

**BY-LAW #03-2017
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 3 is amended by adding the following definitions:

"GARAGE" means an accessory building or part of a principle building designed and intended to be used for the storage of motor vehicles. A Garage is considered a permanent structure.

"CRAFT BREWERY & DISTILLERY" means an establishment where beer, wine, or alcoholic spirits are produced on site and are for retail sale; however are not to be consumed on site. The facility must be appropriately licensed by the Alberta Liquor and Gaming Commission.

"BREW PUB" means an establishment that produces ales, beers, meads, hard ciders and/or similar alcoholic beverage to serve on-site. Sale of alcoholic beverages for off-site consumption is also permitted in keeping with Provincial regulations. Service of brewed beverages must be in conjunction with the service of food. Brewpubs may not produce more than 15,000 barrels of beverage (all beverage types combined) annually. The facility must be appropriately licensed by the Alberta Liquor and Gaming Commission.

2. That Sections 89 (3), 100 (2) and 104 A (2) are amended by adding "Craft Brewery & Distillery"
3. That Sections 87 (2), 89 (3), 90 (2) and 92 (3) are amended by adding "Brewpub".
4. That Section 3 is amended by replacing the following definitions:

"ACCESSORY RESIDENTIAL BUILDING" means a building separate and subordinate to the main building, the use of which is incidental to that of the main building and is located on the same parcel of land. Accessory Residential Building must not be used as a dwelling unit unless a Secondary Suite – Detached Garage has been approved. Accessory Residential Buildings include such things as sheds, garages, greenhouses, gazebos, etc.

5. That Section 60 is amended by adding the following:

Any Row House, Town House, Fourplex or Apartment Building that exceeds a height of two (2) storeys shall provide a fire access area. The fire access area shall be a firm and level and shall be accessible from a municipal road by emergency response equipment.

The fire access area shall be a length equivalent to at least 75 percent of the two sides of the building, one side of which shall be the longest face of the building.

The fire access area shall not be less than 4.27 m (14 ft.) in width and not more than 3.05 m (10 ft.) from the building.

No buildings, vehicles or other obstructions shall be placed or be allowed in a fire access area. The fire access area shall be signed to the satisfaction of the Development Authority.

The space for manoeuvring and circulation of vehicles on the parcel shall be sufficient to ensure that vehicles do not drive onto roads, other than fire lanes, or onto adjacent parcels when manoeuvring and circulating, except where an easement is registered for these purposes against the title of the adjacent parcel.

6. That Section 60 (2) is amended by adding the following:

Location and size of fire access area.

7. That Section 3 is amended by adding a definition for Mobile, Modular & RTM Home Sales.

“MOBILE, MODULAR & RTM HOME SALES” means a development used for the sale of new mobile, modular and RTM homes and the sale of ancillary parts and accessories. May include the placement of mobile, modular and RTM show homes on site for display/staging purposes.

8. That Section 90 (3), 100 (2), and 101 (2) are amended by adding “Mobile, Modular & RTM Homes Sales”.

9. That Section 3 is amended by deleting the definition for “Mobile Homes Sales”.

10. That Section 90 (3), 100 (2) and 101 (2) are amended by deleting “Mobile Homes Sales”.

11. That Section 56 A (a) and (b) is amended by replacing with the following:

(a) “Secondary Suite – Attached above Grade” where the Secondary Suite is located above the first storey of a Single Detached Dwelling or Detached Garage;

(b) “Secondary Suite – Attached at Grade” where the Secondary Suite is located at grade and is attached to the side or rear of a Single Detached Dwelling or Detached Garage;

12. That Section 58 is amended by removing clause (12) as follows:

(12) A new Home Based Business may be approved for a period not greater than 5 years after which time the applicant must reapply.

13. That Section 39 (e) is amended as follows:

(e) Place of Worship 1 per 5 seating spaces

14. That Section 3 is amended by adding the following:

“AUTOBODY REPAIR & PAINTING” means a development where automotive bodies are repaired and/or painted. This use may include sand blasting equipment and services. Automotive Equipment and Repair Shops is a separate use.

15. That Section 100 (2), 101 (2) and 104 A (3) is amended by adding “Autobody Repair & Painting”

16. That Section 72 (12) is replaced with the following:

(a) Each dwelling unit in a fourplex, row house or townhouse shall have one yard which serves as an outdoor living area for the occupants. This yard shall have a minimum depth of 7.5 m (25 ft.).

(b) Within the outdoor living area referred to in Section 72 (12) (a), there shall be a privacy area with a minimum depth of 4.5 m (15 ft.) which shall be contained by a privacy fence at least 1.5 m (5 ft.) in height.

17. That Section 38 (1) and (2) are replaced with the following:

1. In any Residential District every off-street parking, loading or unloading space provided or required and the access thereto, (which includes the whole area contained within Town owned land), shall be hard surfaced if the access is from a street or lane that is also hard surfaced. In the R1C – Estate Residential District, where the road is developed to a Country Residential Standard (i.e. rural cross section with paved top), the off-street parking space and the access thereto shall be hard surfaced. This includes the whole area contained within Town owned land and a minimum depth of 7.5 m (25 ft.) on the parcel measured from the property boundary into the property.

2. In any Commercial District every off-street parking, loading or unloading space provided or required and the access thereto, shall be hard surfaced if the access is from a street or lane that is also hard surfaced.

3. In any Industrial District every off-street parking, loading or unloading space provided or required, located in front of the principal building, including the access thereto, (which includes the area contained within Town owned land), shall be hard surfaced if the access is from a street or lane that is also hard surfaced. Any other area at the rear or side of the principle building provided or required for parking, loading or unloading space need not be hard surfaced, but shall be constructed with such surface that will minimize carrying of dirt or foreign matter into a public right-of-way.

18. That Section 3 is amended by adding the following

“TELECOMMUNICATION FACILITY” means a telecommunication tower, antenna, accessory building, fencing, equipment box, access area to the compound/telecommunication facility and any other associated infrastructure required for the transmission of Radio communication.

“ANTENNA” means any structure or device used for the purpose of collecting or transmitting electromagnetic waves, including but not limited to directional antennas, such as panels, microwave dishes, and satellite dishes, and omnidirectional antennas, such as whip antennas, but does not include cellular phones, cordless phones, taxi radios, or other similar personal devices.

19. That Section 13 (7) (m) is replaced with the following:

(m) notwithstanding the height provisions in any land use district in this Bylaw, the Municipal Planning Commission may issue a statement of concurrence or non-concurrence to the applicant and to Industry Canada, in accordance with the current and prevailing Antenna System Siting Protocol, with respect to an application for a telecommunication facility.

20. That Section 53 C is amended by adding the following:

All Digital Signs, Major and Minor, shall use automatic light level controls to adjust light levels at night, under cloudy and other darkened conditions to reduce light pollution, in accordance with the following:

Ambient light monitors shall automatically adjust brightness levels of the copy area based on ambient light conditions. Brightness levels shall not exceed 0.3 foot-candles above ambient light conditions when measured from the sign face at its maximum brightness, between sunset and sunrise, at those time determined by the Sunrise / Sunset Calculator from the National Research Council of Canada.

Brightness levels of the Sign shall not exceed 400 Nits when measured from the sign face at its maximum brightness, between sunset and sunrise, at those times determined by the Sunrise / Sunset calculator from the National Research Council of Canada.

21. That Section 42 is amended by adding the following definitions:

“A FOOT-CANDLE” means a common unit of measure used by lighting professionals to calculate light levels in business and outdoor spaces. A foot-candle is a measurement of light intensity and is defined as the illuminance on a one-square foot surface from a uniform source of light.

“A NIT” means a unit of visible light intensity, commonly used to specify the brightness of a cathode ray tube or liquid crystal display or computer display.

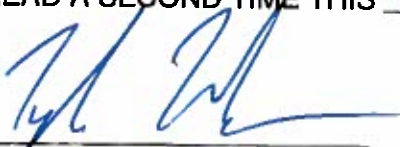
That this Bylaw comes into effect upon the date of its Third and Final Reading.

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


MAYOR


CHIEF ADMINISTRATIVE OFFICER

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




MAYOR



CHIEF ADMINISTRATIVE OFFICER

READ A THIRD TIME THIS 07 DAY OF March 2017 A.D.



MAYOR



CHIEF ADMINISTRATIVE OFFICER