

**BY-LAW #01-2017
AMENDMENT TO THE LAND USE BYLAW
TOWN OF SLAVE LAKE**

**A BYLAW OF THE TOWN OF SLAVE LAKE IN THE PROVINCE OF ALBERTA TO
AMEND LAND USE BYLAW #22-2007.**

Pursuant to the Municipal Government Act being Chapter M-26 of the Revised Statutes of Alberta, 2000, as amended, the Municipal Council of the Town of Slave Lake, duly assembled, enacts as follows:

1. That Section 89 (2) is amended by adding "Laundromat or Dry Cleaning Establishment".
2. That Section 14 (1) (d) is removed entirely.
3. That Section 91 is amended by adding the following:

(13) Other Provisions

(a) In mixed residential and commercial buildings:

- (i) The residential dwelling units shall satisfy the minimum floor area requirements of Section 72(10);
- (ii) a minimum amenity area shall be provided in accordance with the requirements of Section 72(12)(b);
- (iii) the residential dwelling unit shall have a separate and direct access to the street; and
- (iv) the residential dwelling unit shall generally be located above the ground floor level except that in the case of the development of a single business on a single lot, the Municipal Planning Commission may allow the residential suite to be located on the same floor as the business. The residential and non-residential uses may be totally separated from each other or the Municipal Planning Commission may approve a development with a connecting door between the residential and non-residential uses. Where a single building is approved for residential and commercial use on the same floor any portion of the building used for the purpose of a residence shall be subject to the provisions of Section 65 of this Bylaw, Standard Detached Residential District R1;
- (v) That parking for the residential unit must be provided as per the requirements of the Land Use Bylaw and that the residential parking must be totally independent of and secured from the commercial parking.
- (vi) The parking for residential unit (indoor or outdoor) shall be located to the rear of the development site and may not be located closer than 21 metres to the front property line.
- (vii) The minimum commercial area on the first floor shall be greater than 50% of the first floor area.

- (b) Residential buildings shall satisfy the general rules for residential development and the development requirements of Section 72.
- (c) All areas of a parcel not covered by buildings, parking or driveways shall be landscaped to the satisfaction of the Development Officer.
- (d) Refer to Part 7 of this Bylaw for the Special Provisions, which may affect development in this District.
- (e) Refer to Part 8 of this Bylaw for the Parking and Loading Standards, which may affect development in this District.
- (f) Refer to Part 9 of this Bylaw for the Sign Provisions, which may affect development in this District.

(14) **Maximum Floor Area**

2322 square metres (25,000 square feet) for retail stores not including food stores.

(15) **Outdoor Living and Amenity Area**

For residential apartments above commercial developments amenity area shall be provided in the form of balconies above the ground floor to a maximum of:

- (a) For each bachelor or one bedroom dwelling unit – 18.5 m² (200 ft²)
- (b) For each 2 & 3 bedroom dwelling unit – 27.8 m² (300 ft²)

4. That Section 59 (e) is replaced with the following:

- (a) alternative forms of landscaping may be substituted for seeding or sodding, provided that all areas of exposed earth are designed as either flowers beds or cultivated gardens. "Soft Landscaping" consists of vegetative materials such as trees, shrubs, hedges, grass, ground cover, wood chips and gardens. "Hard Landscaping" consists of non-vegetative materials such as brick, stone, concrete, tile and wood, excluding monolithic concrete or asphalt.



5. That Section 13 (7) (p) is replaced with the following:

The Municipal Planning Commission may grant a variance to the overall front yard area landscaping requirements to a maximum of 10%.

6. That Section 38 (8) is replaced with the following:

Driveways shall be a minimum of 7.5 m in depth and a minimum of 3.0 m in width. The driveway shall be developed on private property and shall be a minimum of 7.5 m in depth measured from the property boundary, unless specific district provisions elsewhere in this Bylaw allow for a reduced driveway depth/length. Driveways accessing lanes shall be developed a minimum of 5.0 m in depth.

7. That Section 29 (1) shall is replaced with the following:

Except as provided in Section 10, no person shall develop anything on lands owned by the Town of Slave Lake unless the Town has provided its prior approval and such development has also been authorized under the issuance of a development permit.

8. That Section 57 is amended by adding the following:

Any fence or wall constructed in residential districts shall not contain barbed or razor wire.

9. That Section 78 (1) is replaced with the following:

All fencing in commercial districts shall be approved at the discretion of the Development Officer and must not contain barbed or razor wire.

10. That Section 95 (1) is replaced with the following:

All fencing in industrial districts shall be approved at the discretion of the Development Officer and may contain barbed or razor wire.

11. That Section 106 is amended by adding the following:

All fencing in special districts shall be approved at the discretion of the Development Officer and must not contain barbed or razor wire.


12. That Section 63 (2) (b), which reads "not be located on the roof of any building" is deleted entirely.

13. That Section 17 is amended by replacing the Table of Penalties as follows:

Table of Penalties		
	Offence	Specified Penalty First Offence
9(1)	Fail to obtain DP	\$3000
9(1)	Fail to comply with DP	\$3000
17(2)	Fail to allow inspection/hinder Inspector	\$3000
Lighting Offences		
9(1)	Fail to shield	\$200
9(1)	Exceed mounting height	\$200
9(1)	Fail to recess on canopy	\$200
Sign Offences		
43(1)	Fail to comply with Sign Approval	\$1000
43(1)	Display 3rd Party Advertising	\$1000
43(4)(b)	Sign too close to curb	\$500
43(4)(c)	Sign in visibility triangle	\$500
43(4)(b)	Sign in road ROW setback	\$300
43(4)	Sign not on private property	\$300
46(3)	Unauthorized projection	\$200
43(1)	Damage landscaping	\$500
43	Fail to comply with Rules	\$200
Parking Stall, and Loading Stall Offences		
40(1)	Fail to identify stalls through signage	\$1000
40(1)	Stalls used for Unauthorized Purpose	\$1000
40(1)	Fail to comply with Parking Stall Standards	\$1000
40(1)	Fail to comply with Loading Stall Standards	\$1000
Land Use Rules Offences All Districts		
9(1)	Fail to comply with Rules relating to Uses	\$1000
9(1)	Every Day the Offence Continues	\$100/day
Low Density Residential Offences		
57(2)	Retaining Wall Exceed Height	\$1000
57(2)(iii)	Retaining Wall not meet Separation Requirement	\$1000
57	Fail to comply with Fence Rules	\$400
61	Have prohibited/restricted object	\$400
55	Fail to comply with Accessory Building Rules	\$400
30	Fail to comply with Corner Visibility Rules	\$400
Commercial Offences		
9(1)	Fail to screen mechanical	\$1000
9(1)	Fail to enclose garbage	\$1000
61(2)		
80(2)		
97(2)		

That this Bylaw comes into effect upon the date of its Third and Final Reading.

READ A FIRST TIME THIS 10 DAY OF January 2017 A.D.




MAYOR



CHIEF ADMINISTRATIVE OFFICER

READ A SECOND TIME THIS 07 DAY OF February 2017 A.D.

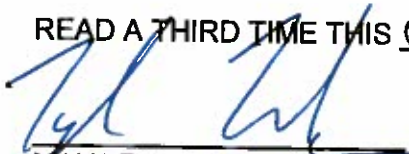


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