

BYLAW #01-2020
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 amending the following definitions:

“ACCESSORY USE” means a use customarily incidental and subordinate to the main use or building and is located on the same parcel of land with such main use or building, including but not limited to driveways, decks, steps, pergolas, gazebos and greenhouses.

“CABIN” means a fixed roof structure intended for short term occupancy, complete with sleeping, cooking, and washroom facilities, are serviced with water, sewer, electricity, and gas but shall not constitute a dwelling, boarding, or lodging house, and does not include a manufactured or mobile home. The maximum size of cabin shall not exceed 55.74m² (600ft²).

2. That Section 3 is amended by adding the following definition:

“ENCROACHMENT AGREEMENT” means a written agreement between the municipality and a property owner which establishes particular circumstances and conditions under which a use or building on the property may incorporate the use of adjoining land owned or controlled by the municipality.

3. That Section 13 (7) (b) and Section 36 A are removed.

4. That “Construction Workforce Facilities” is removed from the following:

Sections 65 (3), 66 (3), 67 (3), 68 (3), 69 (3), 70 (3), 71 (3), 72 (3), 73 (3), 74 (3), 87 (3), 88 (3), 89 (3), 90 (3), 91 (3), 92 (3), 100 (3), 101 (3), 102 (3), 104 (3), 110 (3), 113 (3)

5. That Section 13 (8) is amended by adding the following:

- (i) The Development Authority may, as a condition of issuing a development permit, require the applicant to enter into an Encroachment Agreement.

6. That Section 13 A is amended by adding the following:

ENCROACHMENT AGREEMENTS

1. If an applicant applies for a Development Permit for a building or structure that encroaches on property that is owned by the Town of Slave Lake, the Development Authority may, as a condition of development, require the Applicant to enter into an Encroachment Agreement with the Town of Slave Lake, in a form and on the terms and conditions satisfactory to the Development Authority, or may impose any other conditions the Development Authority considers

necessary to mitigate or address the impact of the encroachment, including with respect to compensation, indemnities, insurance, or a duty to remove the encroaching structure on receipt of notice. If the Development Authority does not impose such a condition on an encroaching structure, this shall not be construed as granting the applicant a right to encroach.

7. That Section 21 Building Demolition is amended by adding the following:
 2. An application to demolish shall include the following:
 - a) site plan showing footprint of building and/or photos of all four (4) sides and access/egress of site.
 - b) timeline for completion of demolition and site restoration.
 - c) an outline detailing any salvage operations and stockpiling of the building demolition material and fill.
 - d) plan detailing site restoration and land reclamation upon building demolition (i.e. filling, grading, landscaping)
 - e) plan detailing measures to be taken to ensure that the demolition is done in a safe and efficient manner and what measures are to be taken to ensure the disturbance and nuisances (dust, noise, debris, traffic, etc.) as a result of the demolition are mitigated or minimal.
 - f) when asbestos has been identified as present in the building, the following must be submitted:
 - i. Alberta Occupational Health and Safety Asbestos Workers training certification card(s).
 - ii. Asbestos Project Notification and Plan as was submitted to Alberta Occupational Health and Safety.
 - g) a plan detailing the handling and disposal of all hazardous materials.
8. That Section 60 is amended to add the following regulations:

(12) Landscaping

- a) The following standard of landscaping shall be required for all areas of the parcel not covered by buildings and parking areas:
 - i. landscaping requirements and/or standards shall be at the discretion of the Development Authority and shall be completed by the end of the first full growing season or prior to occupancy of the building, whichever comes first;
 - ii. a sufficient depth of topsoil to facilitate growth in the soft landscaped areas, with areas not planted in trees and shrubs being seeded to grass, or sodded to a turf standard; and
 - iii. completion of the landscaping by the end of the first full growing season following completion of construction or the commencement of use, whichever comes first.
- b) Landscaping shall be provided in accordance with a landscape plan and in conformity with the following requirements:
 - i. existing trees located on a site may be considered to meet the requirements of this section;
 - ii. one (1) tree for each 35.0 m² and one (1) shrub for each 15 m² of required landscaped area;
 - iii. the minimum size of coniferous trees shall be 2 m in height;
 - iv. the minimum size of deciduous trees shall be 50 mm in caliper;
 - v. shrubs must be at least 1.8 m at maturity;
 - vi. the quality and extent of landscaping shown on the landscape plan shall be the minimum standard to be maintained for the life of the development;

adequ means of irrigating or maintaining the landscaping shall be provided;

- vii. the number of required trees may be reduced, up to 50%, at the discretion of the Development Officer, by replacing each tree with two (2) shrubs;
- viii. at least 25% of the required trees shall be located within the front yard setback area and these trees shall not be replaced with shrubs; and
- ix. any parking lot that has ten (10) or more parking stalls and is visible from an adjoining site, shall have perimeter planting around the parking lot area.

9. That Section 115 is amended by adding the following:

- 1. A minimum distance of ten (10) m (32 ft) shall be maintained between cabins and between cabins and recreational vehicles.
- 2. The minimum setback distance from all property boundaries shall be thirty (30) m (98ft).
- 3. Fire extinguishers capable of dealing with electrical and wood fires shall be kept in all service buildings.
- 4. Fires will be permitted in designated fire pits or other such facilities.
- 5. The number of rental cabins allowed in a RR1 – Recreational Facility and Resort District shall be a maximum of 10% of the overall cabin and campsites and the number of RV parking stalls shall be 90 % of the overall cabin and campsites on the parcel.

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

READ A FIRST TIME THIS 3 DAY OF March 2020 A.D.



MAYOR



CHIEF ADMINISTRATIVE OFFICER

READ A SECOND TIME THIS 7th DAY OF April 2020 A.D.



MAYOR



CHIEF ADMINISTRATIVE OFFICER

READ A THIRD TIME THIS 7th DAY OF April 2020 A.D.



MAYOR



CHIEF ADMINISTRATIVE OFFICER

