting system at their AGM and the ballot must be assigned.</p> <p><i>B. Gilliat moved to assign the ASCHA AGM ballot votes to Melodie Stol. CARRIED</i></p>



	<p>c. Election 2023/ Lacombe Lodge Redevelopment Advocacy</p> <p>Received feedback on the election advocacy points. Will expand the points on the challenges with the older lodge building, will note the projected increased demand in the area.</p> <p>Will update the 2019 budget projections by 30% as recommended.</p> <p>Will draft a letter to the Ministry of Red Tape Reduction highlighting the barriers encountered as we research grants.</p> <p>Updated materials will be sent back out to the board members in early April.</p>
8.	<p>Next Meeting Date</p> <p>Monday May 15, 2023 at 1:00 pm, Lacombe Foundation Office</p>
9.	<p>Adjournment</p> <p>The March 27, 2023 Lacombe Foundation meeting was declared adjourned at 2:25 pm.</p>

A handwritten signature in cursive script, reading "Jamie Hoover".

Jamie Hoover, Board Chair
Lacombe Foundation

A handwritten signature in cursive script, reading "Carla Beck".

Carla Beck, CEO or Shannon Holtz, Director
The Bethany Group

A handwritten date in cursive script, reading "May 15, 2023".

Date

A handwritten date in cursive script, reading "May 15, 2023".

Date

Caring Communities

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION
Meeting Minutes
March 28, 2023, Commencing at 6:15 P.M.**

A Municipal Planning Commission Meeting for the Town of Blackfalds was held on March 28, 2023, commencing at 6:15 p.m.

MEMBERS PRESENT:

Laura Svab – Chairperson
Jim Sands – Vice Chairperson
Brenda Dennis
Alex Garcia
Richard Poole

REGRETS:

None

PUBLIC ATTENDING:

None

ATTENDING:

Billie Scott, Planning & Development Officer II

REGULAR MUNICIPAL PLANNING COMMISSION MEETING CALLED TO ORDER:

Chairperson Svab called the meeting to order at 6:15 p.m.

AGENDA APPROVAL:

Resolution 4-23

Member Poole moved to approve the March 28, 2023, agenda as presented.

EMERGENCY EXITS:

Chairperson Svab identified the available emergency exits and procedures to exit the building.

BUSINESS ARISING FROM MINUTES:

None

BUSINESS:

5.1 Application 20-23

Automobile Sales

Unit 3, 5505 Broadway Avenue (Lot 1, Block B, Plan 972 3353)
Industrial Light District (I-1)

Administration provided background information on the proposed development.

Member Sands had some concerns about the business using the property for outdoor storage. Some discussion was had on how to ensure compliance was being met and Member Poole suggested that Administration provides a report to the Municipal Planning Commission in one (1) year to provide information on whether the proposed business has followed the approval or if any enforcement was required during this time.

Resolution 5-23

MOVED by Member Sands that the Municipal Planning Commission APPROVE the application for the proposed Automobile Sales as presented in Development Permit 20-23, at Unit 3, 5505 Broadway Avenue (Lot 1, Block B, Plan 972 3353) with Administration providing a report back to the Municipal Planning Commission approximately one (1) year

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION
Meeting Minutes
March 28, 2023, Commencing at 6:15 P.M.**

from the date of permit issuance to advise whether the conditions of the development approval are being met,

AND Subject to the following conditions being met to the satisfaction of the Development Officer:

1. Any change of use or intensity to the premises shall require a separate permit application. Any changes, without prior consent from the Town of Blackfalds renders this permit null and void.
2. Prior to occupancy a fire inspection must be completed by the Town of Blackfalds Fire Department. Please call 403-885-4144 to schedule an inspection time.
3. The requirements of the Land Use Bylaw does not exempt any person from compliance with any federal, provincial, or municipal legislation, regulation, code or statute.
4. No outdoor storage is allowed at any time.
5. The property is to be maintained to the satisfaction of the Town of Blackfalds.
6. Nothing in this permit or the Land Use Bylaw exempts a person to obtain a development permit as required by the Land Use Bylaw or to obtain any other permit, license or other authorization required by the Land Use Bylaw or any other Bylaw.
7. Any signage required shall require a separate permit application.

Notes:

1. This permit is valid for a period of twelve (12) months from the date of issue. If, at the expiry of this period, the development has not been commenced with reasonable diligence, this permit shall be null and void.
2. The Development Officer may, in accordance with Section 645 of the Municipal Government Act, take such action as is necessary to ensure that the provisions of this bylaw are complied with.
3. In addition to the provisions and requirements of this permit and the Land Use Bylaw, the applicant shall comply with all Federal, Provincial and Municipal statutes, regulations, codes and standards.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

7.1 Minutes of January 24, 2023

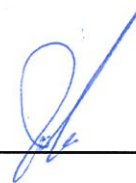
Resolution 6-23

Member Dennis moved to approve the minutes of January 24, 2023, as presented.

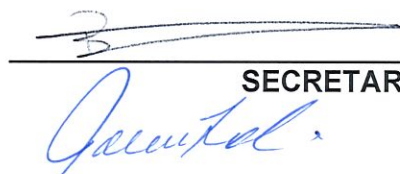
CARRIED UNANIMOUSLY

ADJOURNMENT

Chairperson Svab adjourned the meeting at 6:37 p.m.



VICE CHAIR



SECRETARY



City of Lacombe

COUNCIL HIGHLIGHTS

May 8, 2023

Regular Meeting of Council

2. Review of Agendas

2.1 Consent Agenda

Bylaw First Reading:

- Bylaw 400.46 - Lutheran Church Site Exemption
 - Council scheduled a public hearing for Bylaw 400.46 at 6:00 p.m. for Monday, June 12th, 2023.

Council accepted the Intergovernmental Correspondence: Timeline Extension for Review of Intermunicipal Collaboration Framework Letter as information.

Council scheduled a Committee of the Whole meeting on Monday June 5, 2023, at 5:30pm.

6. Requests for Decision

6.1 Tax Rate Bylaws: Bylaw 504 & Bylaw 505 – Second & Third Reading

In accordance with section 353 of the Municipal Government Act (MGA), RSA 2000, c M-26, the City must adopt, annually, a property tax rate bylaw for levying property taxes within the City of Lacombe.

Bylaw 504 has been prepared to meet the requirements of the MGA and adheres to Council's previous direction in the 2023 operating budget process, to raise the City's annual tax revenue by 5% which is lower than the June 2022 Alberta CPI (Consumer Price Index) of 8.4% that is identified in the Annual Budget and Taxation Preparation Policy.

Bylaw 505 is a Special Paving Tax to raise designated funding for investment in City of Lacombe Roads. The 2023 Special Paving Tax is equal to 1% of the property tax and will go directly to fund pavement rehabilitation on C & E Trail from 46 Avenue to 54 Avenue.

Council gave second and third readings to Bylaw 504 and Bylaw 505.

6.2 Business Expense Policy/Directive Redraft

In 2016, the City identified a priority data integrity project to organize and index the City's bylaws, policies, and administrative directives. In the course of this work, it was discovered that many of the City's governing documents were inoperative, obsolete, or expired. Over the following years, Council repealed over 1,000 Bylaws, and nearly 1,300 Policies.

In 2022, Council endorsed a formalized approach to categorizing, developing, and maintaining the City's various Governance Documents. This was subsequently formalized as Council's Governance Document Framework Policy.

Phase 3.7 of the Data Integrity Project recommended Council:

1. Approves the Business Travel Expense Policy (13.211.03.2023PO).
2. Rescinds the Business Travel Expense Policy (13.211.03.2020)

Council approved the Business Travel Expense Policy (13.211.03.2023PO) as amended and rescinded the Business Travel Expense Policy (13.211.03.2020).

6.3 Public Works Facility Optional Pricing

The City's contractor for the new Public Works facility has provided optional pricing for:

1. Precast concrete as an exterior building material (instead of metal wall cladding)
2. The installation of an elevator (not required by the Building Code)

Depending on which options Council approves, if any, Council authorization is required to increase the project budget. The Request for Proposal (RFP) terms allow the City to negotiate the project scope and final price in good faith with its preferred vendor.

Construction of the new facility is scheduled to begin in June 2023 and be completed in the fall of 2024.

Council approved additional capital funding, as presented, from the General Capital Reserve to include in the new public works facility project an elevator with an estimated cost of \$173,166.

A motion for Council to approve additional capital funding, as presented, from the General Capital Reserve to include precast panel option 2 at \$241,430 was defeated.

Council accepted the Public Works Facility Options report as information.

6.4 Lacombe Police Commission

The Government of Alberta appointed Steve Christie to the Lacombe Police Commission.

Council accepted the Lacombe Police Commission update report as information.

8. In Camera

8.1 Legal (FOIP Section 24, 27)

Council, having considered the report dated May 4, 2023, from the Chief Administrative Officer, endorsed the recommendation of Council as discussed in Camera and protected under the Freedom of Information and Protection of Privacy Act Section 24 (1) Advice from Officials, and 27(1) Privileged Information.

****The next scheduled Council Meetings:***

-Tuesday, May 23, 2023 – Regular Council Meeting at 5:30 p.m. – City Hall

-Monday, June 5, 2023 – Committee of the Whole Meeting at 5:30 p.m. – City Hall

-Monday, June 12, 2023 – Regular Council Meeting at 5:30 p.m. – City Hall



WHERE PEOPLE ARE THE KEY

HIGHLIGHTS OF THE REGULAR COUNCIL MEETING MAY 11, 2023

PUBLIC HEARING BYLAW NOS. 1387/23 & 1388/23 - MUNICIPAL DEVELOPMENT PLAN AND LAND USE BYLAW

A public hearing was held for Bylaw Nos. 1387/23 and 1388/23. Bylaw No. 1387/23 is a bylaw of Lacombe County to amend the Lacombe County Municipal Development Plan, Bylaw No. 1238/17, as it relates to general regulations and district requirements. Bylaw No. 1388/23 is a bylaw of Lacombe County to amend the Lacombe County Land Use Bylaw, Bylaw No. 1237/17, as it relates to general regulations and district requirements.

Based on feedback received at the public hearing, further public consultation will be conducted before Council considers adopting the bylaw amendments.

OP (16) ROAD MAINTENANCE POLICY REVIEW

Amendments to the OP (16) Road Maintenance Policy received Council approval.

TOUR OF THOMPSON PALLISTER BAIT CO. LTD.

Lacombe County Council and senior administrative staff have been invited to attend a tour of the Thompson-Pallister Bait Co. Ltd. facility on May 30, 2023. Councillor West will attend the tour on behalf of Council.

MIRROR JOLLY SENIORS CENTER FURNACE REPLACEMENT REQUEST

Council authorized the purchase and installation of two new furnaces at the Mirror Jolly Seniors Center, a municipally owned building in the Hamlet of Mirror. Council requested that a policy be drafted for consideration at a future meeting regarding leases of municipal buildings in Mirror.

2023 AUDITOR APPOINTMENT

Council confirmed the appointment of BDO Canada LLP to provide auditing services for the 2023 fiscal year.

BYLAW NO. 1393/23 TEMPORARY BORROWING BYLAW

Bylaw No. 1393/23 was presented for Council's consideration and, by resolution, received first, second, and third reading and was passed. This bylaw pertains to the authorization of borrowing for the purpose of financing operating expenditures.

LACOMBE LAKE WATERSHED STEWARDSHIP SOCIETY (LLWSS)

Council was provided with a presentation by representatives of LLWSS, Cliff Soper, Anto Davis, and Andy Nokes, regarding lakewater data and the activities of LLWSS. The presentation was received for information by Council, and the County Manager was directed to prepare a report and recommendation for consideration at a future Council meeting.

Next Regular Council Meeting is
Tuesday May 23, 2023 – 9:00 a.m.

Next Committee of the Whole Meeting is
June 6, 2023 – 9:00 a.m.

Lacombe County Administration Building

****For more details from Lacombe County Council meetings, please refer to the meeting minutes. All meeting minutes are posted on the website (www.lacombecounty.com) after approval.**

TO		Members of Council		
FROM		Mayor Jamie Hoover		
SUBJECT		<ul style="list-style-type: none"> • Summary of meetings/events attended as a Council representative during this reporting period • Summary or key issues, decisions and/or comments for Council's information 		
REPORT DATE		For the period: April 16 – May 15, 2023		
Date	Meeting	Event	Other	KEY POINTS OF DISCUSSION AND/OR DECISIONS
	(Choose one)			
April 17		x		Beyond Food grand opening
April 17	x			SCC
April 18	x			Special Council meeting
April 19		x		Volunteer appreciation event
April 22		x		Cameroonian Cultural festival dignitary appearance
April 24	x			Youth action coalition, youth engagement planning
April 25	x			RCM
April 27			x	St. Gregory the Great student Civic Centre tour/mock council
April 28	x			ALERT briefing
May 1-2			x	Smile Cookie volunteering
May 3		x		Youth volunteer appreciation event
May 4			x	EFS/WEX Mastercard management training
May 5	x			Youth action coalition – triage working group
May 6	x			CAO Recruitment consultant meeting
May 8	x			BHPARC meeting
May 9	x			RCM
May 11	x			FCSS board meeting
May 12			x	BRWA, Caring for our Watershed Provincial Student competition judging
May 15	x			Lacombe Foundation meeting
May 15	x			SCC

TO		Members of Council		
FROM		Deputy Mayor Laura Svab		
SUBJECT		<ul style="list-style-type: none"> • Summary of meetings/events attended as a Council representative during this reporting period • Summary or key issues, decisions and/or comments for Council's information 		
REPORT DATE		For the period: April 16 – May 15, 2023		
Date	Meeting	Event	Other	KEY POINTS OF DISCUSSION AND/OR DECISIONS
	(Choose one)			
April 17	x			Standing Committee Meeting
April 18	x			Special Council Meeting
April 19		x		Volunteer Appreciation Event
April 25	x			Regular Council Meeting
May 2	x			Library Board Meeting
May 3		x		Youth Recognition Event
May 5	x			James Davies CAO Recruitment Meeting #2
May 9	x			Regular Council Meeting
May 15	x			Standing Committee Meeting

TO		Members of Council		
FROM		Councillor Brenda Dennis		
SUBJECT		<ul style="list-style-type: none">• Summary of meetings/events attended as a Council representative during this reporting period• Summary of key issues, decisions and/or comments for Council’s information		
REPORT DATE		For the period: April 15-May 16, 2023		
Date	Meeting	Event	Other	KEY POINTS OF DISCUSSION AND/OR DECISIONS
	(Choose one)			
April 17	X			Standing Committee Meeting
April 18	X			Special Council Meeting
April 19		X		Volunteer Appreciation Event
April 25	X			Municipal Planning Commission Meeting
April 25	X			Regular Council Meeting
May 1	X			Economic Development Meeting
May 2	X			Iron Ridge Elementary School Council Meeting
May 3		X		Youth Recognition Event
May 4	X			Blackfalds Chamber of Commerce
May 5	X			James Davies Meeting
May 9	X			Regular Council Meeting
May 11	X			Rural Red Deer Restorative Justice Community Advisory Council
May 18	X			Standing Committee Meeting

TO		Members of Council		
FROM		Councillor Jim Sands		
SUBJECT		<ul style="list-style-type: none"> • Summary of meetings/events attended as a Council representative during this reporting period • Summary of key issues, decisions and/or comments for Council's information 		
REPORT DATE		For the period: Apr 15/ 23- May 15/ 23		
Date	Meeting	Event	Other	KEY POINTS OF DISCUSSION AND/OR DECISIONS
	(Choose one)			
Apr 16/ 23			X	Council Roundtable Report
Apr 18/ 23	X			Special Council Meeting
Apr 19/ 23		X		Volunteer Appreciation Event
Apr 25/ 23	X			MPC Meeting
Apr 25/ 23	X			Regular Council Meeting
May 5/ 23	X			CAO Recruitment Meeting with Consultant
May 9/ 23	X			Regular Council Meeting
May 11/ 23	X			FCSS Meeting May
May 15/ 23	X			Standing Committee Meeting

TO		Members of Council		
FROM		Councillor Edna Coulter		
SUBJECT		<ul style="list-style-type: none"> • Summary of meetings/events attended as a Council representative during this reporting period • Summary of key issues, decisions and/or comments for Council's information 		
REPORT DATE		For the period: April 16, 2023 to May 15, 2023		
Date	Meeting	Event	Other	KEY POINTS OF DISCUSSION AND/OR DECISIONS
	(Choose one)			
April 17, 2023	X			Standing Committee
April 18, 2023	X			Special Council meeting
April 19, 2023		X		Volunteer Appreciation Event
May 2, 2023	X			Recruitment Committee meeting
May 3, 2023		X		Youth Volunteer Recognition
May 6, 2023	X			CAO Recruitment meeting
May 8, 2023	X			Blackfalds Health Professional Attraction & Retention
May 9, 2023	X			Regular council meeting
May 15, 2023	X			Regular Council meeting

TO		Members of Council		
FROM		Councillor Marina Appel		
SUBJECT		<ul style="list-style-type: none"> • Summary of meetings/events attended as a Council representative during this reporting period • Summary of key issues, decisions and/or comments for Council's information 		
REPORT DATE		For the period: 16 April – 15 May, 2023		
Date	Meeting	Event	Other	KEY POINTS OF DISCUSSION AND/OR DECISIONS
	(Choose one)			
April 17	X			SCC Meeting
April 18	X			Special Council Meeting
April 25	X			RCC Meeting
May 1	X			EDTAC Meeting
May 2	X			Meeting with the RDPCN and AHS to discuss Recruitment and Retention across the RDPCN Network, and how we can work together with the City of Red Deer and Delburne.
May 5	X			CAO Recruitment Meeting
May 6			X	Volunteered with BBBS Lacombe to decorate Smile Cookies at the Blackfalds Tim Hortons
May 8	X			BHPARC Meeting
May 9	X			RCC Meeting
May 10	X			Youth Action Collation Meeting
May 15	X			SCC Meeting

MINUTES

A Regular Council Meeting for the Town of Blackfalds was held on May 9, 2023, at 5018 Waghorn Street in Council Chambers, commencing at 7:00 p.m.

MEMBERS PRESENT

Mayor Jamie Hoover
Deputy Mayor Laura Svab
Councillor Edna Coulter
Councillor Brenda Dennis
Councillor Jim Sands
Councillor Rebecca Stendie
Councillor Marina Appel

ATTENDING

Justin de Bresser, Interim CAO
Rick Kreklewich, Director of Community Services
Laura Thevenaz, Infrastructure Services Manager
Ken Morrison, Emergency Management and Protective Services Manager
Shelby Craig, Marketing & Communications Team Lead
Danielle Nealon, Executive & Legislative Coordinator

REGRETS

Preston Weran, Director of Infrastructure and Property Services

MEDIA

None

OTHERS PRESENT

Glenda Farnden, STARS

CALL TO ORDER

Mayor Hoover called the Regular Council Meeting to order at 7:00 p.m.

TREATY SIX LAND ACKNOWLEDGEMENT

A Land Acknowledgement was read to recognize that the Town of Blackfalds is on Treaty Six territory.

ADOPTION OF AGENDA

150/23 Councillor Sands moved That Council adopt the May 9, 2023 Agenda as presented.

CARRIED UNANIMOUSLY

DELEGATION

STARS, Glenda Farnden

Glenda Farnden, Senior Municipal Relations Liaison, provided a presentation to Council on the statistical averages of critical care delivery of STARS within Blackfalds and Lacombe County municipal boundaries and a request for per capita funding to support STARS.

PUBLIC HEARING

None

MINUTES**BUSINESS ARISING FROM MINUTES**

None

BUSINESS**Request for Decision, National Public Works Week Proclamation**

Manager Thevenaz brought forward a request for Council to proclaim May 21-May 27, 2023, as National Public Works Week.

- 151/23** Councillor Appel moved That Council moves to proclaim May 21st to May 27th, 2023, as National Public Works Week in the Town of Blackfalds.

CARRIED UNANIMOUSLY

Request for Decision, Alberta Rural Health Week Proclamation

Interim CAO de Bresser presented a request to proclaim Alberta Rural Health Week from May 29 – June 2, 2023.

- 152/23** Deputy Mayor Svab moved That Council move to proclaim May 29 – June 2, 2023, as Alberta Rural Health Week in the Town of Blackfalds.

CARRIED UNANIMOUSLY

Request for Decision, Lorne Avenue Rehabilitation Project Award

Manager Thevenaz brought forth the Administrative Recommendation to award the Lorne Avenue Rehabilitation Project.

- 153/23** Councillor Sands moved That Council award the Lorne Avenue Rehabilitation Project to TJ Paving Ltd for \$246,875.75, for a total project cost of \$281,638.15.

CARRIED UNANIMOUSLY

Request for Decision – RCMP Retroactive Salary Advocacy

Manager Morrison presented Council with an overview of the transpired events of the RCMP retroactive salary costs imposed by the federal government and advocacy options put forth by Alberta Municipalities.

- 154/23** Councillor Stendie moved That Council adopts the Prioritizing Municipal Input in Future RCMP Contract Policing Decisions Resolution.

CARRIED UNANIMOUSLY

- 155/23** Councillor Sands moved That Council directs Administration to publish the Response to RCMP Retroactive Costs Decision Media Release

CARRIED UNANIMOUSLY

ACTION CORRESPONDENCE**Eckville Parade Invitation – June 10, 2023**

An invitation was received for a member of Council to attend the 2023 Eckville Parade.

- 156/23** Councillor Appel moved That Councillor Sands will represent Blackfalds in the Eckville Parade on June 10, 2023.

CARRIED UNANIMOUSLY

MINUTES

INFORMATION

- Report for Council, Circus Events at Eagle Builders Centre
- Report for Council, Enforcement and Protective Services Monthly Report – April 2023
- Report for Council, Development & Building Monthly Report – April 2023
- Report for Council, BOLT KPI Monthly Report – April 2023
- Economic Development & Tourism Advisory Committee Meeting Minutes – March 6, 2023
- Letter from the Honourable Minister Adriana LaGrange
- Letter From Ryder at St. Gregory the Great Catholic School
- Letter to Honourable Minister Adriana LaGrange from Wolf Creek Public Schools
- City of Lacombe Highlights – April 24, 2023
- County of Lacombe Highlights – April 27, 2023

157/23 Councillor Dennis moved That Council accept the Information Items as information.

CARRIED UNANIMOUSLY

ROUND TABLE DISCUSSION

None

ADOPTION OF MINUTES

158/23 Councillor Sands moved That Council accept the Regular Council Meeting Minutes from April 25, 2023, as presented.

CARRIED UNANIMOUSLY

NOTICES OF MOTION

None

BUSINESS FOR THE GOOD OF COUNCIL

Councillor Stendie indicated as a reminder that she will be away from May 10th to May 22nd, 2023.

RECESS

159/23 Deputy Mayor Svab moved That Council move for a five-minute recess at 7:51 p.m.

CARRIED UNANIMOUSLY

DEPARTURE

Mayor Hoover and Councillor Stendie left the Regular Council Meeting at 7:55 p.m.

REGULAR COUNCIL MEETING RETURNED TO ORDER

Deputy Mayor Svab called the Regular Council Meeting back to order at 7:58 p.m.

CONFIDENTIAL – Closed Session

- **FOIP Section 24 - Advice from Officials**

160/23 Councillor Sands moved That Council move to a closed session commencing at 7:59 p.m. in accordance with Section 197(2) of the *Municipal Government Act* to discuss matters exempt from disclosure under Section 24 of the *Freedom of Information and Protection of Privacy Act*.

CARRIED UNANIMOUSLY

MINUTES

Closed Session Attendance: *Deputy Mayor Laura Svab, Councillor Jim Sands, Councillor Brenda Dennis, Councillor Edna Coulter, Councillor Marina Appel and Interim CAO Justin de Bresser.*

- 161/23** Councillor Appel moved That Council move to come out of the closed session at 9:00 p.m.

CARRIED UNANIMOUSLY

REGULAR COUNCIL MEETING RETURNED TO ORDER

Deputy Mayor Svab called the Regular Council Meeting back to order at 9:01 p.m.

Regular Council Meeting Attendance: *Deputy Mayor Laura Svab, Councillor Jim Sands, Councillor Brenda Dennis, Councillor Edna Coulter, Councillor Marina Appel and Interim CAO Justin de Bresser.*

- 162/23** Councillor Coulter moved That Council does not accept the Integrity Commissioner's Report dated April 14, 2023.

CARRIED UNANIMOUSLY

- 163/23** Councillor Sands moved That Council directs Administration to proceed with a Request for Proposal for a Council Code of Conduct Investigator.

CARRIED UNANIMOUSLY

ADJOURNMENT

Deputy Mayor Svab adjourned the Regular Council Meeting at 9:02 p.m.

Jamie Hoover, Mayor

Justin de Bresser, Interim CAO

A Standing Committee of Council Meeting for the Town of Blackfalds was held on Monday, May 15, 2023, at 5018 Waghorn Street in Council Chambers, commencing at 7:00 p.m.

MEMBERS PRESENT

Mayor Jamie Hoover
Deputy Mayor Laura Svab
Councillor Jim Sands
Councillor Marina Appel
Councillor Edna Coulter
Councillor Brenda Dennis

ATTENDING

Rick Kreklewich, Acting CAO/Director of Community Services
Preston Weran, Director of Infrastructure and Property Services
Marco Jadie, IT Tech
Lorrie Logan, Municipal Clerk

REGRETS

Justin de Bresser, Interim CAO
Councillor Rebecca Stendie

MEDIA

None

OTHERS PRESENT

None

**CALL TO
ORDER:**

Deputy Mayor Svab called the Standing Committee of Council Meeting to order at 7:00 p.m.

TREATY SIX LAND ACKNOWLEDGEMENT

A Land Acknowledgement was read to recognize that the Town of Blackfalds is on Treaty Six territory.

ADOPTION OF AGENDA

029/23

Councillor Sands moved that Standing Committee of Council adopt the Agenda for May 15, 2023, as presented.

CARRIED UNANIMOUSLY

DELEGATION

None

PUBLIC HEARING

None

BUSINESS ARISING FROM MINUTES

None

BUSINESS

Request for Direction, Bylaw 1285.23 - Public Notification Bylaw

Acting CAO/Director Kreklewich presented the Public Notification Bylaw 1285.23 for Standing Committee of Council's review.

- 030/23** Councillor Sands moved That Standing Committee of Council recommends that Bylaw 1285.23, Public Notification Bylaw, as presented, be brought forward to a Regular Council Meeting for First Reading.

CARRIED UNANIMOUSLY

Request for Direction, Draft - Annexation Withdraw Report

Director Weran brought forth the Draft - Annexation Withdraw Report for initial comments and review from Standing Committee of Council.

- 031/23** Mayor Hoover moved That Standing Committee of Council adopts the Draft - Annexation Application Withdraw Report for information.

CARRIED UNANIMOUSLY

INFORMATION

- Report for Committee – Westwood Drive Parking Public Feedback
- Blackfalds Public Library Update Jan-Apr 2023
- Report for Committee, Station Schedule for Pancake Breakfast
- Letter from Minister Luan – Invitation to host the 2026 Winter/Summer Games

- 032/23** Mayor Hoover moved That Standing Committee of Council adopts the information items as information.

CARRIED UNANIMOUSLY

ROUND TABLE

None

ADOPTION OF MINUTES

None

BUSINESS FOR THE GOOD OF THE COMMITTEE

None

CONFIDENTIAL

None

ADJOURNMENT

Deputy Mayor Svab adjourned the Standing Committee of Council Meeting at 7.25 p.m.

Deputy Mayor, Laura Svab

Acting CAO, Rick Kreklewich