

Definitions

“USE” means a building or an area of land and the functions and activities therein or thereon.

“USE—CHANGE OF” means the conversion of land or buildings, portion thereof, from one land use activity to another, in accordance with the permitted or discretionary uses listed in each land use district.

“USE –INTENSITY OF” means the degree or scale of operation or use or activity in relation to the amount of land and buildings associated with the use, amount of parking facilities required for the particular land use activity, etc.

“ILLEGAL USE” means a use which has not been approved by the Town of Slave Lake.

Under Section 11 (3) of the Land Use Bylaw , the Development Authority at its discretion, may take the necessary enforcement proceedings to correct the non-compliance.

For questions with regard to this publication or any aspects of development, please contact the Planning Department at 780-849-8004.

Contact the Planning and Development Team!

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This pamphlet should not be interpreted as exhibiting the exact guidelines of the Land Use Bylaw #22-2007. For complete bylaw information, please contact the Town of Slave Lake, Planning and Development.



Planning and Development

Occupying Space or Change in Use



Working together, building a better community



Uses of Buildings & Property

The Town of Slave Lake has 4 principle districts or zones; these are **Residential, Commercial, Industrial, and Institutional**. Under each of these principle districts there are further classifications or districts.

In **Residential Districts**, a business may operate provided approval has been granted from the Development Authority for a Home Based Business.

There are six (6) different **Commercial Districts**, each with a list of Permitted and Discretionary Uses.

There are four(4) different **Industrial Districts**; two (2) **Airport Industrial districts**; and several **Special Districts**. Each of these districts have a list of Permitted and Discretionary Uses.

Each new business or business relocation in a Commercial or Industrial District must comply with these listed uses prior to establishing the business.

Any business and/or business person wanting to relocate an existing or start a new business, in any district within the Town of Slave Lake, must have an "Occupying Space or Change in Use" Development Permit. In addition a Business License is also required.

Any existing business that increases the intensity of a use or adds a use or service, must apply for a Change in Use Development Permit.

Based on the activities and type of business proposed, Development Services will ascertain whether or not the business is a permitted or a discretionary use and if it may operate in the district proposed.

If the business is **permitted** at the proposed location, Development Services must issue a development permit.

If the business is **discretionary** the application must be presented to the Municipal Planning Commission for consideration.

Development Permit Application for Uses

1. An Occupying Space or Change in Use Development Permit Application form must be completed and submitted along with the required fee.
2. The Town also provides approval of signs, **at no additional charge**, if applied for with the Occupying Space or Change In Use Permit.
3. Details regarding the sign or signs is required, as part of the application, and shall include the dimensions, type and location of the sign or signs. It shall also include the wording that will be placed on the sign.



Non-Complying Use

A Non-Complying use means a use that does not comply with the requirements of the Municipal Government Act, the prevailing Land Use Bylaw, a Subdivision Approval, or under a Development Permit issued by the Town of Slave Lakes' Subdivision or Development Authority.



Non-Compliance

Upon discovery of the Illegal Non-complying Use, a notice in writing will be sent to the registered landowner, tenant, business or lessor, or all of them, requiring them to cease operations of the use and to remove all items associated with the use, from the site.

